



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

**Regular Meeting - Tuesday, October 3, 2017
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Gerald Luhr

Commissioner Michael Lucas
Commissioner – Vacant

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. For Public Hearing, New Business, and Unfinished Business items, additional opportunities for public comment will be provided following the Staff Report for each such 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 Department 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 – NONE

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

A. CONSENT CALENDAR

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

A-2 Approval of minutes from the Planning Commission meeting of September 5, 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.:** UP0-491 and AD0-123

Site Location: 299 Sienna, Morro Bay, CA

Project Description: Request for Minor Use Permit and Parking Exception approval for the conversion of the existing 2-car garage into a bathroom, laundry, and playroom. The Parking Exception request includes four options: 1.) Two parking spaces to be located in the driveway, 2.) One space in a one-car carport and the second space in tandem with the carport, 3.) A one-car carport and the second space in front of the proposed former garage, or 4.) One-car garage located adjacent to the existing garage and one space in tandem. The proposed project is located within the R-1/S.2A zoning District and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Deny the project proposals

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 next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 17, 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 a \$277 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 October 3, 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	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123	Minor use permit and parking exception for the conversion of a 2-car garage to habitable living space and a parking exception to allow for no parking or a one-car carport to satisfy the parking requirement in the R-1/S.2A zoning district	Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017				jg
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. Continued to a date uncertain. Resubmittal Received 6/2/2017. Emailed correction comments 6/26. Resubmittal rcv'd 9/7/17. Scheduled for 10/17/17 PC hearing				jg
3	Adamson	155 Terra	9/14/17	UP0-492	Minor Use Permit for 254 sq. ft. guest house addition to an existing SFR	Under Initial Review. Noticed 9/25				
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
4	Kwai	2780 Main	9/15/17	UP0-493	Minor Use permit for reduction in commercial use to limit commercial use to the first floor and expansion of residential use to limit residential use to second floor. No additional square footage is proposed	Under Initial Review				jg
5	Richey	2871 Juniper	8/29/17	CP0-551	Admin Coastal Development Permit for Accessory Dwelling Unit constructed under existing space	Under Review. Project noticed 9/21. Applicant is proposing change in project scope as of 9/25. Will renofice after subsequent review				jg
6	MacMillan	590 Morro Bay Blvd	8/17/17	A00-051	Minor modification to UP0-460 for Distasio's restaurant	Under review. Additional minor modification proposed and added to A00-051 8/29/17. Under review. Additional changes submitted 9/5/17. Waiting on corrections				jg

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7	Tabrizi	399 Quintana	8/4/17	UP0-489	Environmental review. Peer review of bio report	Peer Review of environmental document by Terra Environmental				cj
8	Ferrin	2770 Elm	7/7/17	CP0-550/UP0-487	Coastal Development and Conditional Use Permit for a 752 sq. ft. 2nd story addition and garage expansion	Under Initial Review. Correction letter sent. Waiting for resubmittal		PN- Conditionally approved 8/10/2017		jg
9	Gillean	479 Panay	7/6/17	CP0-549	Coastal Development Permit to allow for an existing accessory dwelling unit.	Under Initial Review. Correction Letter sent 7/20/2017.				jg
10	Taverner	335 Piney	6/15/17	CP0-547	Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit	Under Initial Review. Correction Letter sent 7/11/2017		PN- Conditionally approved 7/17/2017		jg
11	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	Coastal Development Permit and Conditional Use Permit for commercial change in use	Under Review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/2017		PN- Disapproved 7/5/17		wm
12	Teresa Drive Estates, LLC	301 Sea Shell Cove	5/11/17	CP0-543 & UP0-480	Coastal Development Permit & Conditional Use Permit for new SFR on Lot 1. 2220sf living, 580sf garage, 336sf covered patio & decks.	Under Review. Correction memo sent to applicant 6-19-17.		PN- Conditionally Approved 6/7/17		wm
13	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		wm
14	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review. Working with So Cal Gas to lower pole height and locate behind future sidewalk.		PN - Disapproved 5/3/17		wm
15	So Cal Gas Company	0 Nutmeg (Public Right of Way, 710' north of Cuesta St.)	3/29/17	CP0-538	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review. Working with So Cal Gas to move slightly northeast out of resident viewshed and into PUC easement.		PN - Disapproved 5/3/17		wm
16	Mathias Family Trust	2515 & 2525 Greenwood	3/29/17	CP0-537	Administrative Coastal Development Permit for demolition of two residential structure, prep site for new construction, prune & trim overgrown bushes, and removal of fallen tree.	CDP approved for demo 4/25/17.		PN- Conditionally Approved per memo dated 5/1/17		wm
17	James / Nisbet	310 Mindoro	3/2/17	CP0-533	Admin CDP for New SFR on vacant lot for 1542sf living, 462sf garage, 176sf deck.	Incomplete letter sent 3/23. Requires CDP, MUP, Parking exception. Action date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm
18	James/ Nisbet	300 Mindoro	3/2/17	CP0-532	Admin CDP for New SFR on vacant lot, 1433sf living, 446 sf garage, 195sf deck.	Incomplete letter sent 3/23. Requires CDP, MUP, and Parking Exception. Action Date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm

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19	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		PN- Not Approved per memo dated 3/16/17		wm
20	Najarian	321 Luzon	11/7/16	CP0-521 & UP0-473 and AD0-115	Coastal Development Permit for a new 1,694 sq. ft. SFR	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN- Conditionally Approved 5/26/17		wm
21	Najarian	320 Mindoro	11/7/16	CP0-520 & UP0-472 & AD0-114	Admin CDP and MUP to build a SFR in an MCR/R-4 zone on a vacant lot. Proposed 2 story, 1694sf living, 546sf garage, & 144sf deck.	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN - Conditionally Approved 5/25/17		wm
22	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. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17		PN- Disapproved per Memo dated 8/10/2017		jg
23	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 9-1-17.		PN- Conditionally Approved 5/17/2017		cj
24	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. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater & plan update-8/24/15		wm
25	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 incompleated. 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

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Planning Commission Continued projects:										
26	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
27	Verizon / Knight	484 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 cj
28	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		ig cj
29	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm

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30	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:										
31	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. Resubmitted revised plans 6-5-17. Project reviewed and discussed with Consultant. PC hearing date is 9-5-17. Conditionally approved via Favorable Recommendation to City Council for approval. Tentative Council hearing date is 10/10/17		Conditionally approved 6/14/16		cj
32	Baston	561 Embarcadero	UP0-448	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. Project reviewed at 12/20 PC meeting and continued to 1/17 PC meeting. Project reviewed for favorable recommendation to the City Council with direction. City Council reviewed and continued to a date uncertain to allow plan revisions to sign location and ADA clarification. Resubmitted plans 5-25-17. Met with Applicant and Agent 9-2017 to discuss project issues related to parking.		PN- Conditionally approved per memo dated 8/3/16		cj
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 reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. 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. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										

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34	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. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study		PN- Conditionally Approved, 6/5/17		cg
35	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		cg
Final Map Under Review Projects:										
36	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.	Final Map Application Under review. Map corrections forwarded to Engineering/Public Works Dept. on 3/13/16. Final Map & Public Improvement Plans resubmitted to City on 4/24/17. Corrections on CC&Rs and tree removal sent to Applicant on 6-30-17		JW/PN - Disapproved final map and public improvements 8/16/2017		cg
37	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. Corrections sent 4-7-17. Resubmittal received 6-16-17.		JW/PN - Disapproved final map and public improvements 8/1/2017		cg
38	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. Reviewed revised CC&R's and sent comments back to Applicant on 7-10. Met with Applicant 9-8-17 to address Final Map outstanding items. Tentative Council consent calendar item is 10/24/17		JW/PN - Approved public improvements 3/28/2017		cg

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39	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. Biologist submitted revised creekside restoration plan on 6/8/17 for City review. Sent comments back to Biologist on 6-29-17	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.		sg/cj
Projects requiring coordination with another jurisdiction:										
40	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		
41	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 finaled. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
42	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
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
43	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
Grants										
44	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$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
45	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. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	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
46	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	4/24/17	B-31487	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Sent correction memo 6-13-17. cj.	Approved by cdl on 5-10-17	PN - Disapproved 6/9/17		
3	Diodati	175	Capri	5/22/17	B-31508	216sf addition to existng SFR		Approved by cdl on 6-27-17.PZ	PN- Disapproved 6/16/17		
4	Barker	2214	Coral	9/11/17	B-31668	SFR NEW		Disapproved by cdl on 9-15-17.			
5	Schechter	245	Driftwood	5/31/17	B-31529	Exterior elevator installation,		Approved by cdl on 6-27-17.PZ			
6	MMbs Lic	1215	Embarcadero	12/9/16	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	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		
8	Rezzonico	421	Fresno	5/24/17	B-31524	Interior remodel and addition of 189sf covered deck.		Disapproved by cdl on 6/7/17.	PN- conditionally approved per memo 5/31/17		
9	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 sf	CDP approved 11-22-16. WM	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		
10	Weisberger	115	Hatteras	7/31/17	B-31604	Sf alteration .		Approved by cdl on 8/11/17.			
11	Bulatov	2980	Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st & 2nd floor addition (1444 sq. ft.), new 310 sf deck above		Disapproved by cdl on 9-18-17.			
12	Stanton	2335	Ironwood	4/19/17	B-31484	75sf addition to existing SFR		Approved by cdl on 4-26-17.	PN- Not approved per memo dated 4/28/17		
13	Spencer	2445	Ironwood	7/21/17	B-31594	Sf alteration 151 sq. ft. addition, 78 Sq. ft. deck.		Approved by cdl on 8/29/17.			
14	Linkwiler/Balch	535	Kern Ave	5/10/17	B-31504	118sq.ft. 1st. Floor addition new bathroom & porch 102 sq. ft. second floor addition new observation room decrease size of existing bathroom & deck.		Disapproved by cdl on 5-12-17 . Approved by cdl on 5-17-17.	PN- Disapproved 6/6/17		
15	Grover	484	Kings	8/31/17	B-31650	Single Family Addition		Disapproved by cdl on 9-7-17.			

#	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
16	Wright	6/3/1901 LaJolla	7/21/17	B-31595	Enclose 10'x20' carport for single car garage		Disapproved by cdl on 8/11/17.			
17	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		
18	Najarian	321 Luzon	6/9/17	B-31543	New SFR 2-story 1694 sq, ft, living 546 sq ft.garage 144 sq. ft. deck		Disapproved by cdl on 7-5-17.	PN- Not Approved 7/26/17		
19	Kinsinger	220 Main	8/21/17	B-31639	Interior remodel of kitchen, bath and living room, add new deck area, remodel exterior of building		Approved by cdl on 9-21-17.			
20	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.	PN- Approved waiting for RL sign-off of WEU form.		
22	Lau	2780 Main	9/15/17	B-31680	Remodel existing resteraunt/ apartment. Reduce size of restaurant by 500 sf and add that to the Apartment.					
23	Bradley/Edwards	310 Mindoro	7/19/17	B-31592	SFNew 1486 ft. of living, 446 sq. ft. of decking		Disapproved by cdl on 8-31-17.			
24	Najarian	320 Mindoro	6/9/17	B-31544	New SFR 2-story 1694 sq, ft, living 546 sq ft.garage 144 sq. ft. deck		Disapproved by cdl on 7-5-17.	PN- Not Approved 7/26/17		
25	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new stucco over exterior	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
26	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)		Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
27	Robson	110 Orcas	12/9/16	B-31350	2098 s.f. living, 939 s.f. subterranean garage, and 376 s.f. decking	Corrections sent 3-24-17 to Bldg. CJ.	Disapproved by cdl on 01-12-17			
28	Fenske	470 Orcas	5/29/17	B-31525	After fact permit for basement bedroom and bathroom		Disapproved by cdl on 6-7-17.	PN- Approved 5/31/17		
29	Phelps	490 Piney Way	8/24/17	B-31643	Repair walls to utility/storage room, new concrete re-inforced slab, new stem wall,		Disapproved by cdl on 9-19-17.			
30	Densley	780 Quintana	9/15/17	B-31675	Tenant Improvement. Anytime Fitness		Approved by cdl on 9-19-17.			
31	Giannini	750 Radcliff	9/15/17	B-31681	Remove & Replace antenna on tower,		Approved by cdl on 9-19- 17. PZ			
32	Rose	630 San Joaquin	7/20/17	B-31593	Deck repairs and and replacement of dry rot.		Disapproved by cdl on 8/14/17.	PN-Approved 8/10/17		
33	Barfield	260 Shasta	4/24/17	B-31486	Remodel, Room Addition and new garage		Disapproved by cdl on 5-4-17.	PN - Disapproved 5/25/17		
34	Brisson	341 Sicily	9/12/17	B-31670	Single Family Alteration		Disapproved by cdl on 9-21-17.			

#	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
35	Dolezal	1885 to 1905 Sunset	3/17/17	B31378	Addendum to Grading permit #G00-045 issued 12/7/16. Changes to approved Grading to on-site improvements	Disapproved 5/9/17. CJ	Disapproved by cdl on 5-12-17.	PN- Not Approved per memo dated 3/29/17		
36	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		
37	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		
38	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		
39	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		
40	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		
41	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		
42	Adamson	155 Terra	6/9/17	B-31545	Addition to single family residence. Remodel to existing living, dining, kitchen, 7 rooms.		Approved by cdl on 7/5/17.	PN- Not Approved 7/25/17		
43	Jordan	340 Tulare	6/17/16	B-31046	2nd floor 650sf Addition & 75sf garage addition	Approved 5-17. JG	Disapproved by cdl on 1-13-16.	PN- Approved 2/2/17		

Planning Projects & Permits with Final Action:

1	DeGarimore	1001 Front	8/14/17	UP0-490	Temporary Use Permit for two SLO jazz Fest outdoor concerts on 9/30 & 10/14.	Under Review. Noticed 9/12/17. Permit Issued 9/22				jg
2	Gold Coast Library	625 Harbor	8/29/17	CP0-552	Admin Coastal Development Permit for the removal of cherry tree in courtyard	Under Review. Noticed 9/14/17. Permit Issued 9/25				jg

- A-3** Approval of minutes from the Planning Commission meeting of August 15, 2017.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Ingraffia moved to approve Consent Calendar A-1 and A-2. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

MOTION: Commissioner Sadowski moved to approve Consent Calendar A-3 minutes for August 15th. Vice-Chairperson Lucas seconded and the motion passed (3-0-1), Chairperson Luhr abstained.

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.: UP0-446

Site Location: 945 Embarcadero, Morro Bay, CA

Project Description: Request for Concept Conditional Use Permit for renovation of existing House of Juju restaurant (City lease site 96 and 96W) converting existing rear interior storage to accommodate a proposed 435square feet of restaurant dining and bar area plus a 71 square feet addition for a total single-story building area of 2,201square feet. Project also includes public access improvements along the bayside (west) and north side of the building, and access improvements to the adjacent Anchor Park. Proposed bayside improvement include 10 foot lateral access and outside seating with bar area along with repair of seawall and 4 pilings which support the existing wharf. This project is located in the WF/PD/S.4 zoning district and in the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

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

https://youtu.be/G_j-0RzFECw?t=8m35s

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Sadowski stated he spoke to the manager at the House of JuJu regarding the project.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/B4SEu6OgAZw?t=26m27s>

Cathy Novak, applicant's agent, thanked the staff for their help and recommendations for approval. Novak presented her report for the project.

The Commissioners presented their questions to Novak.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/B4SEu6OgAZw?t=38m35s>

Discussion between Commissioners and staff.

MOTION: Commissioner Lucas moved to approve UP0-446, request for a Concept Conditional Use Permit for renovation of existing House of JuJu Restaurant (City lease site 96 & 96W), including the modification of Planning Condition 12 regarding calculation of parking in lieu, with two added conditions of the Harborwalk decking elevation connecting to the lease site to the south and requirement for encroachment permit for landscaping and forwarding a favorable recommendation to Council. Commissioner Sadowski seconded and the motion passed unanimously (4-0).
<https://youtu.be/B4SEu6OgAZw?t=52m42s>

C. NEW BUSINESS

C-1 APPLICATION HAS BEEN WITHDRAWN (8/28/2017). Conceptual review of a potential future public hearing project proposing to construct a 20,704 sq. ft. mixed-use development on an undeveloped 20,000 sq. ft. site with three underlying lots. Concept includes two buildings connected via elevated walkways. Building one has 4 live-work units fronting on Main St. with commercial space on the ground floor and apartments above with a maximum height of 27 ft. Building two has 8 suite-style short-term transient rental units above ground level parking with a maximum height of 30 ft. Proposal includes request for 14 parking in-lieu spaces.
<https://youtu.be/B4SEu6OgAZw?t=54m6s>

Graham stated the conceptual review project for 1111 Main Street has been withdrawn, but he kept it on the agenda because the project had been noticed.

C-2 Discussion and Possible appointment of one Planning Commissioner to the General Plan Advisory Committee (GPAC).
<https://youtu.be/B4SEu6OgAZw?t=55m11s>

Discussion between Commissioners and staff.

Vice-Chairperson Lucas moved to approve Commissioner Ingraffia as the Planning Commission's liaison. Chairperson Luhr seconded and the motion passed unanimously (3-0).

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS <https://youtu.be/B4SEu6OgAZw?t=1h2m27s>

Vice-Chairperson Lucas thanked Dr. Tefft for his service on the Planning Commission, and wished him the best.

Commissioner Sadowski stated it was an honor to sit on the Planning Commission and commended Dr. Tefft for being involved with the Commission.

Commissioner Ingraffia also commended Dr. Tefft for his knowledge and for welcoming him when he first started on the Planning Commission. Ingraffia wished Dr. Tefft the best and a speedy recovery.

Chairperson Luhr stated it was a pleasure working with Dr. Tefft over the years and would be missed. Luhr is hoping for a speedy recovery for Dr. Tefft.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/B4SEu6OgAZw?t=1h5m21s>

Graham announced there is a Planning Commission seat opened, and anyone who is interested could get an application online or from the City Clerk. The opening will run through Friday, September 22, 2017.

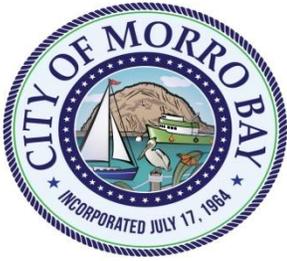
G. ADJOURNMENT

The meeting adjourned at 7:08 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 19, 2017, at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: October 3, 2017

Staff Report

TO: Planning Commissioners

DATE: October 3, 2017

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: Continued review of Minor Use Permit (#UP0-491) and Parking Exception (#AD0-123) Request for Minor Use Permit and Parking Exception approval for the conversion of the existing two-car garage and to allow for substandard parking on-site for a single-family residence located within the R-1/S.2A Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

DENY THE PROJECT by approving Planning Commission **Resolution 24-17** (Exhibit A) which includes the Findings for Denial for the project depicted on site development plans date stamp received September 1, 2017.

APPLICANT:

Christopher Erlendson

ARCHITECT:

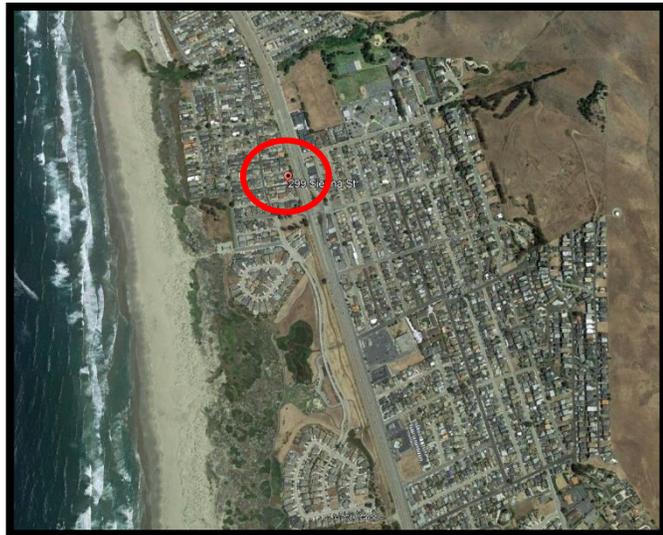
Christopher Parker

ADDRESS/APN:

299 Sienna; 065-366-003

PROJECT SETTING:

The project is located in the North Morro Bay residential neighborhood, denoted as Planning Area 1 in the Local Coastal Plan, and lies to the west of Highway 1, to the north of the Cloisters Subdivision, and south of Del Mar Park. The approximately 5,600 sq. ft. parcel is designated Moderate Density Residential in the Land Use Plan and is zoned R-1/S.2A.



Prepared By: JG

Department Review:

Adjacent Zoning/Land Use			
North:	R-1/S.2A Single-Family Residential	South:	R-1/S.2A Single-Family Residential
East:	Cal Trans Right-of-Way Highway 1	West:	R-1/S.2A Single-Family Residential

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	R-1
Zoning Overlay District	n/a
Special Treatment Area	S.2A
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside of the Coastal Commission Appeal Jurisdiction

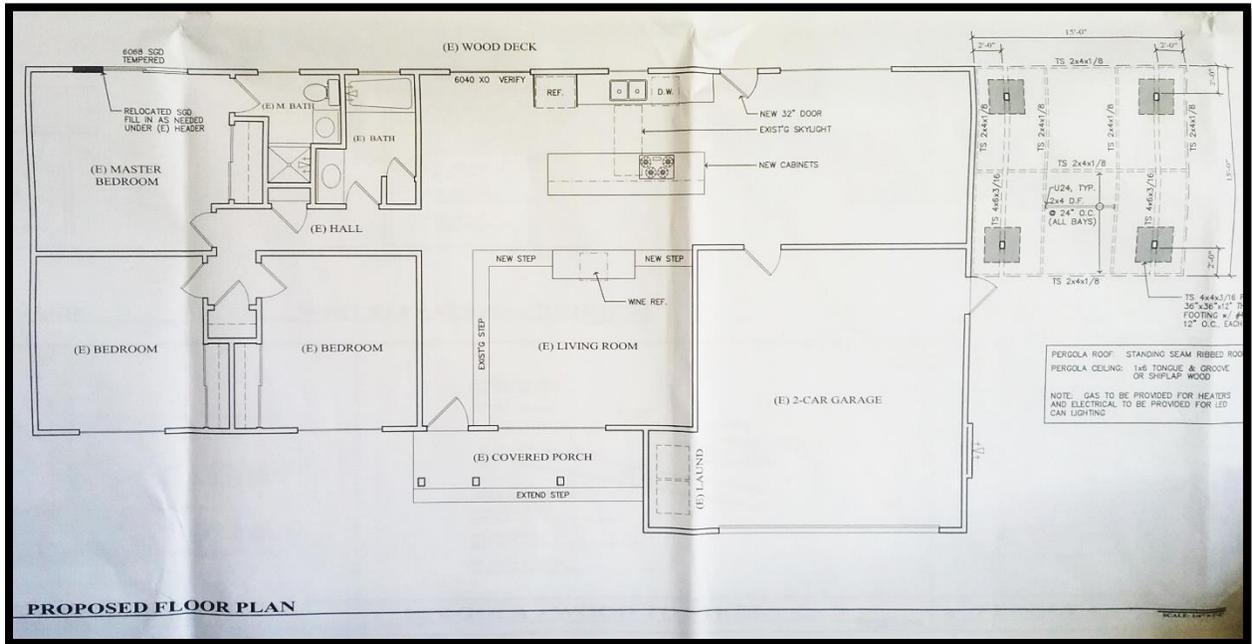
Site Characteristics	
Site Area	5,611 square feet
Existing Use	Single-Family Residential
Terrain	Developed and Virtually Flat
Vegetation/Wildlife	Ornamental Landscaping
Archaeological Resources	N/A
Access	Sienna

DISCUSSION:

The Applicant is requesting Minor Use Permit and Parking Exception approval for the conversion of the existing two-car garage into habitable floor area to include a playroom, bathroom, and laundry room. The Applicant is proposing four (4) nonconforming, substandard parking options, detailed below and attached as Exhibit C. Option No. 4 was emailed to staff on September 25, 2017 after public notice was published. This option has been added to the agenda and staff report.

Permit Application History

The Applicant applied for a building permit with plans date stamped received 03/09/2017 that showed a two-car garage (see image below).



The plans were approved by the Planning Department. After receiving a complaint from a neighbor, the Code Enforcement Officer performed a site visit on 05/19/2017 and discovered the illegal conversion of a portion of the garage to include a bathroom and instructed the Applicant to submit plans for the entire scope of work. These updated plans were submitted to the Building Department on 05/26/2017.

The Applicant was informed that the nonpermitted garage conversion did not meet Zoning Ordinance standards for two enclosed parking spaces, therefore he had two options 1.) remove the nonpermitted improvements in the garage, or 2.) apply for a Minor Use Permit and Parking Exception which staff will deny necessitating appeal by the Applicant to the Planning Commission. The Community Development Director instead chose to forward the application straight to the Planning Commission to eliminate the denial/appeal process. The Applicant has chosen to apply for the use permit and exception to be heard by the Planning Commission.

Based on input from the Real Estate agent of record on the property, the bathroom, laundry and play area improvements were installed after purchase of the property by the applicant.

Project Options

The applicant has developed four parking exception options for consideration in relation to the request to convert the existing garage to a bathroom and play area. The options are as follows:

Option 1

The Applicant proposes two parking spaces on the exiting driveway, within the front setback and partially extending into the unimproved Sienna Street right of way.

Zoning Ordinance Standards		
	Standards	Proposed (Option 1)
Front Setback	15 feet	15 feet
Side-Yard Setback	5 feet	5 feet
Rear Setback	5 feet	10 feet
Height	17 feet	22 feet
Lot Coverage	Max. 50%	42%
Parking	2 Car Garage	No Garage or Carport

Option 2

The Applicant proposes to construct a one-car carport within the eastern side-yard and dedicate one parking space in tandem with the former garage area in the front setback area and extending into the unimproved right of way.

Zoning Ordinance Standards		
	Standard	Proposed (Option 2)
Front Setback	15 feet	15 feet
Eastern Side-Yard Setback	5 feet	7'7"
Rear Setback	5 feet	10 feet
Parking	2 Car Garage	1-Car Carport with tandem space

Option 3

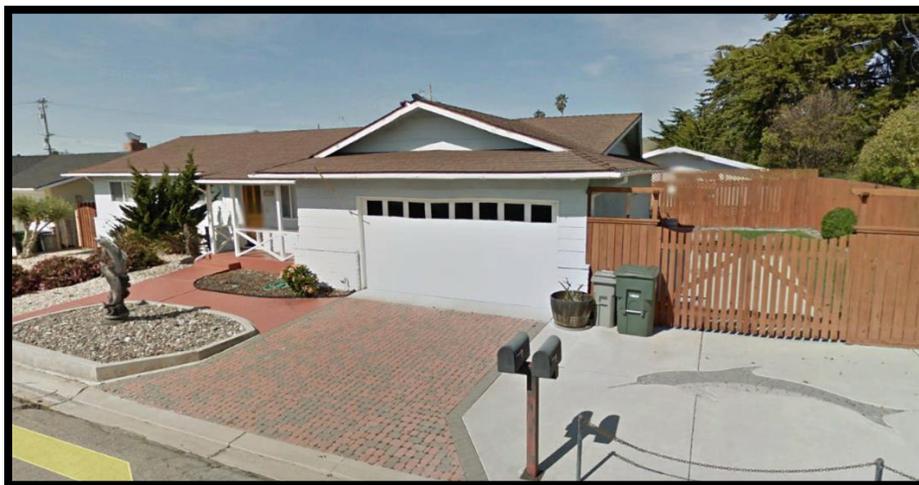
The Applicant proposes to construct a one-car carport within the eastern side-yard and dedicate one parking space in tandem with the carport in the front setback area and extending partially into the Sienna Street right of way.

Zoning Ordinance Standards		
	Standard	Proposed (Option 3)
Front Setback	15 feet	15 feet
Eastern Side-Yard Setback	5 feet	7'7"
Rear Setback	5 feet	10 feet
Parking	2 Car Garage	1-Car Carport with tandem space

Option 4

The Applicant proposes to construct a one-car garage within the eastern side-yard. The second space could either be located in tandem with the garage within the front setback and extending into the right of way or in the existing driveway area within the front setback and extending into the right of way.

Zoning Ordinance Standards		
	Standard	Proposed (Option 4)
Front Setback	15 feet	15 feet
Eastern Side-Yard Setback	5 feet	7 feet
Rear Setback	5 feet	10 feet
Parking	2 Car Garage	1-Car Garage



Existing Street View Front Elevation

Existing Garage

Prior to construction of the bathroom, laundry and play area improvements within the exiting garage area, the garage was considered nonconforming. The City's current, minimum interior clear space requirements within a garage is 20' x 20'. The existing garage, prior to construction of non-permitted improvements, measured 19' x 20' making it nonconforming and subject to the City's Nonconforming Ordinance found in Chapter 17.56 of the Zoning Code.

Section 17.56.160.A-2 does allow for expansion/alteration of nonconforming structures as long as the work being done is in conformance with all provisions of the Zoning Code. Conversion of a garage to another use, without replacement makes the structure more nonconforming and would therefore be inconsistent with this policy.

The garage can only be converted if the Planning Commission approves a parking exception that relocates the existing two enclosed spaces elsewhere on site.

Permit Requirements

Title 17 of the Morro Bay Municipal Code (MBMC) establishes land use and zoning permit requirements. The project at 299 Sienna proposes an exception to the parking standards set forth in Sections 17.44 and 17.40.050 of the MBMC. The granting of a parking exception requires the adoption of a user permit with associated findings and conditions of approval as set forth in Section 127.44.050 of the MBMC.

Parking Exception

Exceptions to the parking standards require certain findings to be made as detailed below:

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

Single-Family Residences are required to provide two covered and enclosed parking spaces. The original configuration of the garage contained two parking spaces with a dimension of 19' x 20'. If the parking exception is approved, then the allowance will constitute a grant of special privilege inconsistent with the limitations placed on other properties in the vicinity and throughout the City.

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

The narrow nature of the public right-of-way in this location makes dedicated off street parking necessary.

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

The Applicant's parking proposals are unreasonable given similar parking arrangements in the project vicinity.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on September 22, 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 15301 Class 1. The exemption applies to the minor alteration of an existing 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 inconsistent with the General Plan, Local Coastal Plan, and the Zoning Ordinance. According to the General Plan, "the amount, location, and physical arrangement of parking is crucial in the successful implementation of the Land Use Element." Table 8 in Chapter 3 of the General Plan identifies illegal garage conversions as a priority problem area throughout the City. The Parking options that the Applicant is proposing are inconsistent with the development requirements set forth in the Zoning Ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission deny the requested Minor Use Permit (UP0-491) and Parking Exception (AD0-123) for the proposed project at 299 Sienna, as shown on plans date stamped received September 1, 2017 by adopting Planning Commission **Resolution 24-17** which includes the Findings for denial of the project.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 24-17
- Exhibit B – Graphics/Plan Reductions
- Exhibit C – Parking Proposal Options
- Exhibit D – Correspondence from Neighbors

RESOLUTION NO. PC 24-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION DENYING MINOR USE PERMIT (UP0-491) AND PARKING EXCEPTION (AD0-123) FOR THE CREATION OF A NONCONFORMING PARKING SITUATION AT 299 SIENNA STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on October 3, 2017 for the purpose of considering Minor Use Permit UPO-491 and Parking Exception (AD0-123) for the creation of a nonconforming parking situation at 299 Sienna Street.; and

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

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

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

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

Nonconforming Finding

1. Each of the four parking options presented by the Applicant will worsen a parking situation that is already nonconforming due to the substandard garage configuration inconsistent with the requirements set forth in Section 17.56.160.A of the Zoning Ordinance.

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt pursuant to Class 1, CEQA Guidelines Section 15301(e) for additions to existing structures with no potentially significant environmental impacts. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

Parking Exception Findings

1. Single-Family Residences are required to provide two covered and enclosed parking spaces. The existing garage originally included parking for two vehicles. If the parking exception is approved, then the allowance will constitute a grant of special privilege inconsistent with the limitations placed on other properties in the vicinity and throughout the City.
2. The narrow nature of the public right-of-way in this location makes dedicated off street parking necessary.

EXHIBIT A

Planning Commission Resolution No. 24-17
UP0-491 and AD0-123: 299 Sienna Street
Page 2

3. The Applicant's parking proposals are unreasonable given similar parking arrangements in the project vicinity.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 3rd day of October, 2017 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jerry Luhr, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 3rd day of October, 2017.

STORMWATER CALCULATIONS

APPENDIX A

SFR PERFORMANCE REQUIREMENT DETERMINATION FORM

The following form shall be completed for all SFR development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Section 1 & 2 only.

Section 1: General Information	
Project name	Kit. Remodel & Facade Remodel
Project Address	299 Sienna Street
Assessor's Parcel Number(s)	065-366-003
Name of Applicant	Chris Erendson
Applicant email address:	
Applicant phone:	(661) 377-4239
Project Type (e.g. single-family residential, commercial, etc.)	SINGLE FAMILY RESIDENCE
Section 2: Area Information (ft²)	
Total Project Area	5,611 Sq. Ft.
Total Existing impervious surface area	3,317 Sq. Ft.
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	
b. Driveways	
c. Patios	
d. Parking Lots	
e. Other Additional Conc. / Cover at Pergola	80 Sq. Ft.
Total Gross Impervious Area	80 Sq. Ft. Addit. Impervious Area
If Gross Impervious Area <2,500 ft ² , write "EXEMPT". Otherwise continue to Sec. 3	<EXEMPT>
Section 3: PR Determination	
Net Impervious Area (from page 7)	
Performance Requirements (from Flow Chart)	

PUBLIC WORKS

NO WORK WITHIN NOR ANY USE OF ANY PUBLIC RIGHTS OF WAY SHALL OCCUR WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY'S PUBLIC SERVICES OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

ANY DAMAGE TO ANY OF THE CITY'S FACILITIES (SUCH AS CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS) RESULTING, DIRECTLY OR INDIRECTLY FROM CONSTRUCTION OPERATIONS RELATED TO THIS PROJECT SHALL BE REPAIRED AT NO COST TO THE CITY.

NO GRADING IS PROPOSED FOR PROJECT, ASIDE FROM FOOTING EXCAVATION.

DUST CONTROL: TO PREVENT DUST AND WIND BLOWN EARTH PROBLEMS DURING FOOTING EXCAVATION, CONTRACTOR TO KEEP SOIL MOIST USING NON-POTABLE WATER

EROSION CONTROL: STRAW WADDLES TO BE PLACED FOR EROSION CONTROL DURING CONSTRUCTION AROUND ANY AREAS OF EXCAVATION

CONST. HOURS

PURSUANT TO MBMC SUBSECTION 9.28.030.1, CONSTRUCTION OR REPAIRING OF BUILDINGS, THE ERECTION (INCLUDING EXCAVATING), DEMOLITION, ALTERATION, OR REPAIR OF ANY BUILDING OR GENERAL LAND GRADING AND CONTOUR ACTIVITY USING EQUIPMENT IN SUCH A MANNER AS TO BE PLAINLY AUDIBLE AT A DISTANCE OF FIFTY FEET FROM THE BUILDING OTHER THAN BETWEEN THE HOURS OF SEVEN A.M. AND SEVEN P.M. ON WEEKDAYS AND EIGHT A.M. AND SEVEN P.M. ON WEEKENDS EXCEPT IN CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH A PERMIT FROM THE PUBLIC SERVICES DEPT., 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.

BLDG. CODES

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRIC CODE
 2016 CALIFORNIA ENERGY CODE
 CALIFORNIA GREEN BUILDING CODE
 2016 CALIFORNIA FIRE CODE
 CALIFORNIA REFERENCE STANDARDS CODE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A KITCHEN REMODEL, FRONT FACADE UPDATE AND A NEW PERGOLA. THE KITCHEN REMODEL WILL INCLUDE THE REMOVAL OF A NON-BEARING INTERIOR WALL, CREATING A GREAT ROOM CONTAINING THE LIVING ROOM, DINING AND KITCHEN.

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All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of, C.P. PARKER ARCHITECT and were created, evolved and developed for use on, and in conjunction with, the specific project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of C.P. PARKER ARCHITECT.

PROJECT INFO.

APN:	065-366-003
ZONING:	R-1 / S.2A
LOT SIZE:	5,611 SQ. FT.
LOT COVERAGE: (EXISTING)	(2,129 SQ. FT.) 38%
LOT COVERAGE: (PROPOSED)	(2,354 SQ. FT.) 42%

OCCUPANCY: R-3 SFR
 CONSTRUCTION TYPE: TYPE V, NON-SPRINKLED

EXISTING AREAS:

EXISTING RESIDENCE:	1,508 SQ. FT.
EXISTING GARAGE: (CONVERTED TO RESIDENCE)	435 SQ. FT.
EXISTING COVERED PORCH:	66 SQ. FT.
EXISTING SHED:	120 SQ. FT.
PROPOSED PERGOLA:	225 SQ. FT.

PROPOSED AREAS:

EXISTING RESIDENCE:	1,508 SQ. FT.
EXISTING GARAGE: (CONVERTED BACK TO GARAGE)	435 SQ. FT.
EXISTING COVERED PORCH:	66 SQ. FT.
EXISTING SHED:	120 SQ. FT.
PROPOSED PERGOLA:	225 SQ. FT.

C. P. PARKER ARCHITECT

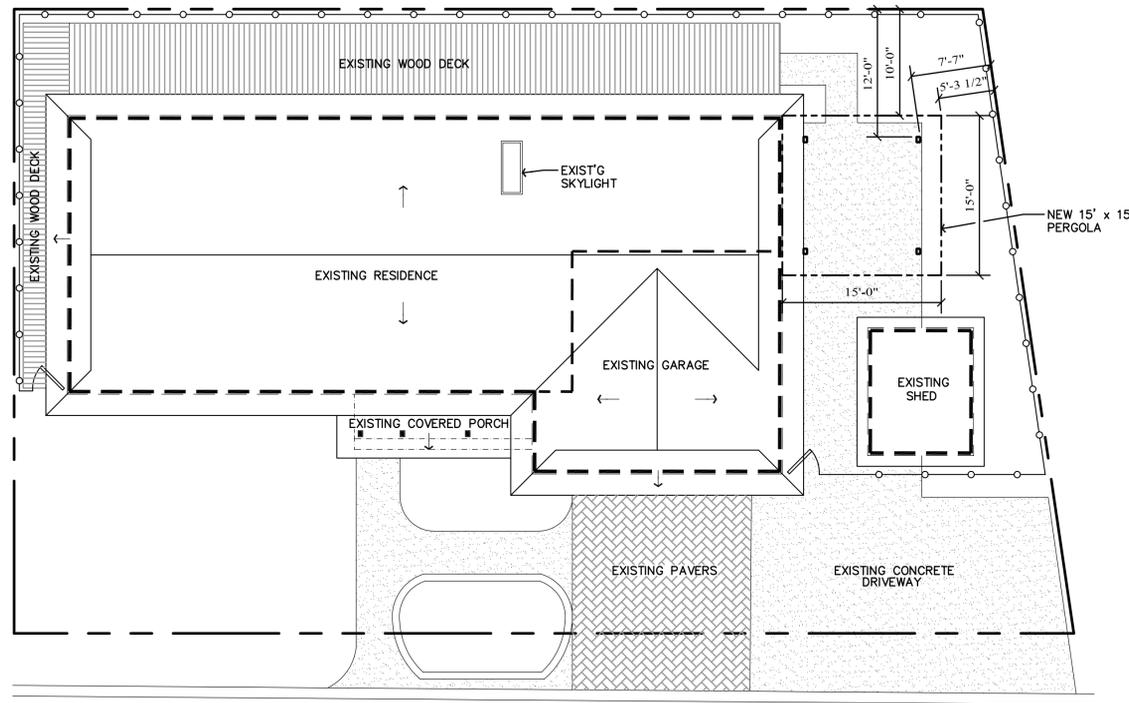
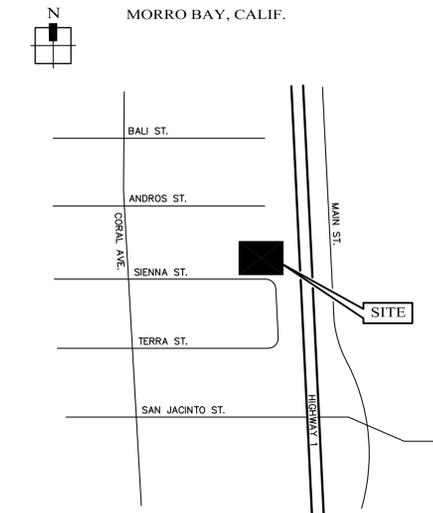
CHRISTOPHER P. PARKER ARCHITECT
 630 GUINTANA RD. #330 MORRO BAY, CA 93442-1962
 (805) 772-5700

STAMPS



CONSULTANTS

VICINITY MAP



299 SIENNA STREET

SITE PLAN

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

PROJECT

KITCHEN REMODEL & FRONT FACADE UPDATE

FOR THE ERLENDSON'S

299 SIENNA ST. MORRO BAY, CA 93442

DRAWING PHASE

CONSTRUCTION DOCUMENTS

Project No.	16-107
Drawn By	CPP
Dwg. Date	06/05/17
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

SITE PLAN PROJECT INFO.

SHEET NO.

SHEET INDEX

A1.1	SITE PLAN, PROJECT INFORMATION
A1.2	GENERAL NOTES
A2.1	FLOOR PLANS
A3.1	FRONT ELEVATION & PERGOLA INFO

A1.1

GENERAL NOTES

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND PROJECT DRAWINGS AND SPECIFICATIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.

SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS WHERE NO DETAILS ARE SHOWN. CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT. WHENEVER THERE IS A CONFLICT BETWEEN REQUIREMENTS SHOWN ON THE DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

TYPICAL DETAILS AND NOTES SHALL APPLY, UNLESS SHOWN OTHERWISE ON PLANS.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, BASED ON THE UNIFORM BUILDING CODE, AND ANY OTHER REGULATORY AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS. WHENEVER THERE IS A CONFLICT BETWEEN CODES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

THE CONTRACTOR SHALL RETAIN A COPY OF THE CRC ON THE JOB SITE.

THE CONTRACTED DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS, NOR INSINUATE ACCEPTANCE.

THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT THE COMPONENT PARTS OF THE STRUCTURE.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE NECESSARY.

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTH WORK OPERATION FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CEISSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY.

CONTRACTOR SHALL:

LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE DRAWINGS, AND PROTECT THEM FROM DAMAGE. COMPLY WITH ALL LAWS AND REGULATIONS REGARDING PROTECTION OF THE PUBLIC AND THE WORKMEN DURING CONSTRUCTION.

BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT RELATIVE TO PROSECUTION OF THIS WORK.

ALL TRADE NAMES CALLED ON DRAWINGS MAY BE CHANGED FOR ANOTHER APPROVED EQUAL. DOCUMENTATION SHALL BE SUBMITTED AND WRITTEN APPROVAL GIVEN BEFORE INSTALLATION / SUBSTITUTION.

WHERE DESIGN AND DETAILS OF TRUSSES, ETC., ARE TO BE PROVIDED BY FABRICATOR, CONTRACTOR SHALL SUBMIT CALCULATIONS AND DRAWINGS PREPARED AND CERTIFIED BY A CIVIL OR STRUCTURAL ENGINEER TO THE DESIGNER AND TO THE ULDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION.

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY, AND DEFEND THE OWNER, DESIGNER, HIS CONSULTANTS, THEIR OFFICERS, EMPLOYEES AND AGENTS FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGNER, HIS CONSULTANTS, THEIR OFFICERS, EMPLOYEES, AND AGENTS.

UNLESS OTHERWISE NOTED, ANCHOR BOLTS ARE TO BE FULL DIAMETER CUT THREAD BOLTS, MADE FROM GRADE A-36 STEEL, BY AN AMERICAN MANUFACTURER.

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE PROPER ALIGNMENT OF THE STRUCTURE OF THE INSTALLATION OF ALL STRUCTURAL AND FINISH MATERIALS. THIS SHALL INCLUDE ANY NECESSARY PRELOADING OF THE STRUCTURE TO DETERMINE FINAL POSITION OF THE COMPLETED WORK.

OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF THE DESIGNER SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS. ANY SUPPORT SERVICES PERFORMED BY DESIGNER DURING ANY PHASE SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY ANY REGULATING GOVERNMENTAL AGENCY, I.E. LOCAL BUILDING DEPARTMENTS) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER OF MATERIAL OR WORK, 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.

ALL INFORMATION ON EXISTING CONDITIONS SHOWN ON DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS OR IN THE SPECIFICATIONS (CONTRACT DOCUMENTS) BEFORE PROCEEDING WITH WORK.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.

ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN VARIOUS TRADES COMPRISING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.

PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE PROPERLY "SWAY BRACED" AGAINST LATERAL FORCES.

ONLY "APPROVED" WORKING DRAWINGS (AND OTHER CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION ON THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE, NOR SHALL THEY BE USED FOR ANY CONSTRUCTION PURPOSES. CONTRACTORS USING UNAPPROVED DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE "APPROVED" DRAWINGS.

PAINTING

ALL PAINTING WORK, WHICH INCLUDES BACK PRIMING, SEALING, FILLING, PAINTING, STAINING, LAQUERING OR OTHER WORK REASONABLY INCIDENTAL TO THE PAINTING OF ALL EXTERIOR AND INTERIOR WOODWORK, PLYWOOD, PLASTER, SHEET METAL, IRONWORK, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDED STANDARDS AS SET FORTH IN THE "PAINTING SPECIFICATIONS" OF THE PAINTING CONTRACTORS ASSOCIATION OF AMERICA.

COLORS OF ALL AREAS BEING PATCHED AND REPAIRED SHALL MATCH EXISTING.

COATINGS (EX. PAINT) WITH LOW HYDROCARBON CONTENT SHALL BE USED WHENEVER POSSIBLE.

FURNISH LABOR, MATERIALS, TOOLS, LADDERS, SCAFFOLDING, AND OTHER EQUIPMENT NECESSARY TO PROPERLY EXECUTE A COMPLETE JOB OF EXTERIOR AND INTERIOR PAINTING.

PAINTING CONTRACTOR SHALL NOT APPLY ANY PAINT OR FINISH TO SURFACES NOT IN PROPER CONDITION FOR FINISHING. PAINTING OR FINISHING OF ANY SURFACE WILL BE CONSIDERED ACCEPTANCE OF THAT SURFACE BY THE PAINTING CONTRACTOR.

ALL PAINT MATERIALS SELECTED FOR COATING SYSTEMS FOR EACH TYPE OF SURFACE SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. MANUFACTURER, COLOR, LOCATION AND TEXTURE SHALL BE OWNER SPECIFIED OR SELECTED.

PAINTING CONTRACTOR SHALL FURNISH DROP CLOTHS AND LAY CLOTHS IN AREAS WHERE PAINTING IS BEING DONE TO PROTECT FLOORS AND OTHER ADJOINING WORK FROM DAMAGE DURING PAINTING. IN CASES WHERE COVERING CANNOT BE USED, CONTRACTOR SHALL NOTIFY WORK LEADER AND REQUEST WORK TO BE PROTECTED IN A SATISFACTORY MANNER. PAINT DROPPINGS SHALL BE REMOVED AND ANY DAMAGED SURFACES SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

CONTRACTOR SHALL PROPERLY PREPARE ALL SURFACES BEFORE PAINTING BY CLEANING, FILLING, REMOVING DUST, SEALING KNOTS, ETC., TO INSURE SMOOTH AND UNIFORM SURFACES WITHOUT BLEMISHES AND TO INSURE MAXIMUM DURABILITY OF THE FINISH.

GENERAL: BEFORE PAINTING, REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS, OR PROVIDE CAREFUL PROTECTION FOR SUCH ITEMS. UPON COMPLETION OF EACH SPACE, REPLACE THE ABOVE ITEMS. IF NECESSARY, REMOVE DOORS FOR FINISHING TOP AND BOTTOM EDGES; DO NOT REMOVE HINGES. ONLY SKILLED MECHANICS SHALL BE USED FOR REMOVING AND REPLACING THE ABOVE ITEMS.

WOOD: SANDPAPER TO A SMOOTH, EVEN SURFACE AND THEN DUST OFF. AFTER SEALING OR PRIMING FOR STAIN COAT HAS BEEN APPLIED, THOROUGHLY FILL NAIL AND OTHER HOLES, AND CRACKS WITH PLASTIC WOOD OR PUTTY; FOR NATURAL-FINISH WORK, PUTTY SHALL BE COLORED TO MATCH WOOD. COVER KNOTS WITH SHELLAC.

STEEL AND IRON: REMOVE GREASE, RUST SCALE, AND DIRT. TOUCH-UP ANY CHIPPED OR CORRODED PLACES ON ITEMS WHICH HAVE BEEN SHOP COATED.

FLOW THE FINISHES ON SMOOTHLY, WITH THE PROPER THICKNESS, WITHOUT RUNS, SKIPS, SAGS, OR DEFECTS. PAINT NEATLY AROUND GLASS AND OTHER TERMINATION EDGES. WORK ONLY DURING FAVORABLE WEATHER AND LIGHTING CONDITIONS. NO PAINTING TO BE DONE UNLESS SURFACES ARE THOROUGHLY DRY AND SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS. ONLY SKILLED MECHANICS TO BE EMPLOYED.

IS STAINS, DISCOLORS, OR UNDERCOATS SHOW THROUGH FINAL COAT, WORK SHALL BE COVERED BY ADDITIONAL COATS UNTIL FINISH IS UNIFORM IN COLOR.

PAINTING CONTRACTOR SHALL PROTECT PAINTING WORK AT ALL TIMES. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE FROM PREMISES ALL ACCUMULATED MATERIALS AND RUBBISH CAUSED BY THE PAINTING OPERATION, AND LEAVE WORK IN A CLEAN, ORDERLY, AND ACCEPTABLE CONDITION.

FOUNDATION NOTES

ALL REQUIRED FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D-1557 MODIFIED TO THREE LAYERS. (JETTING OF SOILS TO OBTAIN COMPATION IS PROHIBITED.)

PRIOR TO PLACING CONCRETE, THE FOUNDATION EXCAVATION SHALL BE INSPECTED BY THE BUILDING DEPARTMENT INSPECTOR.

CONTINUOUS FOOTING SHALL EXTEND 18" MIN. BELOW THE LOWEST ADJACENT GRADE ON THE EXTERIOR SIDE, AND SHALL EXTEND 18" MIN. ON THE INTERIOR SIDE. REFER TO FOUNDATION DETAILS FOR MORE EXACT FOOTING DEPTHS.

ISOLATED FOOTINGS SHALL EXTEND AT LEAST 18" BELOW THE LOWEST ADJACENT GRADE.

ALL SLEEVES BELOW FOOTINGS MUST BE POURED IN PLACE PRIOR TO POURING FOOTINGS.

UNDER ALL CONCRETE SLABS ON GRADE PROVIDE A 4" MINIMUM SAND BLANKET IN WHICH AN IMPERVIOUS MEMBRANE OF MINIMUM 6 MIL. VISQUEEN IS EMBEDDED AT MID DEPTH.

PROVIDE INTERIOR SLAB CONTROL JOINTS FOR ANY SLAB ON GRADE HAVING A WIDTH AND/OR DEPTH OF 25' OR GREATER.

SEE SITE PLAN AND ELECTRICAL PLAN FOR ANY UNDER-SLAB UTILITIES.

ALL ELECTRICAL AND PLUMBING LOCATIONS MUST BE VERIFIED WITH THE OWNER, OR THE OWNER'S AGENT, PRIOR TO PLACING THE SLAB.

NO WOOD OR STEEL STAKES SHALL BE LEFT OR ABANDONED IN FOOTINGS AFTER CONCRETE HAS SET. WHERE STAKES FORM VOIDS, VOIDS SHALL BE FILLED WITH NON-SHRINK GROUT. ALL REINFORCING STEEL SHALL CLEAR STAKES BY 2" MINIMUM.

ALL EMBEDMENT HARDWARE SUCH AS HOLDOWN BOLTS, STRAPS, AND POST BASES SHALL BE IN-PLACE AND TIED PRIOR TO POUR AND INSPECTIONS.

HOLES IN SILL PLATES OR LEDGERS FOR ANCHOR BOLTS SHALL BE THE BOLT SHANK DIAMETER +1/16". NO OVERSIZING IS ALLOWED OTHER THAN THIS. IF HOLES OF GREATER SIZE EXIST, CONTRACTOR TO FILL THE SPACE AROUND THE ANCHOR BOLT WITH A QUICK-SETTING, SHRINKAGE RESISTANT, DRY PACKING PRODUCT.

UNLESS OTHERWISE NOTED, ANCHOR BOLTS ARE TO BE FULL DIAMETER CUT THREAD BOLTS, MADE FROM GRADE A-36 STEEL, BY AN AMERICAN MANUFACTURER.

DE-WATER FOOTINGS AS REQUIRED TO MAINTAIN DRY WORKING CONDITIONS.

FOOTINGS SHALL BE POURED IN NEAT EXCAVATIONS, WITHOUT SIDE FORMS WHENEVER POSSIBLE. THE SIDES AND BOTTOMS, WHICH ARE TO HAVE CONCRETE CONTACT, MUST BE MOISTENED SEVERAL TIMES JUST PRIOR TO POURING AGAINST THEM.

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE NEW STOCK, DEFORMED BARS, CONFORMING TO ASTM A-615 AS FOLLOWS (UNLESS SHOWN OTHERWISE):
#4 BARS AND SMALLER SHALL BE GRADE 40
#5 BARS AND LARGER SHALL BE GRADE 60

ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

PLACING OF STEEL SHALL BE IN ACCORDANCE WITH THE 2001 CALIFORNIA RESIDENTIAL CODE.

ALL REINFORCING STEEL SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO PLACING CONCRETE OR MASONRY.

CONCRETE COVER OVER REINFORCING STEEL BARS SHALL BE AS FOLLOWS:

POURED AGAINST EARTH - 3" CLEAR
EXP. TO EARTH BUT POURED AGAINST FORMS 2" CLEAR
MAIN BARS ON COLUMNS AND BEAMS - 2" CLEAR
STRUCTURAL SLAB - 1" CLEAR
EXT. FACE OF WALLS AND COLUMNS - 1 1/2" CLEAR
INTERIOR FACE OF WALLS AND COLUMNS - 1" CLEAR
SLABS ON GRADE - AT CENTER

ALL REQUIRED FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D-1557 MODIFIED TO THREE LAYERS. (JETTING OF SOILS TO OBTAIN COMPATION IS PROHIBITED.)

PRIOR TO PLACING CONCRETE, THE FOUNDATION EXCAVATION SHALL BE INSPECTED BY THE BUILDING DEPARTMENT INSPECTOR.

CONTINUOUS FOOTING SHALL EXTEND 18" MIN. BELOW THE LOWEST ADJACENT GRADE ON THE EXTERIOR SIDE, AND SHALL EXTEND 18" MIN. ON THE INTERIOR SIDE. REFER TO FOUNDATION DETAILS FOR MORE EXACT FOOTING DEPTHS.

ISOLATED FOOTINGS SHALL EXTEND AT LEAST 18" BELOW THE LOWEST ADJACENT GRADE.

ALL SLEEVES BELOW FOOTINGS MUST BE POURED IN PLACE PRIOR TO POURING FOOTINGS.

UNDER ALL CONCRETE SLABS ON GRADE PROVIDE A 4" MINIMUM SAND BLANKET IN WHICH AN IMPERVIOUS MEMBRANE OF MINIMUM 6 MIL. VISQUEEN IS EMBEDDED AT MID DEPTH.

PROVIDE INTERIOR SLAB CONTROL JOINTS FOR ANY SLAB ON GRADE HAVING A WIDTH AND/OR DEPTH OF 25' OR GREATER.

SEE SITE PLAN AND ELECTRICAL PLAN FOR ANY UNDER-SLAB UTILITIES.

ALL ELECTRICAL AND PLUMBING LOCATIONS MUST BE VERIFIED WITH CONTINUOUS REINFORCING BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 40 DIAMETERS IN MASONRY AND 30 BAR DIAMETERS IN CONCRETE, OR 24", WHICHEVER IS GREATER.

IF DOWELS ARE REQUIRED, PROVIDE REINFORCING THE SAME SIZE AND SPACING AS THE MOST STRINGENT REINFORCING, AND LAP 30 DIAMETERS OR 24" MINIMUM.

ALL BENDS TO BE MADE COLD.

DO NOT WELD REINFORCING STEEL.

USE EPOXY AT ALL REBAR TO EXISTING CONCRETE PER ASTM C 881, TYPE 3, GRADE 3.

STAGGER SPLICES IN REINFORCING STEEL, UNLESS SPECIFICALLY NOTED OTHERWISE.

FABRICATION, ERECTION, AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO CONCRETE REINFORCING STEEL INSTITUTE OF SANDARD PRACTICE.

MINIMUM RADIUS OF BENDS FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

#3 - 18", #4 - 12", #5 - 18"

5/8" ANCHOR BOLTS SHALL HAVE A MINIMUM EMBED OF 7".

CONCRETE

ALL CONCRETE, AND CONCRETE WORK, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE (ACI 318), AND THE ACI MANUAL OF CONCRETE PRACTICE. STRENGTH DESIGN USE FOR ALL CONCRETE GRADES.

CONCRETE STRENGTH SHALL BE AS FOLLOWS:
CONTINUOUS FOOTINGS 2500 PSI
SLAB ON GRADE 2500 PSI

ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II. (FLY ASH ADJACENT GRADE WITH ASTM C618, CLASS F, MAY BE USED TO REPLACE CEMENT UP TO 15% BY WEIGHT.)

MAXIMUM SIZE OF AGGREGATE SHOULD BE 1". 1 1/2" MAY BE USED IN CONTINUOUS FOOTINGS OR ISOLATED PADS.

CONCRETE SHALL BE CURED BY KEEPING IT WET FOR 10 DAYS, OR BY AN APPROVED CURING METHOD.

MAXIMUM CONCRETE SLUMP TO BE 3 INCHES (+/- 1 INCH) FOR SLABS ON GRADE, AND 4 INCHES (+/- 1 INCH) FOR ALL OTHER WORK.

UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE, CONSTRUCTION AND COLD JOINTS SHALL BE IN ALL CONCRETE SLABS, AND SHALL BE LOCATED SUCH THAT THE AREA WITHIN THE JOINTS DOES NOT EXCEED 400 SQ. FT.

WOOD CONSTRUCTION

STRUCTURAL LUMBER SHALL BE GRADE-MARKED DOUGLAS FIR (D.F.) LARCH PER STANDARD GRADING AND DRESSING RULES #17 OF WEST COAST LUMBER INSPECTION BUREAU AND/OR U.B.C. STD. 23-1, WITH MAXIMUM MOISTURE CONTENT OF 19% UNLESS NOTED OTHERWISE.

GRADE

JOISTS, BEAMS, & PURLINS 6" AND WIDERNO. 1
4" AND WIDER POSTS OR COLUMNSNO. 1
4" WIDE BEAMS AND HEADERSNO. 2
JOISTS AND SUB-PURLINS 2" WIDE, 2x6 OR DEEPER
STUDS, TOP PLATES, SILL PLATES AT BEARING
WALLS, AND LEDGERS OF ALL WIDTHSNO. 2
2x4 AND 3x4 STUDSNO. 2
BLOCKING, NON-BEARING SILL PLATES, AND MISC.NO. 3

COMMON NAILS SHALL BE USED. BOX NAILS, IF INCREASED IN NUMBER BY 33%, MAY ALSO BE USED.

ALL NAILING SHALL COMPLY WITH CALIFORNIA RESIDENTIAL CODE.

PLYWOOD SHALL BE GRADE-MARKED PER AMERICAN PLYWOOD ASSOC. P.S. I CDX STRUCTURAL II (24/0) MINIMUM, OR AS NOTED ON PLANS. PLYWOOD SHALL CONFORM TO UBC STD. 23-2. IF EXPOSED TO WEATHER, USE EXTERIOR GRADE WITH EXTERIOR GLUES.

ROOFING SHALL NOT BE APPLIED UNTIL PLYWOOD DIAPHRAGM AND NAILING HAS BEEN INSPECTED.

FRAMING OF EXTERIOR WALLS SHALL BE 2x4 #2 D.F. STUDS AT 16" O.C. AND INTERIOR WALLS SHALL BE 2x4 #2 AT 16" O.C. WITH CORNER STUDS. CONSTRUCTION SHALL CONFORM TO CBC SEC. 2320.11 (UNLESS NOTED OTHERWISE). STUDS TO BE FULL HEIGHT FROM FOOTING TO FLOOR OR ROOF; FLOOR TO FLOOR; OR FLOOR TO ROOF (UNO).

LAP ALL DOUBLE TOP PLATES 4'-0", AND PROVIDE A MINIMUM OF (12 - 16d 0.162" x 3.5" COMMON OR 0.148" x 3.5" SCREW SHANK AT ALL SPLICES. SILLS TO BE D.F. PRESSURE TREATED AT CONCRETE.

FABRICATED WOOD TRUSSES SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE.

2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS, RAFTERS, OR TRUSSES AT ALL SUPPORTS.

JOISTS SHALL BE BLOCKED AT SUPPORTS, AND BRIDGED OR BLOCKED AT INTERVALS OF 8', WHERE JOISTS ARE 2" x 8" OR DEEPER.

FIREBLOCK AT FLOOR, CEILING COVES AND SOFFITS.

FIREBLOCKING, 2" THICK, SHALL BE PLACED IN STUD WALLS AT CEILING AND FLOOR LEVELS, AT MID-HEIGHT OF EACH 10' HEIGHT OF STUDS, AND BETWEEN STAIR STRINGERS AT SUPPORTS AND MIDSPAN.

NO WOOD SHALL BE PLACED NEARER TO 6" TO EARTH AT SLABS (8" AT POSTS), UNLESS IT IS FOUNDATION GRADE REDWOOD OR PRESSURE TREATED.

SILLS OR PLATES BEARING ON CONCRETE OR MASONRY, WHICH IS WITHIN 48" OF EARTH, SHALL BE PRESSURE TREATED (P.T.) AND SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 5/8" DIA. x 10" A.B. A-36 BOLTS AT 6" O.C. MAX AND 12" MIN. FROM ENDS. TWO BOLTS MINIMUM PER PIECE. (INTERIOR NON-BEARING, NON-SHEAR, STUD WALL SILL PLATES MAY BE SECURED TO CONCRETE SLABS WITH "HILTI" TYPE DN72536 SHOT PINS AT 16" O.C. INSTALLATION SHALL CONFORM TO I.C.B.O. REPORT NO. 1290)

ALL BOLTS BEARING ON WOOD SHALL HAVE A STANDARD CUT WASHER UNDER HEAD AND NUT, UNLESS NOTED OTHERWISE.

CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS, AND UNDER HEADS OF LAG BOLTS. DOUBLE CUT WASHERS SHALL BE USED FOR BOLTS CONNECTING WOOD LEDGERS TO CONCRETE OR MASONRY WALLS.

LAG BOLTS (AND SCREWS) SHALL BE PREDRILLED 1/16" LESS THAN SHANK DIAMETER TO FULL DEPTH AND SCREWED (NOT DRIVEN) INTO PLACE.

HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.

ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLYWOOD, PLASTER, ETC.

STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.

NAILS SHALL NOT BE DRIVEN CLOSER THAN 1/2 OF THEIR LENGTH, NOT CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 LENGTH, EXCEPT FOR SHEATHING.

SUB-BORE WHEN NAILS TEND TO SPLIT WOOD. SUB-BORE FOR 20d AND LARGER NAILS. DRILL DIAMETER SHALL BE 0.75 TIMES NAIL DIAMETER.

METAL FRAMING ANGLES, ANCHORS, CLIPS, STRAPS, TIES, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE CO." OR AN APPROVED EQUAL.

PLYWOOD USED IN ROOFS, FLOORS, AND DECKS SHALL BE PLACED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PLYWOOD SHEETS SHALL BE STAGGERED.

IN GENERAL, PLYWOOD PANEL EDGES (FOR SHEAR WALLS, ROOFS, FLOORS, AND DECKS) SHALL BEAR ON FRAMING MEMEBERS (2x MINIMUM) AND BUTT ALONG THEIR CENTER LINES.

PLACE BEAMS WITH NATURAL CAMBER UPWARD.

BORED HOLES:

A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED INTO ANY STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING PARTITIONS, OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLE SHALL NOT BE LOCATED AT THE SAME SECTION OF THE STUD AS A CUT OR NOTCH. WHEN BORED HOLES EXCEED THE ABOVE CRITERIA, THEN REINFORCE THE PLATE, SILL, OR STUDS AS FOLLOWS:

PLATES:

1 1/2" x 1/8" STRAP EACH SIDE OF PLATE NAILED WITH 4-16d NAILS EACH SIDE OF HOLE. HOLES OVER 33% OF PLATE WIDTH ARE NOT PERMITTED IN ANY PLATE. ANY PIPE OR CONDUIT REQUIRING A HOLE LARGER THAN 33% OF THE PLATE WIDTH SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

SILLS:

SPLICE IN A MANNER SIMILAR TO PLATES ABOVE, AT HOLES BETWEEN 25% AND 33% OF SILL WIDTH. SILLS MAY BE COMPLETELY CUT ON EACH SIDE OF PIPE CONDUIT PROVIDED AN ADDITIONAL ANCHOR BOLT OR 6-16d NAILS ARE PLACED WITHIN 9" OF THE END OF THE SILL, EACH SIDE OF THE PIPE OR CONDUIT.

STUDS:

BLOCK ON EACH SIDE OF STUD WITH BLOCK OF SAME MATERIAL AND DIMENSION OF STUD. EXTEND 2 STUD WIDTHS EACH SIDE OF HOLE AND PROVIDE 3-16d NAILS TO STUD EACH SIDE OF HOLE. BORED HOLES GREATER THAN 33%, BUT LESS THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED, WHERE EACH STUD IS DOUBLED AND NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE SO BORED AND EACH BORED STUD IS REINFORCED AS ABOVE.

CUTTING AND NOTCHING:

IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING TO A DEPTH NOT GREATER THAN 40% OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

HOLES AND NOTCHES IN JOISTS:

NOTCHES IN THE TOP AND BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF SPAN, OR WITHIN 18" OF SUPPORTS.

HOLES BORED IN JOISTS SHALL NOT EXCEED ONE SIXTH OF JOIST DEPTH AND SHALL BE LOCATED WITHIN MIDDLE 2/3 OF SPAN AND WITHIN THE MIDDLE THIRD OF JOIST DEPTH.

THE USE OF CHAIN SAWS FOR CUTTING FRAMING MEMBERS IS PROHIBITED WITHOUT THE APPROVAL OF THE DESIGNER.

CAL GREEN NOTES:

EXISTING SITE DRAINAGE IS TO BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. STRAW WADDLES ARE TO BE INSTALLED TO PREVENT SOIL RUN-OFF FROM SLOPING AREA.

INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS: (1) WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED. (2) A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED. WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWER HEADS SHALL NOT EXCEED MAXIMUM FLOW RATES, AND PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.

OUTSIDE WATER USE: AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

ENHANCED DURABILITY AND REDUCED MAINTENANCE: JOINTS AND OPENINGS; ANNULAR SPACED 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 SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

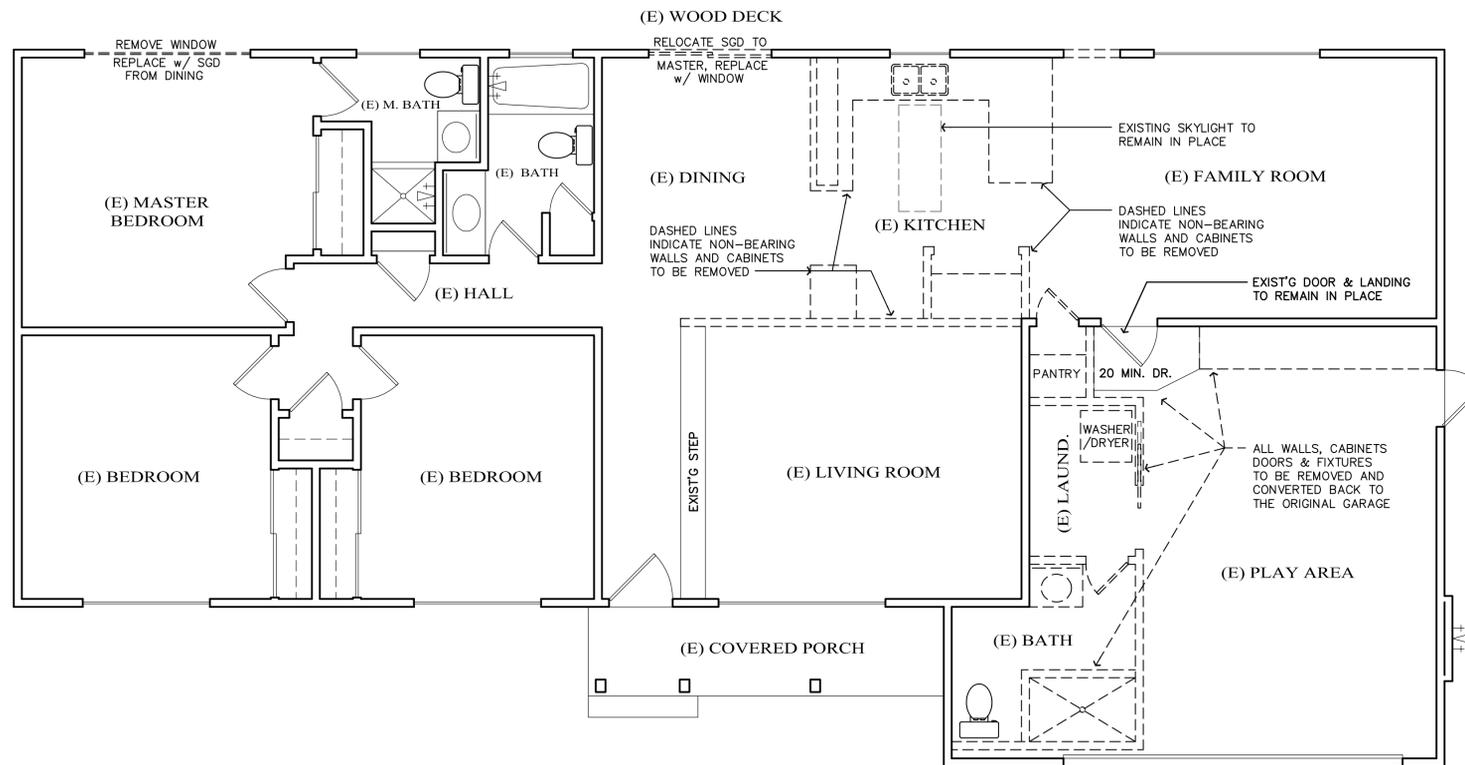
CONST. WASTE REDUCTION, DISPOSAL & RECYCLING: A MIN. OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONST. WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.

BUILDING MAINT. & OPERATION: AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.

FIREPLACES: ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

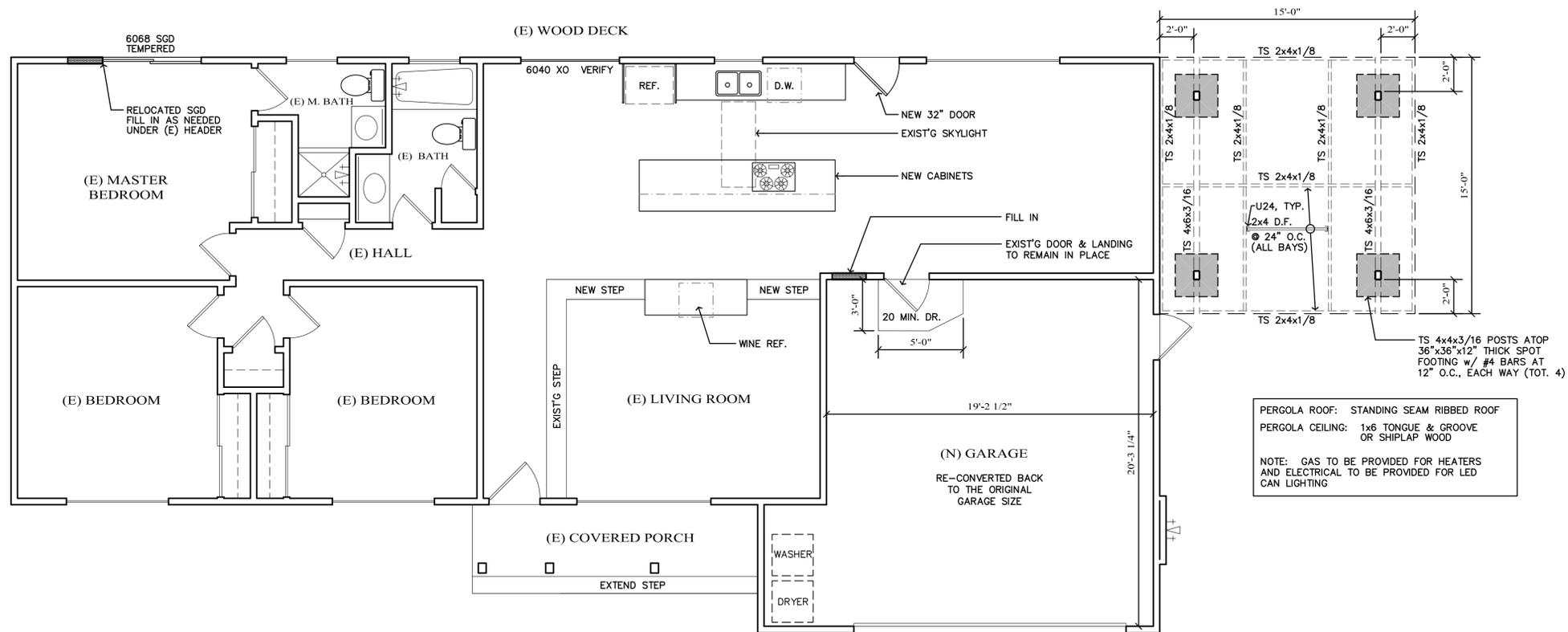
RADIANT BARRIER ROOF SHEATHING IS REQUIRED FOR NEW CONSTRUCTION, ADDITIONS AND ALTERATIONS. PER THE SLO COUNTY GREEN BUILDING ORDINANCE, ALL NEW CONSTRUCTION, REPLACEMENT ROOF SHEATHING AND ADDITIONAL ROOF SHEATHING SHALL BE "RADIANT BARRIER ROOF SHEATHING"

VOCS: DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONST. AD



DEMOLITION FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

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C. P. PARKER
 ARCHITECT

CHRISTOPHER P. PARKER
 ARCHITECT
 630 QUINTANA RD. #330
 MORRO BAY, CA
 93442-1962
 (805) 772-5700

STAMPS



CONSULTANTS

PROJECT

**KITCHEN
 REMODEL &
 FRONT FACADE
 UPDATE**

FOR
THE ERLENDSON'S

299 SIENNA ST.
 MORRO BAY, CA
 93442

DRAWING PHASE

**CONSTRUCTION
 DOCUMENTS**

Project No.	16-107
Drawn By	CPP
Dwg. Date	06/05/17
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

**FLOOR PLANS
 FRM'G & FOUND.**

SHEET NO.

A2.1

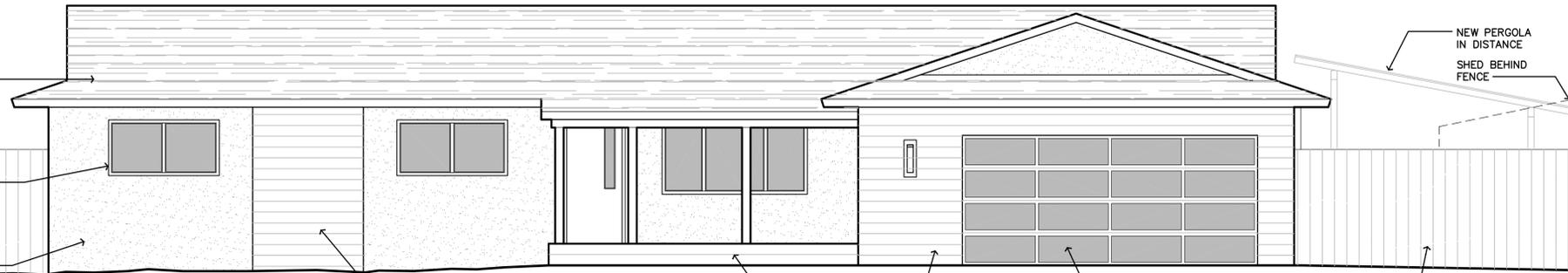
NOTE: EXISTING SIDES AND REAR ELEVATIONS COVERED IN STUCCO FINISH

EXIST'G COMP. ROOFING TO REMAIN

EXIST'G GATE TO REMAIN

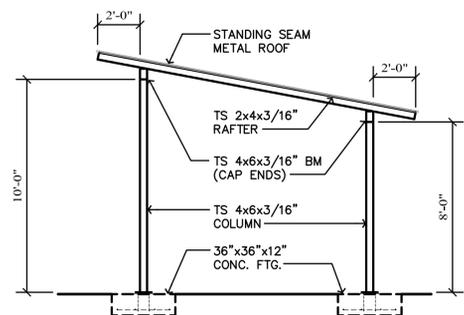
EXIST'G VINYL WINDOWS TO REMAIN

3-COAT SMOOTH STUCCO FINISH o/ SELF-FURRING LATH o/ MIN 2 LAYERS GRADE 'D' BUILDING PAPER



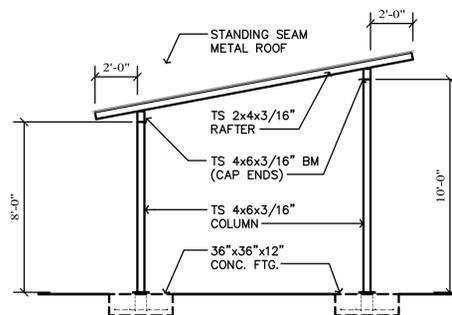
SOUTH ELEVATION - FRONT

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



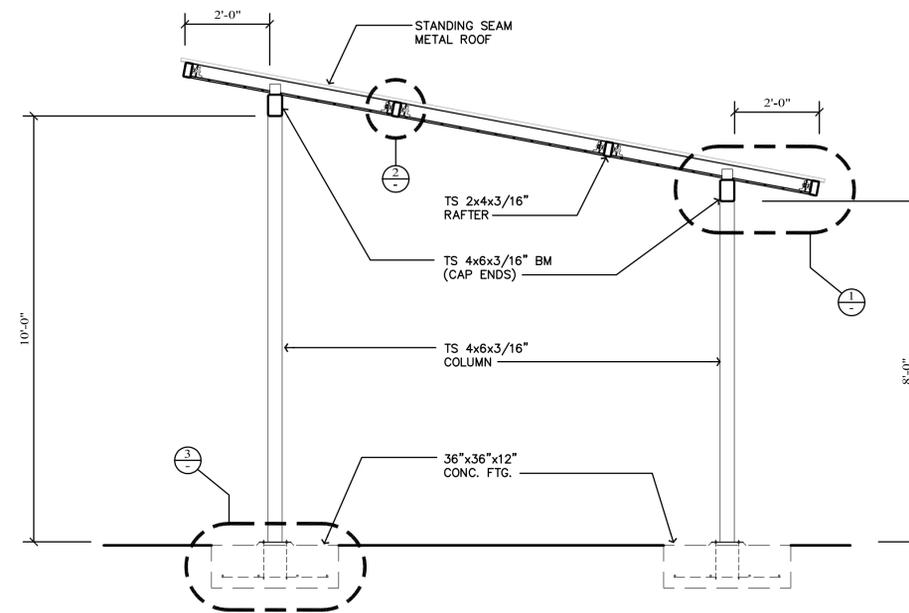
SOUTH ELEVATION - FRONT

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



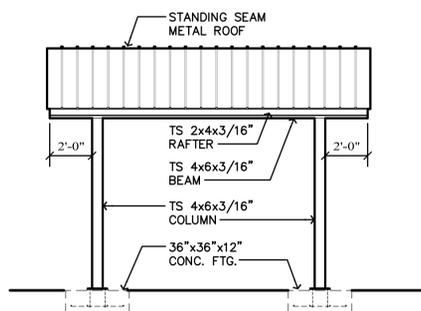
NORTH ELEVATION - REAR

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



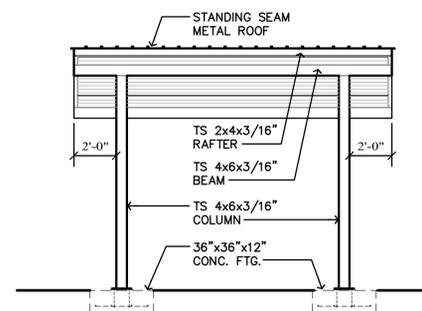
PERGOLA SECTION

SCALE: 1/2" = 1'-0"



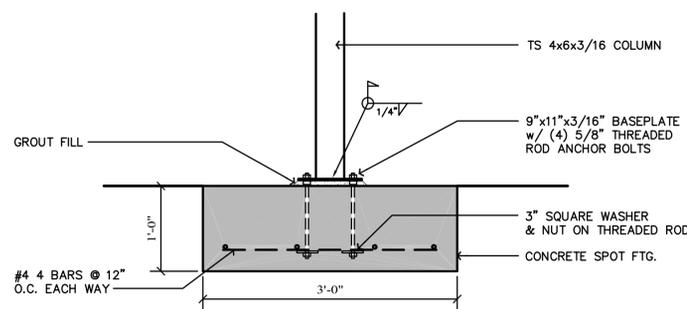
EAST ELEVATION - SIDE

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



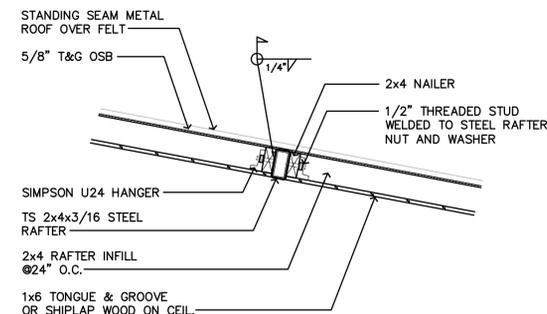
WEST ELEVATION - ADJ. HOUSE

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



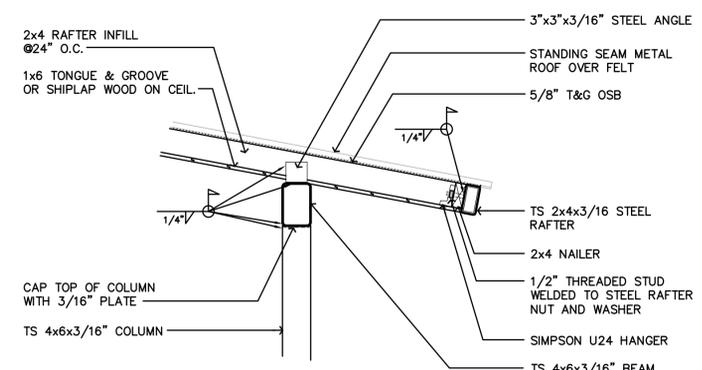
3 PERGOLA - POST BASE / FTG.

SCALE: 1" = 1'-0"



2 PERGOLA - WOOD TO STEEL

SCALE: 1" = 1'-0"



1 PERGOLA - POST TO RAFTER

SCALE: 1" = 1'-0"

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C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT
630 QUINTANA RD. #330 MORRO BAY, CA. 93442 • 1962
(805) 772-5700

STAMPS



CONSULTANTS

PROJECT

KITCHEN REMODEL & FRONT FACADE UPDATE

FOR

THE ERLENDSON'S

299 SIENNA ST. MORRO BAY, CA 93442

DRAWING PHASE

CONSTRUCTION DOCUMENTS

Project No.	16-107
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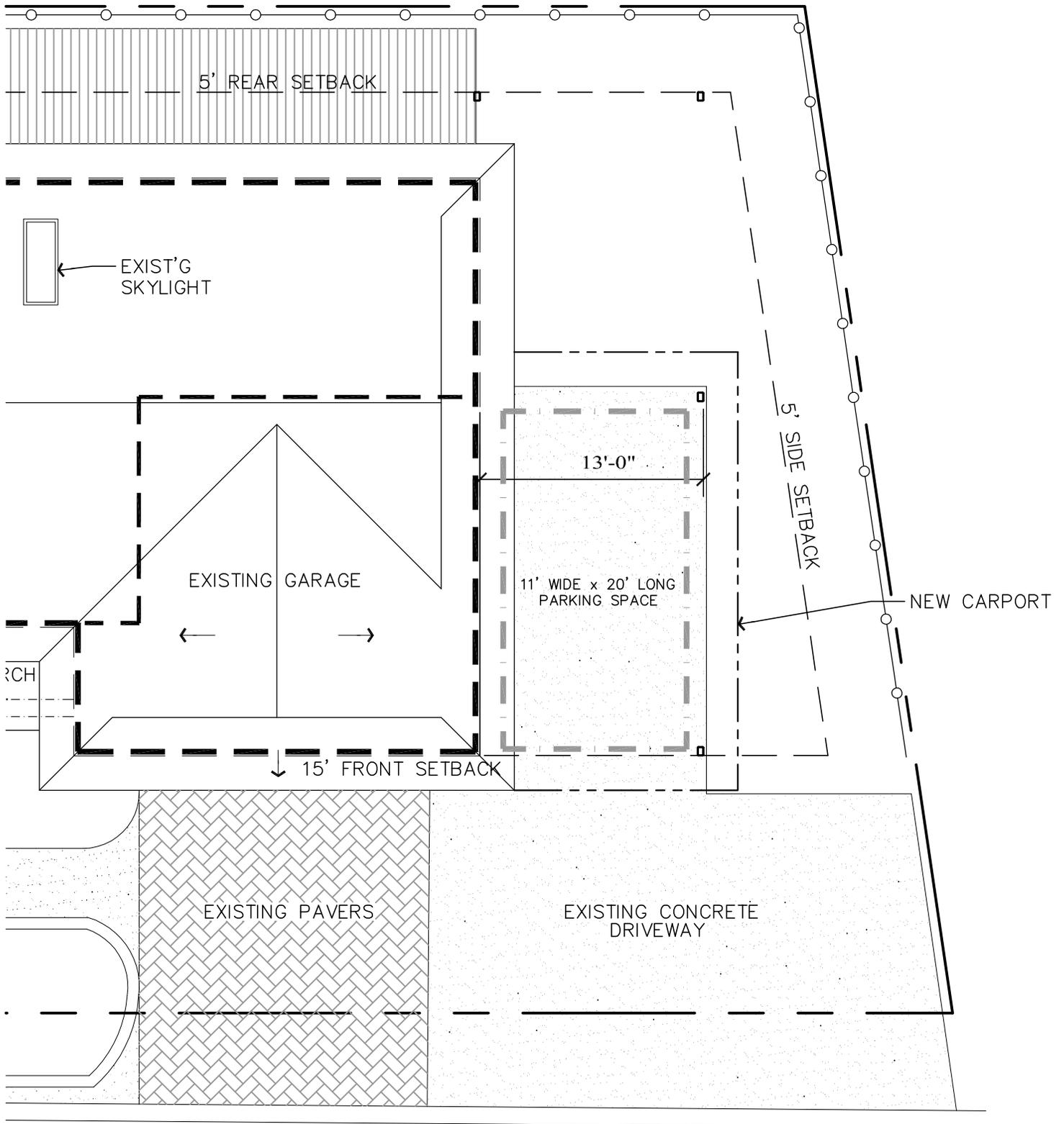
REVISIONS

SHEET TITLE

FRONT ELEVATION & PERGOLA

SHEET NO.

A3.1



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

C. P. PARKER
ARCHITECT

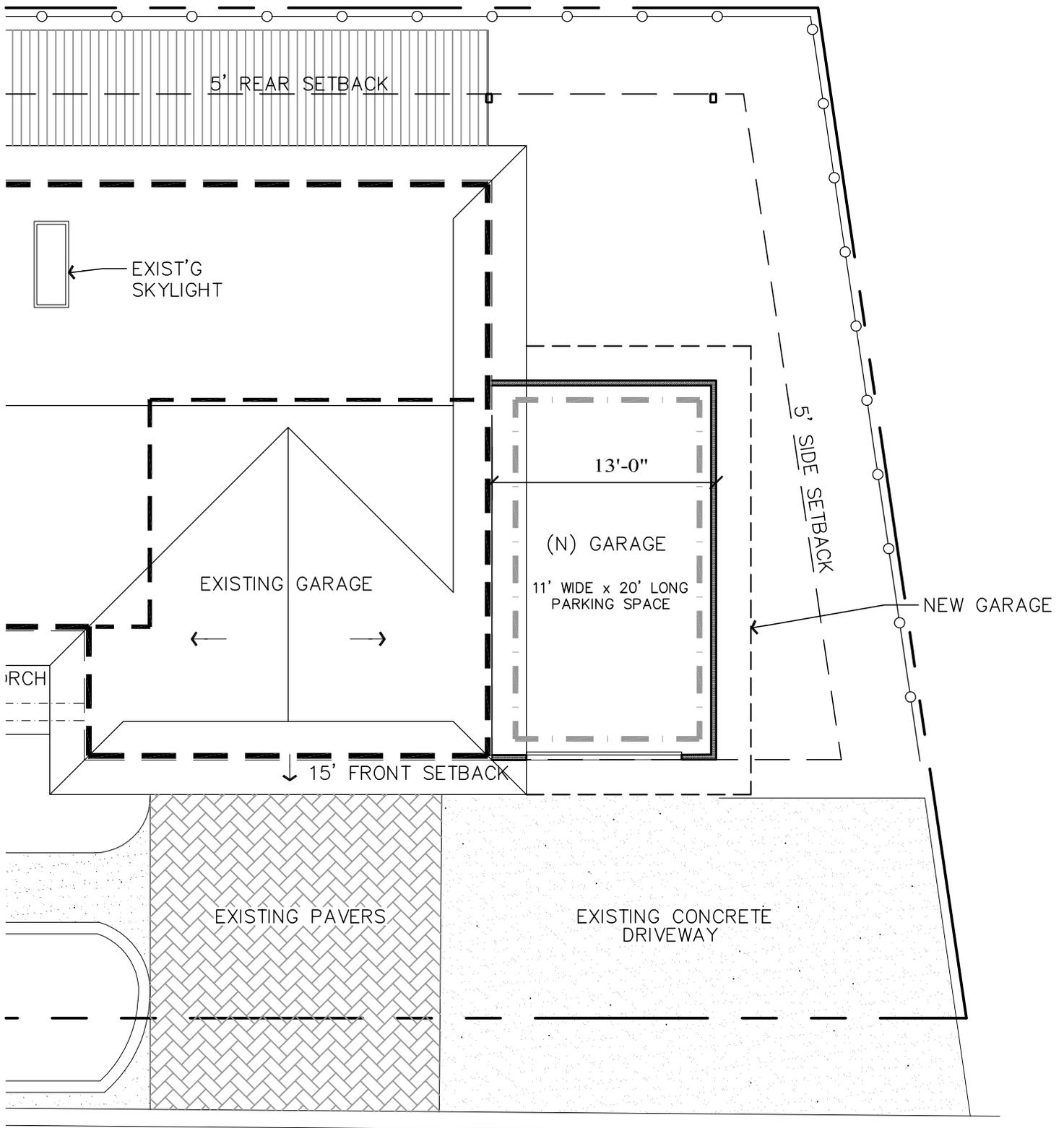
CHRISTOPHER P. PARKER
ARCHITECT
630 QUINTANA RD. #330
MORRO BAY, CA.
93442 - 1962
(805) 772 - 5700

PROJECT:

299 SIENNA ST.
MORRO BAY, CA
93442

SHEET:

1



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

C. P. PARKER
ARCHITECT

CHRISTOPHER P. PARKER
ARCHITECT
630 QUINTANA RD. #330
MORRO BAY, CA.
93442 - 1962
(805) 772 - 5700

PROJECT:

299 SIENNA ST.
MORRO BAY, CA
93442

SHEET:

2

Joan Gargiulo

From: [REDACTED]
Sent: Sunday, September 24, 2017 3:23 PM
To: Joan Gargiulo
Subject: Case No UP0-491 and AD0-123

Date: September 24, 2017

From: [REDACTED]

Greetings;

I am an owner and resident of the property located at [REDACTED] St. Morro Bay.
I am opposed to any parking exemption for 299 Sienna because of safety considerations. The streets are narrow and parking for residents and their guests hampers access to Emergency Vehicles.
Proper Garage space should always be required for any modifications to existing properties.

Regards;

[REDACTED]

Joan Gargiulo

From: [REDACTED]
Sent: Sunday, September 24, 2017 2:31 PM
To: Joan Gargiulo
Subject: 299 Sienna

I would like to state my opposition to the request for a minor use permit exception at the address of 299 Sienna. My reasoning is as follows:

By definition, "exception" means outside of the normal rules, that you are granting a favor of sorts. The owners of this property in no way deserve a favor. They have illegally parked a huge shed on the city street. They parked a roll-off container in the city street without a proper encroachment permit. They had a travel trailer parked on the side lot that was connected to the house power system (which is illegal unto itself) and they were dumping raw sewage into a ditch alongside Highway One. They currently have a huge hot tub sitting on its side in plain view for all to see, both on Sienna and from Highway One. These owners have shown themselves to have zero concern for the neighbors and the public. They do not deserve any favors.

[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

"Hard Work and a Keen Sense of Humor on California's Central Coast"

Joan Gargiulo

From: [REDACTED]
Sent: Sunday, September 24, 2017 12:39 PM
To: Joan Gargiulo
Subject: Please deny proposal for 299 Sienna

Dear Mr. Gargiulo,

I live at [REDACTED] Street, Morro Bay. I am opposed to the Request for Minor Use Permit and Parking Exception at 299 Sienna.

A very large family moved into 299 Sienna about 3 years ago, two parents and their 14 children. Although a couple of the children are now of college age and more will be as time passes, they are also coming of driving age. This morning, for example, 4 cars were parked in front and to the side of the house. If two more were in the garage, that would bring the total number of cars at the house to 6.

Sienna, like all streets in the Atascadero Beach Tract, is very narrow. If cars are parked on one side of the road, driving is down to a single lane. If the owners lose 2 parking spaces due to conversion of their garage to other purposes, where do all the cars park? What happens to the other residents of the street? (And, by the way, isn't parking supposed to be on one side only of these narrow little streets anyway?)

I notice and applaud the staff recommendation to deny the project proposals.

[REDACTED]

[REDACTED]

Joan Gargiulo

From: [REDACTED]
Sent: Sunday, September 24, 2017 11:56 AM
To: Joan Gargiulo
Subject: Case No UP0-491 and AD0-123

I live at [REDACTED] Andros Street, Morro Bay. I am opposed to the Request for Minor Use Permit and Parking Exception at 299 Sienna.

Note that Sienna Street, as with most Beach Tract streets is very narrow, and if cars park on one side, traffic is effectively reduced to one-way flow. If cars park on both sides, wide passenger vehicles cannot get through.

Option 1 (the do nothing option) of the parking exception eliminates the 2 parking spaces that currently could be provided by the garage. This forces additional parking on the narrow street, causing the one way flow.

Option 2 (one car carport with tandem parking) is effectively only replacing one of the lost parking spots. Tandem parking is rarely used to park two vehicles due to the hassle of moving cars around to use the car parked in front, unless on-street parking is non-existent. I expect the front tandem spot to be used to store "stuff". This solution effectively forces one car to the driveway or the street.

Option 3 (one car carport without tandem capability) will function the same as option 2.

In all three of the parking exceptions, homeowners "stuff" that is generally stored in a garage would likely be stored outside or in the open sided carport.

Without one of the parking exceptions, using the garage as a bathroom, laundry and playroom is not feasible.

A design option that I feel would be supportable without the exception and MUP is to widen the front of the house to the setback line on the east side, and use the east 20' (interior wall measurement) to accommodate a proper garage. This would allow sufficient space for bathroom, laundry and playroom.

[REDACTED]

9/25/17

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT,

WE ARE THE HOMEOWNERS OF

[REDACTED] ST. MORRO BAY,

THE SAME STREET AS THE

299 SIENNA REQUEST.

WE ARE OPPOSED TO THIS "REQUEST

FOR MINOR USE PERMIT AND PARKING

EXEMPTION."

PLEASE DENY THE PROJECT PROPOSAL.

RECEIVED

SEP 28 2017

City of Morro Bay
Community Development Dept.

THANK YOU

[REDACTED SIGNATURE]

MORRO BAY