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 2, 2018
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA

Chairperson Gerald Luhr

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron
Commissioner Richard Sadowski
Commissioner Joseph Ingraffia

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 June 5, 2018.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of June 19, 2018.
Staff Recommendation: Approve minutes as submitted.

A-4 Approval of minutes from the Planning Commission meeting of July 3, 2018.
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.:** CP0-563/UP0-522
Site Location: 300 Tahiti Street, Morro Bay, CA
Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,276 sq. ft. SFR with an attached 634 sq. ft. ADU and an attached 546 sq. ft. garage. A maximum of 1/3 of the ridge line will be at 27'4" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically exempt Section 15303, Class 3.
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-2 **Case No.:** CP0-570/UP0-523
Site Location: 310 Tahiti Street, Morro Bay, CA
Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,319 sq. ft. SFR with an attached 655 sq. ft. ADU and an attached 636 sq. ft. garage. A maximum of 1/3 of the ridge line will be at 27'3" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically exempt Section 15303, Class 3.
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-3 **Case No.:** UP0-515/AD0-131
Site Location: 321 Trinidad Street, Morro Bay, CA
Proposal: Request for a Conditional Use Permit and Parking Exception for an addition to a nonconforming single family residence with parking exception request. Specifically, the Applicant proposes to construct a 362 sf addition to an existing 528 sf single story home with 1 on-site, uncovered parking space. The property is a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically exempt Section 15301, Class 1.
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-4 **Case No.:** UP0-446 Precise Plan
Site Location: 945 Embarcadero, Morro Bay, CA
Proposal: Request for Precise 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. Proposed bayside improvement include 10 foot lateral access and outside screened public seating area along with improved connection to the adjacent City park. Sleeving of 5 existing wood pilings which support the existing wharf and non-structural repairs to the gunny sack batter wall abutting the seawall are also proposed. This project is located in the WF/PD/S.4 zoning district and within 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

C. NEW BUSINESS

D. UNFINISHED BUSINESS

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 16, 2018 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.morrobayca.gov/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.morrobayca.gov/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 with 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.

Agenda No: A-1

Meeting Date October 2, 2018

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.

#	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	Stollmeyer	300 & 302 Tahiti	3/16/18	CP0-563 / UP0-522	**Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. / Coastal Dev Permit & Minor Use Permit**	Under Initial Review. Correction Letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain. Resubmittal received 7/12. Noticed for PC hearing on 10/2				jg
2	Stollmeyer	310 & 312 Tahiti	3/16/18	CP0-570 / UP0-523	**Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. Minor Use Permit**	Under Initial Review. Correction letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain. Resubmittal received 7/12. Noticed for PC hearing on 10/2				jg
3	Kenney	321 Trinidad	3/2/18	UP0-515/AD0-131	**Addition to a nonconforming SFR and parking exception for tandem space**	Under Initial Review. Correction Letter sent 4/3. resubmittal received 7/20. Resubmittal received. Scheduled for 10/2 PC Hearing				jg
4	Davis	945 Embarcadero	7/10/18	UP0-448	**Conditional Use Permit - Precise Plan Application for House of Juju Restaurant remodel and bayside public access improvements.**	CDP waiver received 7/2018. Reviewed and ready for the 10/2/18 PC meeting.				cj
5	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 8/4/17. Plans still incomplete as of Nov 2017. Resubmittal received 1/5/18. Incomplete letter sent 2/6/18. Resubmittal received 5/25/18. Incompleteness letter sent to applicant on July 5, 2018. Resubmittal received 8-6-18. Deemed complete, tentatively agendized for PC on October 16, 2018.		PN- Conditionally Approved 6/25/2018		nh
6	Rogers/ McClure	1127 Las Tunas St	8/9/18	UP0-538	**Interior remodel & enclosing an existing breezeway; accessory building**	Under Intial Review. Project tentatively scheduled for the 10/18 PC hearing				jg
7	Williams	2930 Cedar	6/6/18	CP0-580/UP0-532	**Coastal Development Permit &Conditional Use Permit for a 323 sq. ft. addition and 60 sq. ft. covered front porch**	Under Initial Review. Correction Letter sent 7/5. Resubmittal rcv'd 8/23. Scheduled for 11/6 PC		PN- Conditionally Approved 6/26/2018		jg
10	Baston	561 Embarcadero	8/15/18	A00-060	**Minor Modification to CUP (UP0-448) for Grays Inn to removed proposed two offi-site parking space, minor relocation of proposed gangway, and and revised coastal access sign.**	Noticed for administrative minor modification on 9/18. Tentative action date is 10/1/18.				cj

955 Shasta Avenue Morro Bay Ca 93442 805-772-6261

#	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
8	Hilton	430 La Jolla	3/5/18	CP0-568	**Admin CDP to Remodel existing SFR to create an Accessory Dwelling Unit**	Under Initial Review. Correction letter sent 3/20/2018. Additional comments sent regarding clarify correction letter on 6/5/18. Resubmittal rcv'd 8/16. Noticed 9/19. Action to occur on/after 10/1		PN-Conditionally Approved 5/31/18		jg
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
4	Hobab	982 Carmel	9/19/18	CDP 18-010/MUP 18-04/PKG 18-03	**Coastal Development, Minor Use, and Parking Exception for the construction of an Accessory Dwelling Unit**	Under Review				jg
5	Tilley	370 Fairview	9/17/18	MUP 18-01	**Minor Use Permit and parking exception for 19'3" garage width where 20' is the minimum requirement**	Under Review				jg
6	Kenney	1130 Scott	9/7/18	CUP 18-06 and CDP 18-008 and PKG 18-01	**Conditional Use and Coastal Developmetn permits for 1416 sf commercial garage/shop with 2200 sf caretaker's unit. Parking exception for increased driveway width for small lots**	Under Initial review				jg
7	Ranat	2598 Main	9/7/18	MUP 18-02	**Minor use permit for commercial use in the MCR**	Under Review. Spoke to agent, Cathy Novak 9/11 about the insufficiant submittal missing majority of submittal docs.				jg
8	Najarian	479 Nevis	8/31/18	CDP 18-007	**New 1,686 sq. ft. SFR**	Under Initial review				jg
9	Fletcher	435 Napa	8/22/18	CUP 18-05 and CDP 18-005	**Conditional Use and Coastal Development Permit for a 740 sq.ft. addition to nonconforming sfr and new 460 sq. ft. attached accessory dwelling unit**	Under initial review				jg
11	Hoefner	125 Hatteras	8/7/18	CP0-586/ UP0-536	**316 sf residenital addition, 194 sf garage addition to existing SFR adjacent to ESHA habitat**	Correction letter sent 9-6-18				nh
12	Luhr	2620 Nutmeg	7/31/18	CP0-585	**Administrative CDP for new 3912sf single family residence**	Under review. Correction letter sent 8-21-18 and clarification 8-22-18.				nh
13	Henry	411 Trinidad	7/5/18	CP0-584	**CDP for construction of a new single-family residence on a vacant lot**	Under Intial Review. Correction letter sent 7/16/18.		PN- conditionally Approved 7/19/2018		nh

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14	Fields	731 Butte	6/14/18	CP0-582/UP0-534	**CDP and CUP for Multi-Family residences. A 1,500 sq. ft. manufactured residence, a 448 sq. ft. studio unit above a 441 sq. ft. garage with an attached 220 sq. ft. carport**	Under Initial Review. Correction letter sent 7/11/18.				jg
15	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	**CDP and CUP for New 83 room hotel on vacant 2 acre lot**	Under Initial Review. Incomplete letter sent 7/13/18. Resubmitted 9/11/18				cj
8	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	**Coastal Development Permit & Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots**	Under initial review. Incomplete letter sent 6/4/18. Resubmittal received 7/3/18. Additional comments sent to Applicant's Agent 8/3/18, and 8/22/18. Proposals received for environmental review.		PN- Conditionally Approved 7/17/2018		cj
9	Carter	2035 Bayview	4/10/18	CP0-574	**Administrative CDP for Demo reconstruct. New 1,931 sq. ft. SFR with an attached 460 sq. ft. garage**	Under Initial Review. Correction letter sent 5/1.				jg
10	Wood	361 Main	4/6/18	AD0-134 / UP0-526	**Addition to existing residence; 2nd floor addition 386 sq. ft.; 2nd floor deck 329 sq. ft. with variance AD0-134**	Under Initial Review. Correction letter sent 5/1.				jg
9	T-Mobiile	1478 Quintana	2/26/18	A00-056	**Modification to UP0-052/CP0-073 for upgrade to existing wireless site**	JG - Under initial review. Correction Letter sent 3/30		JW approved		jg
10	Matson Bay	787 Main Street & 280 Morro Bay Blvd	1/17/18	S00-130	**Lot Line Adjustment**	Under initial review. Deemed incomplete, letter sent to applicant 2/16/18. Project Deemed complete. Applicant to comply with conditions prior to recording final documents. Applicant withdrew their application 9-11-18.		PN- Final Map on 10/9/2018 City Council Agenda		nh
11	Matson Bay	271 Pacific	1/17/18	S00-131	**Cert of Compliance**	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
12	Matson Bay	767 Main Street	1/17/18	S00-132	**Cert of Compliance**	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
13	Johnson	128 Rennell	1/10/18	CP0-561	**Demo/reconstruct 1,362 sq. ft. SFR with 496 sq. ft. garage, and 240 sq. ft. covered front porch**	Incomplete letter mailed 2-9-18. Resubmittal received on June 19, 2018. Project resubmitted July 5, 2018,deemed incomplete on July 16, 2018. Resubmitted August 27, 2018. Incomplete letter provided 9-25-18.		PN - Conditionally Approved 8/3/2018		nh
14	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		nh
15	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, UP0-18-04	**Install new modular building for office space, parking and landscape improvements at Morro Bay State Park**	Submitted on 8-20-18. Email send requesting readable plans 9-10-18 - on hold waiting for resubmittal		PN- Approved 9/4/2018		nh

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16	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. Resubmitted 2/13/18. Under Review. Incomplete letter sent 3/13/18. Resubmittal received 3/26/18. Under Review. RFP for environmental consultant concluded. Consultant selected, preparing contract documentation. Consultant engaged and has begun work on initial study. Draft MND in staff review. Applicant reviewing site work changes to minimize site disturbance.		PN-Conditionally Approved 2/28/2018		nh
Planning Commission Continued projects:										
17	Frye	3400 Toro	2/21/18	CP0-566	**Coastal Development Permit for New single-family residence with an attached accessory dwelling unit**	Under Initial Review. Waiting on PW comments. Correction Letter sent 3/20. Resubmittal rcv'd 4/2. Correction letter sent 4/23. Resubmittal rcv'd 5/31. Tentatively scheduled for the 8/21 PC Hearing. Continued to a date uncertain		PN- Conditionally Approved 6/25/2018		jg
18	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- 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		cj
Projects Appealed or Forwarded to City Council:										
19	Krull	2575 Greenwood	4/11/18	CP0-575	**Proposed ADU within the existing garage space**	Project appealed to PC Tentative hearing date of 10/16/18				jg

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20	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. Resubmitted 11-2017. RFP released for preparation of environmental (IS/MND). MND update in process. Draft initial study provided for staff review 3/16/18. Comments provided to consultant 4-6-18 to draft public review draft document. Draft Initial Study out for public review 5/11/18 to 6/11/18. Reviewing MND public comment. Approved by PC on 8-7-18. Appealed to City Council to be heard on 9/25/18. City Council action was to continue appeal hearing to the 11/13/18 Council meeting.		PN- Not Approved per memo dated 3/16/17		nh
21	TLC Family Enterprises	833 Embarcadero	1/2/18	UP0-509	**CUP Concept Plan application for Demo/reconstruction of existing Off the Hook Building. Harborwalk Plaza. New buiding to be 2 stories with 1st floor visitor serving retail and 2nd floor of 8 hotel units and total of 7,994sf.**	Under Initial Review. Correction letter sent 2/13/18. Resubmitted 5/30/18. Public hearing for PC approval of Concept Plan 8/21/2018. Will also require City Council approval of concept plan. Forwarded with Favorable Recommendation for Approval to City Council. Tentative agenda hearing date set for 10/9/18				cj
22	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										
23	City of Morro Bay	N/A		UP0-423	**MND for Chorro Creek Stream Gauges**	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects - No pending applications currently.										
Projects requiring coordination with another jurisdiction:										
24	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		

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25	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:										
26	City of Morro Bay	Citywide			**Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project**	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb. Project to be complete with documents ready for adoption and certification by end of 2018. Public draft of combined General Plan/ LCP released May 2018 for review.				
27	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:										
28	Verizon / Knight	~~184 Main~~ new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	**Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.**	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Grants											
29	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*
30	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 administraiton. 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
31	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	Osborne	415	Arcadia	5/18/18	B - 32005	Remove and Replace portion of 2nd unit and R and R front porch, new electric panel, dual pane windows, water heater, harboard siding	Planning Permit issued 9/26 with permit effective date of 10/8 at which time, Planning can approve	BLDG - Disapproved by hb on 5-23-18. MF	PN- Approved 7/19/2018		jg
2		399	Beach	9/13/18	B18-0021	Commercial tenant improvement to Hungry Fisherman. Remodel, correct plumbing in bathroom and kitchen					
3	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.	Approved 8-9-18. cj.	Approved by cdl on 5-10-17	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	
4	Borchard	508	Blanca	9/5/18	B18-0015	New Single Family Residence					
5	Meyer	205	Bradley	9/20/18	B32-148	Upgrade to energy efficient windows, insulation, roof and siding, radiant heat, increase masterbath 57 sq. ft,529 sq. ft conditioned spc.					nh
6	Tays	982	Carmel	6/4/18	B32030	Demo Walls, remove slabs, remove carport	Disapproved. Requires a CDP, MUP, and AD0 for the ADU and nonconforming parking	PW- Disapproved by pn on 6-6-18 (see memo). MF BLDG - Disapproved by hb on 6-10-18 (see memo. PLNG Dissapproved by jg on 6-14-18. mf			
7		555	Dowing Ave.	6/28/18	B32075	Remodel Kitchen, Master Bed/bath rooms, remove wall make closest, Restucco exterior		Disapproved by hb on 7-3-18 (see memo) mf	PN- Approved 7/25/18		
8	Ferrin	2770	Elm	5/14/18	B - 31998	Remodel SFR Master Bedroom w/bath and closet. New 1-car garage	Approved 5/22/18	Disapproved by hb on 5-17-18 (see memo) MF			jg

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
9	Branch	845	Embarcadero	9/13/08	B18-0023	Repair existing seawall construct 74 lf of sheetpile. Remove/replace existing floating dock w/aluminum, widen public walkway 10'.	Disapproved with correction 9/21/18. cj.				
10	Branch	885	Embarcadero	9/13/18	B18-0024	484 sq. ft.Ottor Rock Café, renovate service area, upgrade bathroom, relocate trash enclosure, modify portions of roof.	Disapproved with corrections 9/24/18. cj.				
11	Maloney	1287	Embarcadero	9/4/18	B 32 142	Addendum Replace old handrail around dock.		BLDG -Disapproved by hb on 9-5-18 see memo. Mf			
12	Tilley	370	Fairview Ave.	8/3/18	B32119	Addition to Existing Residence; 720 sq. ft.	Dissapproved 8/17/18. sg	Disapproved by Ca. Code Ck 8-17-18 (see memo). Mf	PN-Disapproved 9/4/2018		
13	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU	Conditionally approved 2/27/18. Need COA attached to plan set	Ca Code Check - Disapproved by Scott Martini with CCC (see memo) received on 3-12-18 PB	PN- Disapproved per memo dated 3/5/18		jg
14	Scott	2940	Hemlock	8/28/18	B18-0006	New Single Family Residence	Disapproved 9/18/18				jg
15	Bulatov	2980	Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st, & 2nd floor addition(1444sq.ft.) new 310 sf deck above	Disapproved by jg on 9-8-17.	03-28-18 - Disapproved by Bldg. (hb) on 3-27-18. - GA	Disapproved by jb on 9-15-17.	1-24-18 - Received submittal & routed to BLDG (w/ soils), PLAN, PW. & FIRE (route when one is back). PB	
16	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio	Approved 6/6/18	BLDG - Disapproved by Ca. Code Ck on 6-11-18 see memo. pb			jg
17	Gelman	2784	Indigo Circle	5/21/18	B -32010	design and install overhead fire sprinklers		Fire-Conditional Approval by mv on 6-4-18. mf			
18	Pall	340	Jamacia	7/2/18	B32079	Fire System Chemical Fire Suppression for Auto Paint		Fire - Disapproved by mv on 7-18-18. mf			
19	Sanguinetti	2821	Juniper	7/30/18	B32113	AddendumReplace door w/slider-Remod bathroom, add window, replace fireplace.		BLDG - Conditional Approval by hb on 8-27-18 (see memo). Mf			
20		2970	Juniper	9/17/18	B18-0026	Residental Elevator Installation	Under Review				jg
21	Linker	594 D	Kings	7/3/18	B-32081	New SFR 3000 Sq. Ft. home and 1000 Sq. Ft. garage.		BLDG - Disapproved by CA Code Ck. On 7-27-18 see memo. Mf Fire -	PN-Disapproved 8/2/2018		
22		235	Marina	9/21/18	B180027	Demo 632sq. Ft SFR, Reconstruct 1599 Sq. Ft. SFR, 400 Sq. Ft. garage, 57 sq. Ft. deck	Under Review				jg

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
23	Vogal	948	Marina	9/5/18	B18-0014	Addition	Under Review				jg
24	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce exiisting structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	BLDG - Disapproved by hb on 3-28-18. MF	Approved by jb on 10-23-17.		
25	Tope	900	Main St	7/17/18	B-32090	Install foyer doors to enclose existing breeze way (mitigating noise) at the Siren.		BLDG - Disapproved by hb on 7-23-18 (see memo) mf FIRE - Approved by mv on 7-20-18. mf			
26	Sonic	1840	Main	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal recevied and unaddressed corrections sent back 7-19-18. cj.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 3-16-18 PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	
27	Kaishar	2460	Main	8/2/18	B32117	Comm. Alteration Remove Wall and expand lobby.		BLDG - Disapproved by hb on 8-7-18 (see memo) mf			
28	Howard	1255	Morro Ave.	9/24/18	B32-150	Fill in existing door-change window to door truss revision, detail furr up living are- new shower for lower bath.					
29	Crowfoot	416	Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)	Approved by rr on 7-31-17.	BLDG-Approved by cdl on 3-29-17. PZ	PN- Disapproved per memo dated 3/29/17		
30	Jerkovich	2584	Nutmeg	9/19/18	B-32147	Retaining Wall - 25' long, staggard heights on slopes.		BLDG - Conditional Approval by hb on 9-20-18 (see memo).mf			
31	Lewis	290	Piney Ln.	5/22/18	B 32014	New Fire Sprinklers		FIRE Approved by mv on 7-8-18. mf			
32	Osborne	450	Piney Way	8/29/18	B 32141	New NFPA 13D Fire Sprinkler System		Fire			
33	Colmer	529	Quinn Ct,	9/5/18	B -32145	Addendum Relocate slider to rear wall.		BLDG - Disapproved by hb on 9-6-18 (see memo). Mf			
34	Colmer	533	Quinn Ct,	9/5/18	B -32146	Addendum Relocate slider to rear wall.		BLDG - Disapproved by hb on 9-6-18 (see memo). Mf			

#	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	Colmer	537	Quinn Ct,	9/5/18	B 32144	Addendum Change sliding door in dining room		BLDG - Dissapproved by hb on 9-6-18 (see memo). Mf			
36	Kitzman	325	Quintana	8/29/18	B18-0007	Commercial Alteration- Add parking lot					
37	Sontag	370	Rennell	8/20/18	B - 32137	Addendum to 31646 Replace deck w/same.		BLDG - Disapproved by hb on 8-21-18 (see memo) mf			
38	Brisson	341	Sicily	9/12/17	B-31670	Single Family Alteration	Conditional approval 9-27-17. RR	Disapproved by cdl on 9-21-17.	N/A	Emailed comments on 9/28/17	
39	Birtcher	375	Tulare	6/22/18	B -32067	Add 450 sf conditioned space, complete 1488 sf existing w/insulation, drywall.		BLDG- Disapporved by hb 0n 6-28-18 (see memo) mf	PN - Approved 7/19/2018		
40	Mounce	330	Vashon	9/9/18	B18-0016	Demo existing SFR due to Fire	Approved 9/13	BLDG- Approved by hb on 9/13/18.			jg
41	Foster	1169	West	7/3/18	B32080	New SFR					
Planning Projects & Permits with Final Action:											
1	Redican	725 Embarcadero		5/23/18	UP0-359/A00-041 Precise Plan	**Precise Plan CUP for conversion of 2nd floor of Rose's Landing building to a 10-unit hotel with public access improvements.**	CDP approved by Coastal Commission. Precise Plan CUP application submitted 5/23/18 to be reviewed by Planning Commission. Under initial review. Requested additional detail on sign program 6/26/18. PC hearing for Precise Plan approval on 8/21/18. Conditionally approved by PC 8-21-18				cj
2	Erlendson	299 Sienna		9/1/17	~~UP0-491/AD0-123~~ CP0-560	**Application altered. Applicant now requests Coastal Development Permit for a secondary dwelling unit to be located within the existing 2-car garage.**	~~Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017. Continued to a date uncertain with direction to work with staff prior to resubmittal. Applicant must resubmit.~~ Under Review. Correction Letter sent 1/24/18. Resubmittal received with revised plans on 5-2-18. Letter sent 5/30. Response received from Applicant's attorney 7/2. Correction Letter sent 7/11. Resubmittal received 8/1.. Project to noticed 9/5. Permit issued 9/25				jg
7	Osborne	415 Arcadia		8/7/18	CP0-587 / UP0-537	**Administrative CDP to convert non-conforming detached 2nd unit to a legal Accessory Dwelling Unit (ADU). Minor Use permit in conjunction with a parking exception for ADU request**	Under Intial Review. Project noticed 9/11. Admin action to occur on/after 9/21. Permit issued 9/25				jg

AGENDA ITEM: A-2

DATE: OCTOBER 2, 2018

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 5, 2018
MORRO BAY COMMUNITY CENTER – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Assistant Planner
	Martha Miller	Lisa Wise Consulting

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

PUBLIC COMMENT PERIOD
https://youtu.be/eophUo0RTtM?t=2m47s

Betty Winholtz, Morro Bay resident, stated the meeting is being held on election day, and being held at another location. Winholtz feels it's non-serving of the community and stated this has happened in the past and knows this will happen again when the General Election comes around. Winholtz would like to encourage the Commission to request the meeting be moved to another day of the week at the regular location.

Carole Truesdale, Morro Bay resident, spoke of the height limit, and stated it should be about the neighborhood compatibility and the town character. Truesdale also noted the City of Morro Bay does not have an ordinance for rent control and affordable housing.

Bill Martoney, Morro Bay resident, asked staff if the Harbor Zoning was going to be discussed tonight. Martoney would like the Commission to keep the neighborhood compatibility in mind, as well as the character of Morro Bay as we go forward.

Staff responded it would be a part of the Module 3 discussion tonight.

Dorothy Cutter, Morro Bay resident, stated she was tired of fighting variances, and noted variances should be for hardship cases. Cutter's hoping the Commission would think about the residents and the neighborhood instead of the developers.

Eric Fore, Morro Bay resident, stated he is against the height increase, because it would change the character of the neighborhood. Fore believes the issue should be voted upon by the citizens of Morro Bay.

Kacey Caldwell, Morro Bay resident, asked the Commission if the citizens would have to keep coming back to the Planning Commission meetings every time someone wants to build over 25-foot. Caldwell would like to know if City staff has the discretion to know what to accept or not to accept for different zoning areas. Caldwell would like tonight's project to adhere to the 25-foot height limit. Caldwell spoke against the height increase in the downtown area and asked why the Planning Commission meeting was being held on an election day.

Jerry Lane, Morro Bay resident, spoke about how a property owner has a right to build what they want on their property and the height limit issue should be left up to the Planning Commission to decide.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=14m59s

Chairperson Luhr commented there was miscommunication with the public. Luhr asked staff to explain to the community what the purpose of tonight's Public Hearings were all about.

Graham explained it would be better if the presentation was shown first, then have the conversation afterwards.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
https://youtu.be/eophUo0RTtM?t=16m23s

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

A-2 Approval of minutes from the Planning Commission meeting of February 20, 2018.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of March 6, 2018.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Lucas move to approve the Consent Calendar. Commissioner Ingraffia seconded, and the motion passed (5-0).

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.

Items B-1 & B-2 presented together.

B-1 **Case No.:** CP0-563/UP0-522
Site Location: 300 Tahiti Street, Morro Bay, CA
Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,262 sq. ft. SFR with an attached 631 sq. ft. ADU and an attached 546 sq. ft. garage.

The proposed height of the structure is 28'9" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically exempt Section 15303, Class 3.
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

COMMISSSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

MOTION: Vice-Chairperson Lucas move to a date uncertain. Commissioner Barron seconded, and the motion passed (5-0).
https://youtu.be/eophUo0RTtM?t=2h5m15s

B-2 **Case No.:** CP0-570/UP0-523
Site Location: 310 Tahiti Street, Morro Bay, CA
Proposal: Request for a Coastal Development Permit and Minor Use Permit for the construction of a new single-family residence (SFR) and accessory dwelling unit (ADU). Specifically, the Applicant proposes to construct a 1,322 sq. ft. SFR with an attached 658 sq. ft. ADU and an attached 636 sq. ft. garage. The proposed height of the structure is 29'2" above average natural grade. The Minor Use Permit is to allow for an SFR on a 2,400 sq. ft. parcel zoned MCR/R-4/SP located outside of the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically exempt Section 15303, Class 3.
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

COMMISSSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

Staff responded to the Commissioners questions regarding zoning for the area.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/eophUo0RTtM?t=35m29s

Joel Schneider, architect, presented his report for the projects.

Ken Stollmeyer, applicant, spoke of how he came up with the concept for the design. Stollmeyer noted he is aware of the shortage of affordable homes in Morro Bay.

Chad Best, current business owner at Stollmeyer's building, spoke of how the city should consider changing the zoning in certain areas to accommodate tattoo shops like his. Best noted the stereo typing by the city should stop.

Martoney, gave his suggestions on how to meet the 25-foot height requirement.

Will Roth, Los Osos resident, stated he is in favor of the project because he is currently looking for a place like this to live in. Roth noted there are a lot of young professionals currently looking for projects like this. Roth doesn't feel by reducing the roof height below 25-foot is a viable solution.

Winholtz, spoke about the preconcept meetings regarding the project and how it misleads the public. She feels when the project does come to the Planning Commission meeting as a Public Hearing, the Planning Commission would vote in favor for it because the project had met all the requirements request by the Commission. Winholtz wished Morro Bay would tell people to build to the City's standards with no exception. Winholtz stated the project is not providing affordability and noted if the increased height limit was approved, it would mean more projects uphill will be approved and there would be no view shed which the Planning Commission is supposed to be protecting.

Cutter, stated because the city wants affordable homes it would create increased density which would hurt the city.

Kristen Headland, Morro Bay resident, stated she opposes the project and is concerned about her neighborhood if the increased height limit is approved. She asked the Commission to keep the height limit at 25-foot.

Tina Metzger, Morro Bay resident, stated she understands the ideas the applicant and designer are presenting. Metzger also noted there are expectation for property owners who have already invested in their properties and did their research of how other properties could affect their views. She doesn't understand why the Commission would change the rules when the other neighbors followed the rules.

Linda Merrill, Morro Bay resident, is concerned about the Planning Commission not following the rules. Merrill stated the project should've stopped at the Planner's desk and shouldn't have gotten this far. Merrill felt the owner should know the rules before starting the project. Merrill asked the Commission to keep the height at 25-foot.

Jason Pall, Morro Bay business owner, spoke of how the City's height limit is not a set rule if the Planning Commission could use their discretion on what the building height would be. Pall is in favor of a project.

Fore, stated the Planning Commission's decision will affect Morro Bay. Fore stated there should be a democratic vote for the city.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=1h16m8s

Chairperson Luhr opened the Public Comment for the applicant.
https://youtu.be/eophUo0RTtM?t=1h16m39s

The Commission presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=1h29m52s

Discussion and comments made by the Commissioners.

Chairperson Luhr opened the Public Comment for the applicant.
https://youtu.be/eophUo0RTtM?t=1h42m50s

Schneider presented his comments to the Commission.

The Commission presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=1h48m41s

Discussion between the Commission and staff.

Chairperson Luhr opened the Public Comment for the applicant.
https://youtu.be/eophUo0RTtM?t=1h56m58s

The applicant answered questions from the Commissioners.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=2h5m6s

Discussion and comments made by the Commissioners.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/eophUo0RTtM?t=2h3m46s

Stollmeyer stated why his project should move forward.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=2h5m9s

MOTION: Vice-Chairperson Lucas move to a date uncertain. Commissioner Barron seconded, and the motion passed (5-0).
https://youtu.be/eophUo0RTtM?t=2h5m15s

C. NEW BUSINESS
https://youtu.be/eophUo0RTtM?t=2h12m

C-1 **Plan Morro Bay:** Draft Zoning Code Update, Module 3: Use Regulations; Continued Review of Draft Zoning Code Module 2: Community Commercial (CC) downtown height standards.
Staff Recommendation: Review staff report and draft Zoning Modules 2 and 3, hear presentation by consultant, take public comment, discuss and provide feedback to staff.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Commissioner Barron recused himself due to living in the proximity of the Module 2 zoning.

Martha Miller presented the staff report for Module 2.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/eophUo0RTtM?t=2h39m23s

Erica Crawford, Morro Bay Chamber of Commerce, commented on Module 2 and let the Commission know the Chamber is in accord with it.

Martoney, spoke of the negative affects if the height limit is increased to 37-feet. Martoney gave some suggestions to the Commission.

Headland, spoke about noticing so the public could be notified of changes in Module 2.

Ted Dumont, Morro Bay commented on how San Luis Obispo has dramatically changed the character by raising the height limit. Dumont spoke about Class A Commercial and the negative impacts it would have for Morro Bay. Dumont asked the Commissioners to keep in mind how things will change in the next 10 years.

Metzger, spoke how the height increase would be great for an urban area, but not for the Morro Bay residents. Metzger suggested the Commission not decide until they do a view shed analysis of how the increased heights would change the view shed. Metzger also stated the City should contact the property owners in the neighborhood.

Ed Hamp, Cypress RV owner, stated most of the parcels marked for probable development are located around his property. Hamp spoke about a parcel that's already seven feet above his property. Hamp commented if bigger building are built around his property, it will have a negative impact on his property and business.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=2h39m21s

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/eophUo0RTtM?t=3h46m50s

Winholtz, commented the Commission should concentrate on bringing the vacation rentals into the downtown areas away from the residential areas. Winholtz asked the Commissioners to think about the idea before making their decision.

Crawford, commented on how the Chamber is working in partnership with the City and other partners on economical development. The Chamber will be reaching out to the commercial property owners to discuss economical development in their district.

Discussion between the Commissioners and staff.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=3h51m35s

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.
https://youtu.be/eophUo0RTtM?t=3h52m33s

MOTION: Second to continue Module 3 to the next Planning Commission meeting. The motion passed (4-0), Commissioner Barron recused himself.

C-2 Annual Water Report FY2017/2018 and Recommendation for Allocation of Water Equivalency Units (WEU) for FY2018/2019
Recommendation: Recommend approval to City Council
Staff Contact: Damaris Hanson, Environmental Programs Manager, (805) 772-6265
https://youtu.be/eophUo0RTtM?t=3h54m1s

Graham presented the staff report.

The Commissioners presented their questions to staff.

MOTION: Commissioner Ingraffia moved to approve the Annual Water Report FY2017/2018 and Recommendation for Allocation of Water Equivalency Units (WEU) for FY2018/2019. Vice-Chairperson Lucas seconded, and the motion passed (4-1), with Commissioner Sadowski voting no.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

Commissioner Ingraffia reminded people of the Kent Nagano concert for the preservation of Cerritos Peak on Friday, June 8th. Tickets available on Morro Bay Open Space Alliance.

Vice-Chair Lucas thanked the public who sent emails regarding comments on the topics of tonight's meeting.

Chairperson Luhr seconded Vice-Chair Lucas' comment.

Commissioner Sadowski wanted to notify the public about the children getting out of school soon and for everyone to slow down.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

Graham notified the Commissioners there will be a Vacation Policy reforum on June 20th, at the Community Center, 6 p.m. – 8 p.m. The meeting will be held by two City Council members, John Headding and Marlys McPherson. Staff will be placing the updated vacation rental policy on the website.

The Commissioners were notified about Gary Clay's Cal Poly's Class presentation. Scot will forward the information to the Commissioners.

The Commissioners were notified there will be a quorum for the Special Joint Meeting on July 3rd to review the EIR at 3 p.m. – 6 p.m. The regular Planning Commission meeting to follow.

G. ADJOURNMENT

The meeting adjourned at 10:37 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 19, 2018, at 6:00 p.m.

_____
Gerald Luhr, Chairperson

ATTEST:

_____
Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: OCTOBER 2, 2018

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 19, 2018
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
ABSENT:	Michael Lucas	Vice-Chairperson
STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
https://youtu.be/RbY1vhkW3No?t=2m39s

Commissioner Sadowski notified the community about the sewer leak between Java Street and Island Street. Water was tested and showed results of chloroform bacteria.

Chairperson Luhr asked staff if he could confirm there was a vacation rental meeting tomorrow.

Graham responded City Council members Headding and McPherson will be heading the meeting at the Community Center, 6:00 p.m. – 8:00 p.m., on June 20th.

PUBLIC COMMENT PERIOD
https://youtu.be/RbY1vhkW3No?t=3m56s

Betty Winholtz, Morro Bay, announced there will be a gathering on June 21st, 6:00 p.m. at Triangle Park (Harbor Street and Moro Bay Blvd.), for immigrant families and people who are seeing asylum.

Eric Fore, Morro Bay, spoke about the 25-foot height limit. Fore stated the Commission or Planning Department has changed the rules. Fore doesn't think the rules should change.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=8m24s

PRESENTATIONS - NONE

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 March 20, 2018.
Staff Recommendation: Approve minutes as submitted.

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

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.: CP0-500, UP0-440**
Site Location: 3300 Panorama Drive, Morro Bay, CA
Project Description: Coastal Development Permit and Conditional Use Permit application request. The applicant proposes to demolish and remove two large holding tanks (approximately 48 feet high and 140 feet in diameter) once used by the United States Navy to store jet fuel, one water tank with a capacity of approximately 131,600-gallons, removal or decommissioning the piping attached to the tanks, pumps and the concrete foundations beneath the tanks and shotcrete on the containment berms. The applicant will provide staging areas within the bermed areas for the equipment and trucks. The project is anticipated to require some level of disturbance over approximately 5.17 acres and is expected to take 2 to 3 months to complete. The project site is located in a Single Family Residential (R-1) zone with a Planned Development (PD) Overlay. The site contains areas of environmentally sensitive habitat and is partially located in the Coastal Commission appeals jurisdiction.
CEQA Determination: The City determined the project changes warranted an updated Mitigated Negative Declaration of Environmental Impact (MND), which was prepared and available for public comment in February 2018. Mitigation Measures are recommended in several categories to reduce potential environmental impacts to a less than significant level. Copies of the MND are available for review at the Community Development Department, 955 Shasta Avenue in Morro Bay and on the City's website at the following link:
http://www.morrobayca.gov/DocumentCenter/View/11541/Panorama-MND_Final_02_09_18
Staff Recommendation: Adopt the Mitigated Negative Declaration and Resolution 15-18 approving the demolition project subject to compliance with recommended conditions and mitigation measures.
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211
https://youtu.be/RbY1vhkW3No?t=9m16s

COMMISSSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard announced she gave the Commissioners public comments which were received after noon today, and noted the comments were posted to the website. Hubbard also notified the public the Commissioners were also copied on emails, comments from California Coastal Commission and the applicant's comments regarding the MND.

Hubbard also introduced the consultants attending the meeting: Jaqueline McCrory, SWCA Environmental Consultants and Aaron LaBarre, San Luis Obispo County Health Services.

Hubbard presented the staff report.

The Commissioners presented their questions to staff

Chairperson Luhr opened the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=31m31s

Chris Mathys, representative for the applicant, introduced the staff who will be answering questions tonight for him.

- Michael Tiffany, Analytical Consulting Group, Industrial Hygienist
- Oliver Ries, Bedford Enterprises, Lead Contractor
- Jeff Reid, McCormick Barstow, Attorney
- Brian Dugas, Terra Verde, Biological Reports

Tiffany addressed concerns regarding the Environmental Sensitive Habitat Areas (ESHA) and insurance and bonding for the project.

Tiffany presented the project report.

Jeff Reid continued the applicant's presentation.

Kristen Headland, Morro Bay, spoke of possible contamination in the soils and affects the excavation would cause. Headland spoke of the CEQA requirements and the piecemealing going on between the City and the applicant.

Ed Griggs, 539 Whidbey Street, stated on October 16, 2016 Kristen Headland asked Mathys if he was going to develop the land and noted Mathys gave false information. Griggs stated CEQA does not allow piecemealing information and that the Commission has the power to protect the people and neighborhood.

Allan Belt, 499 Whidbey Street, spoke of how the project should have a set date of completion once it's approved. Belt stated he hasn't heard much about noise control and hours of operation. Belt asked the Commission to make a fair decision on the matter.

Bill Albert, Morro Bay, spoke of the environmentally sensitive areas of the project, and the unknown issues when the project starts. Albert is doubtful the applicant will be accountable for their part in the project. Albert asked the Commission to continue to protect the environment and Morro Bay's citizens.

Annie Pavarsky, Yerba Buena Street, stated the Commission is being misguided by City staff and the City Attorney regarding this project. Parvarsky also noted staff was being manipulated by the applicant and stated CEQA prohibited piecemealing environmental reviews. Pavarsky brought up the different entities listed on the documents and questioned who the actual owner was. Pavarsky

feels the project shouldn't be approved tonight and recommends a complete EIR be completed before the project is started.

Dan Sudling, Morro Bay, stated the City owes the citizenry and the environment a full EIR due to all of the hazardous materials on site. He would like the people to be protected and stated if the applicant is not going to develop the area, have them sign a Memorandum of Understanding (MOU). Sudling urged the Commission to conduct an EIR to protect the citizens.

Sean McCaffery, 442 Sicily Street, is concerned with all of the big trucks that will be traveling on his street. He asked if there would be some type of quality control for the project, a contact person for the project, the response time for complaints, and if there was a complaint, would the work continue or stop until the issue was resolved? McCaffery also asked if fines would be issued, and where would the fines be allocated to? McCafferey also wanted to know if he had to assume all of the dirt removed would be hazardous and also asked how the noise issues would be handled. McCaffery recommends a full EIR for this project.

Barry Brannon, Morro Bay, stated he used to install fuel tanks for oil companies and is experienced in hazardous waste removal. Brannon does not see in remediation being taking care of on site. He is concerned about the heavy trucks traveling on his street.

Eric Fore, Zanzibar Street, spoke of the jet fuel tanks leaking for a long time and stated he had some oil in his water. Fore stated his concerns about the sewer laterals being the property owner's responsibility and noted this was wrong.

Betty Winholtz, Morro Bay, thanked the developer for not affecting the ESHA. Winholtz showed pictures of other birds in the area which were not listed in the report. She spoke of the brown act and urged the Commissioners to read the Coastal Commission letter. Winholtz also wanted clarification on the grading and buffer areas for the project and had questions regarding the truck loads.

Tina Metzger, Morro Bay, stated the citizens who spoke earlier all have valid concerns. Metzger wanted to know who the "Human Owners" of the site were. She stated only LLC's are listed in the documents. She is concerned about the sewer video, streets and truck routes. Metzger asked if City staff would be tracking the project and wanted to know who would be the liaison for the neighbor's concerns.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=1h27m45s

Chairperson Luhr presented questions brought up by the citizens to staff.

Jacqueline McCrory, SWCA Consultants, spoke of the differences between an MND and an EIR report.

Tiffany spoke of testing on tanks and noted the testing was done due to the concerns of the citizens. Tiffany stated SLO County Environmental Health was notified and did not require a work plan. Tiffany also spoke about the remediation process. Tiffany stated he and another one of his colleagues would be the point of contact if residents have any concerns, and noted one of them would be on site.

The Commissioners presented their questions and concerns to Tiffany, Neumeyer and City staff.

All questions and concerns from the Commissioners were answered.

McCrory spoke about the differences between an MND and an EIR, and explained why the MND was processed for this project.

The Commissioners presented their questions to McCrory.

McCrory answered the Commissioners questions.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=2h38m17s

Chairperson Luhr presented his question regarding resident's sewer laterals on the truck routes.

The applicant answered Luhr's questions and was in support of a video of the sewer laterals.

Commissioner Sadowski presented his question regarding sewer main videotaping to the applicant.

The applicant responded to Sadowski's question.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=2h42m3s

Discussion and comments made by the Commissioners.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=2h39m22s

Discussion between Commissioners & applicant.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=3h2m45s

Discussion and comments made by the Commissioners.

Hubbard read the added conditions to the Commissioners.

Discussion between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=3h17m53s

Reid commented on the conditions for the Environmental Hygienist.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=3h18m45s

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=3h21m16s

Tiffany responded to the Commissioners questions.

Aaron LaBarre, Supervisor of the Hazmat Program for the County of SLO, spoke of what his department would be doing and the requirements needed for the project.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/RbY1vhkW3No?t=3h30m39s

Discussion between Commissioners and staff.

Tiffany presented some options for other consultant services.

Discussion between Commissioners and staff.

Reid confirmed the applicant has accepted all of the revised conditions and consent to an approval of the other conditions set forth in the draft resolution which was distributed.

Neumeyer spoke of the Performance Agreement and noted the applicant was in agreement. Neumeyer specified the requirements for a bond and great insurance were discussed.

Discussion between Commissioners and staff.

MOTION: Commissioner Ingraffia moved to an approve PC Resolution 15-18 as amended. Commissioner Barron seconded, and the motion passed (3-1) with Commissioner Sadowski voting no.

Standard Conditions - ***Modified by Planning Commission June 19, 2018.***

2. Inaugurate Within Two Years: The time limits provided in this Standard Condition No. 2 upon written request from the applicant will be tolled from the commencement of any appeal of the approval of this Resolution, or commencement of other legal action by a third party challenging this approval in a court of law, and until the conclusion of any such appeal (e.g. appeal exhausted) or legal action (e.g. settlement, final judgement, dismissal).

Planning Conditions - ***Modified by Planning Commission June 19, 2018.***

11. Environmental Compliance Monitor: The applicant shall retain a qualified independent Environmental Compliance Specialist, to ***be contracted with the City of Morro Bay, and paid for by applicant through reimbursement to the city of Morro Bay***, to oversee and document compliance with all approved project-related mitigation measures as well as environmental regulatory requirements pertaining to the proposed demolition activities. Job duties and reporting protocols shall be subject to approval of the Community Development Director, ***and City of Morro Bay will make best efforts to reduce or waive applicable fees.***

Public Works Conditions - Modified by Planning Commission June 19, 2018.

8. Add the following Notes to the Plans for Building Permit for Demolition:

a. Applicant agrees that issuance and acceptance of a building permit for demolition is conditioned on applicant guarantees and warrants that any damage caused by, or arising from, such demolition activities, to City facilities (e.g. curb/berm, street, sewer line, water line), or any public improvements, ***sewer laterals, or water line laterals in the right of way***, shall be repaired by applicant at no cost to the City of Morro Bay ***or any other party.***

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

Commissioners Ingraffia stated the concert for save Cerrito Peak was a success.

Commissioner Barron thanked the City Council for appointing him to the Water Reclamation Facility Citizens Advisory Committee (WRFCAC). Barron notified the public of the WRFCAC Joint Community Development Workshop on June 23rd, 1:30 p.m. at the Community Center.

Commissioner Sadowski requested if a discussion between the Commissioners could be agendized regarding the property where the existing Wastewater Treatment Plant is located for placing a warming mobile room for the homeless.

Chairperson Luhr questioned staff about the Joint meeting with the WRFCAC.

Graham responded to Luhr's question and updated the Commissioners with upcoming meetings.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 9:57 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 3, 2018, at 6:00 p.m.

_____
Gerald Luhr, Chairperson

ATTEST:

_____
Scot Graham, Secretary

AGENDA ITEM: A-4

DATE: OCTOBER 2, 2018

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 3, 2018
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Assistant Planner
	Martha Miller	Lisa Wise Consulting

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
https://youtu.be/o5o5pL5k5Ik?t=2m27s

Commissioner Sadowski announced the Rock to Pier run on July 14th at 8:30 a.m. He encouraged everyone to come out.

Chairperson Luhr reminded everyone that tomorrow is the 4th of July and to be careful. Luhr noted there would be a $1000 fine for firework violations.

PUBLIC COMMENT PERIOD
https://youtu.be/o5o5pL5k5Ik?t=3m38s

Robert Krauss, Morro Bay, spoke of the 25-foot flag pole located on his neighbor's property and how he views it as a nuisance. Krauss was under the impression the code was going to be changed. He is hoping the ordinance would be changed.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/o5o5pL5k5Ik?t=9m41s

Graham responded to Mr. Krauss' comment and noted it would be something that could be discussed when they get to the General Plan Module 3 section.

PRESENTATIONS - NONE

A. CONSENT CALENDAR
https://youtu.be/o5o5pL5k5Ik?t=9m45s

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

MOTION: Vice-Chairperson Lucas moved to receive and file the Consent Calendar. Commissioner Barron seconded, and the motion passed (5-0).

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.
https://youtu.be/o5o5pL5k5Ik?t=10m31s

B-1 **Case No.:** CP0-571 / UP0-517
Site Location: 570 Kings Ave, Morro Bay, CA
Project Description: Coastal Development Permit and Conditional Use Permit for the demolition of an existing 1,050 sq. ft. residence and the construction of two new attached single-story residential dwelling units; a 1,000 sq. ft. 2-bedroom unit and a 430-sq. ft. studio unit. The project is located within the R-2 Duplex Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3(b)
Staff Recommendation: Conditionally Approve the project subject to Finding and Conditions
Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

COMMISSSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Gargiulo presented the staff report.

The Commissioners presented their questions and concerns to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/o5o5pL5k5Ik?t=26m51s

The Commissioners presented their questions to the applicant.

The applicant responded to the Commissioners questions.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/o5o5pL5k5Ik?t=31m51s

Discussion between the Commissioners.

Chairperson Luhr asked Gargiulo to verify the correct address for the project.

MOTION: Commissioner Sadowski moved to approve PC Resolution 19-18, CP0-571/UP0-517, for two new dwelling units at 570 Kings Avenue, with an addition to the Planning Condition. Vice-Chairperson Lucas seconded, and the motion passes 5-0.

Planning Condition #8 Added:

The Applicant shall work with staff to provide greater architectural articulation on the south and west elevations to the satisfaction of the Community Development Director.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

D-1 **Plan Morro Bay (General Plan/LCP Update):** Draft Zoning Code Update, Module 3: Use Regulations *(continued from the June 5, 2018 Planning Commission meeting)*.
Staff Recommendation: Review staff report and draft Zoning Modules 3, hear presentation by consultant, take public comment, discuss and provide feedback to staff.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291
https://youtu.be/o5o5pL5k5Ik?t=41m59s

Commissioners presented their questions to staff.

Martha Miller presented the Module 3 Use Regulations.

The Commissioners presented their questions and concerns to staff.

Chairperson Luhr recused himself from the discussion on Chapter 17.06 Mix Commercial Use Districts due to owning property in the area.

Graham gave direction to Vice-Chairperson Lucas. Graham explained why Luhr had to recuse himself.

Chairperson Luhr returned after the discussion of Chapter 17.06. Graham gave direction to Luhr on what he could and couldn't comment on.

E. PLANNING COMMISSIONER COMMENTS
https://youtu.be/o5o5pL5k5Ik?t=3h45m49s

Chairperson Luhr asked staff about the abandoned mobile home on Sunset Drive.

Graham updated the Commissioners on the mobile home.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT
The meeting adjourned at 10:47 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 17, 2018, at 6:00 p.m.

_____
Gerald Luhr, Chairperson

ATTEST:

_____
Scot Graham, Secretary

AGENDA NO: B-1 and B-2

MEETING DATE: October 2, 2018

Staff Report

TO: **Planning Commissioners** **DATE: September 10, 2018**

FROM: **Joan Gargiulo, Assistant Planner**

SUBJECT: Continued Review of 300 Tahiti Street (CP0-563 / UP0-522) and 310 Tahiti Street (CP0-570 / UP0-523) Request for Coastal Development Permit and Minor Use Permit approval to allow for the demolition of an existing commercial structure and the construction of a Single-Family Residence (SFR) with an attached Accessory Dwelling Unit (ADU) on each of the two adjacent parcels at 300 and 310 Tahiti Street for a total of two SFRs and two ADUs in the MCR/R-4/SP mixed commercial and residential zoning district.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECTS by approving both Planning Commission Resolution No. 27-18 and Resolution No. 28-18 which include the Findings and Conditions of Approval for the projects depicted on site development plans date stamped received July 12, 2018.

APPLICANT/AGENT:

Applicant/Owner: Ken Stollmeyer
Agent/Architect: Joel Snyder,
Ten Over Studio



ASSESSOR PARCEL NUMBER:

065-042-026 (2 underlying lots)

BACKGROUND/DISCUSSION:

This item was continued from the June 5, 2018 Planning Commission meeting with direction to reduce the height of at least 2/3 of the north-south running ridgelines to less than 25 ft. above average natural grade to comply with the height requirements set forth in the North Main Street Specific Plan. See project Planning Commission meeting minutes for June 5, at the following link: https://www.youtube.com/watch?v=eophUo0RTtM

Prepared By:____JG___ Department Review: _____SG____

BUILDING HEIGHT:

Original Ridgeline/Building Height (June 5, 2018 PC Meeting)





Proposed Ridgeline/Building Height (October 2, 2018 PC Meeting)

PROJECT SETTING/ DESCRIPTION:

The project site (formerly known as 3310 Main Street) is located on the southern corner of Tahiti and Main Street, in designated Area A of the North Main Street Specific Plan. The two separate 2,400 sq. ft. parcels are currently developed with a 1,528 square-foot single story commercial building. The project at 300 Tahiti includes a 1,2276 sq. ft. single-family residence, a 634 sq. ft. accessory dwelling unit, and a 546 sq. ft. garage. The project at 310 Tahiti includes a 1,319 sq. ft. single-family residence, a 655 sq. ft. accessory dwelling unit, and a 636 sq. ft. garage. Surrounding uses include single family and multi-family residences.

Adjacent Zoning/Land Use			
North:	MCR/R-4/SP Multi-Family Residential	South:	MCR/R-4/SP Multi-Family Residential
East:	MCR/R-4/SP Multi-Family Residential	West:	Main Street and Highway 1

Site Characteristics	
Lot Sizes	Two parcels of 2,400 square feet each (Two 40' x 60' lots)
Existing Use	Commercial – Tattoo Parlor
Terrain	Slopes slightly from NE to SW
Vegetation	Ornamentals
Access	Main and Tahiti Streets

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed Use
Base Zone District	Mixed Commercial Residential / Multifamily residential-hotel-professional (MCR/R-4)
Zoning Overlay District	North Main Street Specific Plan (SP) Area A
Coastal Zone	Located outside the appeal jurisdiction

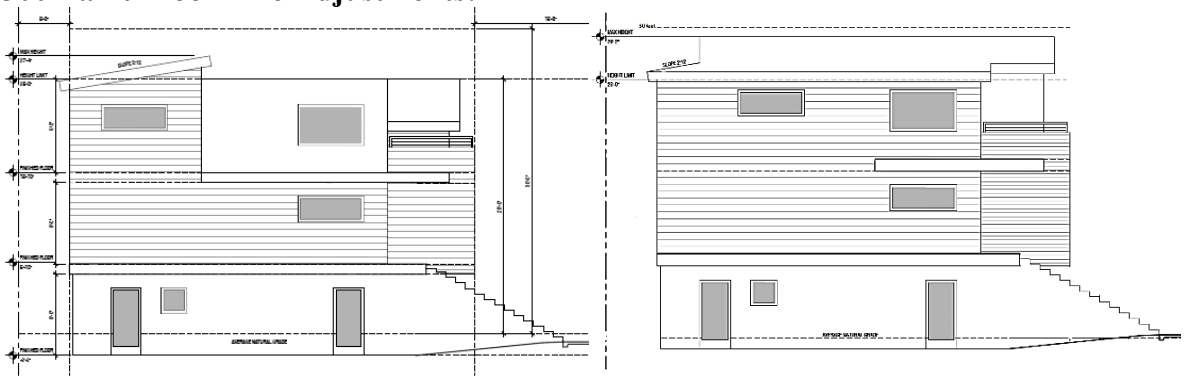
Zoning Ordinance Standards for 300 Tahiti Street Only		
	Standards	**Proposed**
Front-Yard Setback	15 feet	15 feet
Garage Setback	20 feet	21' 1"
Exterior Side Setback (along Main)	10 feet	10 feet
Interior Side-Yard Setback	5 feet	5 feet
Rear-Yard Setback	5 feet	5 feet
Lot Coverage	60% allowed	44%
Maximum Height	25 feet; up to 30 feet with PC approval for roofline variation	27'4"
Percent of Roof line over 25 ft. height limit	33%	North-South Ridgeline: 33%
Parking	2 covered and enclosed spaces for the primary residence	2 covered and enclosed

Zoning Ordinance Standards for 310 Tahiti Street Only		
	Standards	**Proposed**
Front-Yard Setback	15 feet	15 feet
Garage Setback	20 feet	20' 10"
Interior Side-Yard Setback	5 feet	5 feet
Rear-Yard Setback	5 feet	5 feet
Lot Coverage	60% allowed	47%
Maximum Height	25 feet; up to 30 feet with PC approval for roofline variation	27'3"
Percent of roofline over 25 ft. height limit	33%	North-South Ridgeline: 33%
Parking	2 covered and enclosed spaces for the primary residence	2 covered and enclosed

BUILIDING HEIGHT:
The Commission's main concern was with the overall height of the proposed development. The North Main Street Specific Plan (NMSP) found in the Zoning Code at MBMC 17.40.110.D2 states,
"The maximum height shall be generally two stories (above subterranean or semi-subterranean parking if provided) not to exceed twenty-five feet; except that the planning commission may allow up to thirty feet to encourage roofline variations and sloping roof treatments provided the additional height is necessary for such roof treatment and that corridors protecting significant views are provided."

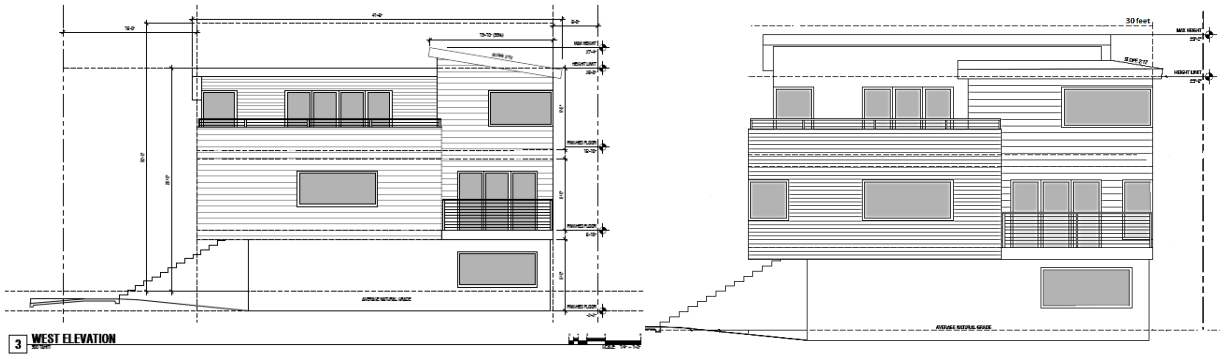
Furthermore, MBMC 17.40.110.D2a states "*not more than 1/3 of the west elevation of the building roofline, and, if different, not more than 1/3 of the elevation of the longest building roofline shall exceed 25 ft. in height. This standard is intended as a guideline, not a strict requirement, and the Planning Commission may vary from this guideline as deemed necessary and useful to meet the intent of this section."*

300 Tahiti Roof Line Adjustments:



Proposed Previous June 5th Submittal

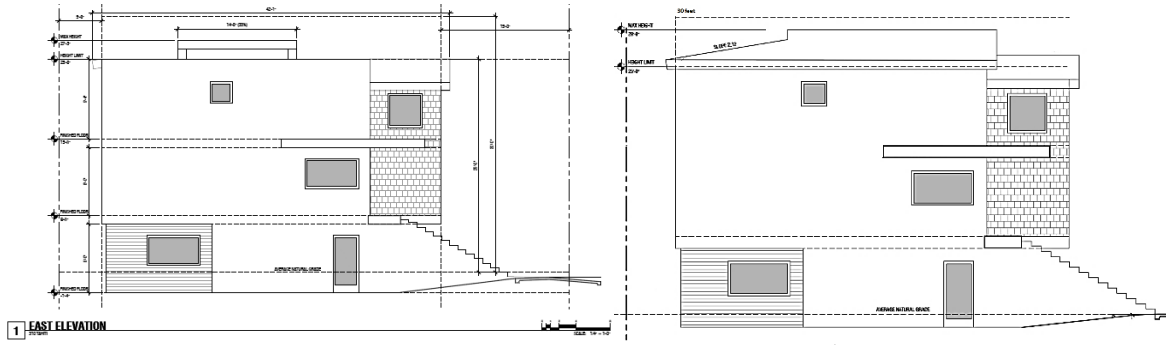
The above images show the eastern elevation of the project at 300 Tahiti Street; note the significant portion of the roofline lowered to below 25 ft. above average natural grade.



Proposed Previous June 5th Submittal

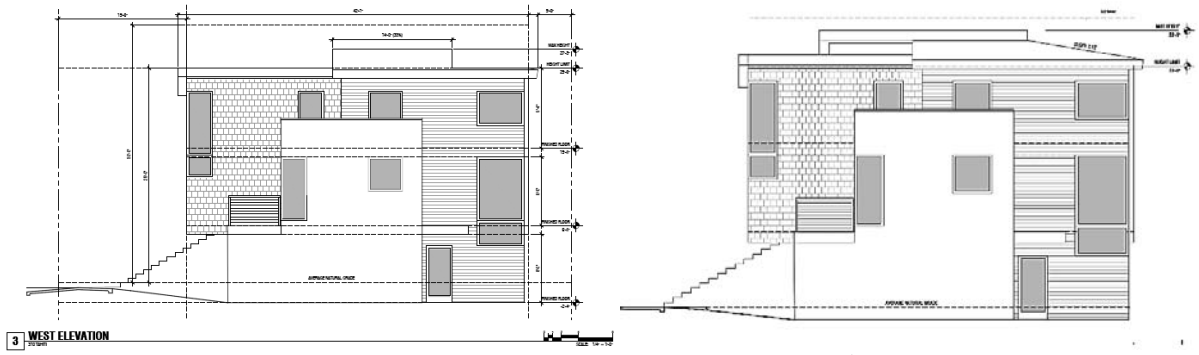
The above images show the western elevation of the project at 300 Tahiti Street illustrating the significant reduction in ridgeline over 25 ft.

310 Tahiti Roof Line Adjustments:



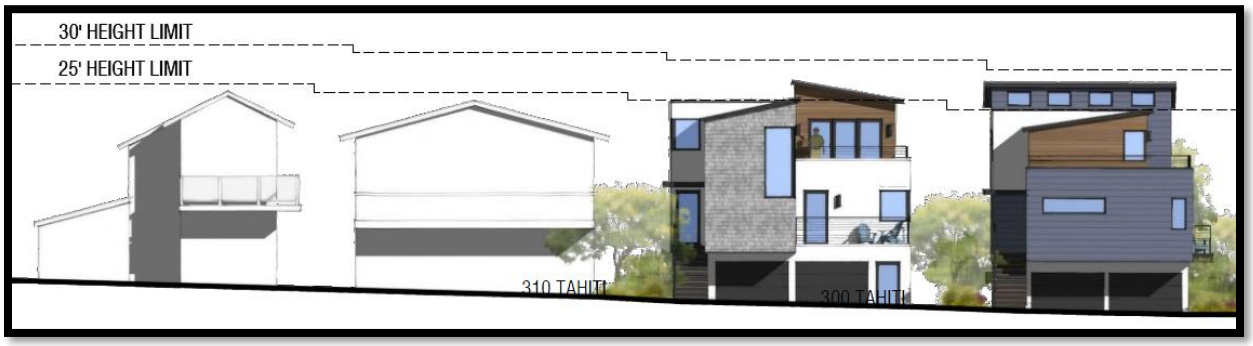
Proposed Previous June 5th Submittal

The above images show the eastern elevation of the project at 310 Tahiti Street with the reduced ridge height



Proposed Previous June 5th Submittal

The above images show the western elevation of the project at 310 Tahiti Street showing the reduced ridgeline.



The above image illustrates the height of the proposed structures in relation to the 25 ft. and 30 ft. height limits

ENVIRONMENTAL DETERMINATION:

Environmental Review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3 for the construction of a Single-Family Residence on any legal parcel. (The project proposal is two SFRs and two ADUs, one each on two separate adjacent legal parcels.) Additionally, none of the Categorical Exemption exceptions, noted under Section 153000.2, apply to the project.

PUBLIC NOTICE:

Notice of public hearing on this item was published in the San Luis Obispo Tribune newspaper on Saturday, September 22, 2018, and mailed directly to all property owners of record and occupants within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed projects.

CONCLUSION:

Pursuant to the North Main Specific Plan, the Planning Commission has the authority to allow height up to thirty feet to encourage roofline variations and sloping roof treatments. Staff review of the plans as revised after the Planning Commission's consideration of the proposed project on June 5, 2018 show that the plans as designed will not impact significant views. In addition, Housing Element Policy H-10 promotes the approval of secondary dwelling or accessory dwelling units as an affordable housing option throughout the City. Approval of the project as two single family homes with accessory dwelling units furthers the goals of the City's Housing Element. To that end, the PC has the authority to approve the project height as proposed.

As conditioned, the project would be consistent with all applicable provisions of the General Plan and the Local Coastal Plan and the development standards set forth in the Zoning Ordinance which allows for the development of an SFR with ADU at these locations with the approval of a Coastal Development Permit and Minor Use Permit.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permits and Minor Use Permits (CP0-563/UP0-522 and CP0-570/UP0-523) for the two SFRs with associated ADUs at 300 Tahiti Street and 310 Tahiti Street, as shown on development plans date stamped received July 12, 2018, by adopting Planning Commission Resolution No. 27-18 and Resolution No. 28-18 which includes the Findings and Conditions of Approval for the projects.

EXHIBITS:

Exhibit A – Planning Commission Resolution No. 27-18
Exhibit B – Planning Commission Resolution No. 28-18
Exhibit C – Site Development Plans for 300 Tahiti
Exhibit D – Site Development Plans for 310 Tahiti
Exhibit E - June 5, 2018 Staff Report and Development Plans

RESOLUTION NO. PC 27-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-563) AND MINOR USE PERMIT (UP0-522) TO ALLOW CONSTRUCTION OF A NEW 1,276 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED 634 SQUARE-FOOT ACCESSORY DWELLING UNIT WITH A 546 SQUARE-FOOT GARAGE AT 300 TAHITI STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Community Center, 1001 Kennedy Way, Morro Bay, California, on June 5, 2018, for considering Coastal Development Permit CP0-563 and Conditional Use Permit UP0-522 for construction of a new single-family home and attached Accessory Dwelling Unit at 300 Tahiti Street; and

WHEREAS, the Planning Commission of the City continued the project to a date uncertain with direction to the Applicants for design revisions to the decrease the height of the majority of the ridgeline; and

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 2, 2018, for considering Coastal Development Permit CP0-563 and Conditional Use Permit UP0-522 for construction of a new single-family home and attached Accessory Dwelling Unit at 300 Tahiti Street; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), for construction of one single-family

residence in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Coastal Development Finding

1. As conditioned, the project is consistent with applicable provisions of the Local Coastal Program for new single-family residences and accessory dwelling units in the North Main Street Specific Plan Area

Minor Use Permit Findings

1. As conditioned, the establishment, maintenance, and operation of the residential use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.

2. The proposed project will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City.

3. As conditioned, the proposed project conforms to the policies set forth in the General Plan and the Local Coastal Program.

North Main Street Specific Plan Findings

1. As conditioned, the proposed project meets the development standards set forth in the North Main Street Specific Plan (Section 17.40.110 of the Municipal Code).

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-563 and Minor Use Permit UPO-522 for property located at 300 Tahiti Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated September 10, 2018, for the project at 300 Tahiti Street (APN:065-042-026) depicted on plans received by the City on July 12, 2018, as part of Coastal Development Permit CP0-563 and Minor Use Permit UP0-522, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of

this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

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

PLANNING CONDITIONS

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

2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

5. Architecture: Building color and materials shall be as shown on plans as approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.

7. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community

Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.

8. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure as certified by a licensed land surveyor.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".

2. North Main Street Specific Plan: The proposed project is located in Sub-Area A of this Specific Plan Area and subject to the following conditions:

    a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is required to maintain or replace curb, gutter, sidewalks and street trees pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements. Sidewalks shown conform to existing sidewalks and are acceptable as submitted.

3. Dedication: A dedication of frontage will be required for portions of frontage improvements encroaching on private property. Alternatively a public pedestrian easement may be created for portions of frontage improvements encroaching on private property

4. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.

5. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the

municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).

6. Erosion and Sediment Control Plan: Show locations and types of BMPs to be installed. For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

7. Water Meter: Indicate and label new or existing water meter on plans.

8. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.

9. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

10. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITIONS

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. The Title sheet of the plans shall include:
   a. Street address, lot, block, track and Assessor Parcel Number.
   b. Description of use.
   c. Type of construction.
   d. Height of the building.
   e. Floor area of the building(s).
   f. Vicinity map.

   All construction will conform to the 2016 California Building Code (CBC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 Green Building Code, 2016 California Residential Code and Accessibility Standards where applicable and all City codes as they apply to this project.

   (Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

4. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as appropriate. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

5. The owner shall comply with the City's Special Inspection Program. Special inspections may be required by Section 1704 of the California Building Code. All Special Inspectors

shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

7. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, and truss calculations.

8. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.

9. Fire sprinklers shall be required.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. A licensed surveyor or engineer shall verify pad elevations, and setbacks, prior to foundation inspection, and roof elevations, prior to roof sheeting inspection, when determined necessary by the planning division.

3. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Division shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances**.** If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

4. Certification of compliance with the soils report shall be submitted to the Building Division prior to foundation approvals. A final report certifying compliance with the soils report or grading plans shall be submitted to the Building Division prior to final approvals.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

1. Prior to building division final approval all required inspections from the other various departments must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

D. CONDITIONS SUBJECT TO ONGOING COMPLIANCE:

1. COMPLIANCE WITH APPLICABLE LAWS. All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

FIRE CONDITION

1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).

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

4. Address Identification. All new and existing single-family residences and accessory dwelling units shall have their own approved address numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide address numbers 4 inches high with ½ inch stroke in contrasting colors.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 2nd day of October, 2018 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 2nd day of October, 2018.

RESOLUTION NO. PC 28-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-570) AND MINOR USE PERMIT (UP0-523) TO ALLOW CONSTRUCTION OF A NEW 1,319 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH A 655 SQUARE FOOT ACCESSORY DWELLING UNIT AND A 636 SQUARE FOOT GARAGE AT 310 TAHITI STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Community Center, 1001 Kennedy Way, Morro Bay, California, on June 5, 2018, for considering Coastal Development Permit CP0-570 and Conditional Use Permit UP0-523 for construction of a new single-family home and attached Accessory Dwelling Unit at 310 Tahiti Street; and

WHEREAS, the Planning Commission of the City continued the project to a date uncertain with direction to the Applicants for design revisions to the decrease the height of the majority of the ridgeline; and

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 2, 2018, for considering Coastal Development Permit CP0-5570 and Conditional Use Permit UP0-523 for construction of a new single-family home and attached Accessory Dwelling Unit at 310 Tahiti Street; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), for construction of one single-family residence in an urbanized area. None of the exceptions found in CEQA Section

15300.2 apply to this project.

Coastal Development Finding

1. As conditioned, the project is consistent with all applicable provisions of the Local Coastal Program for new single-family residential development and accessory dwelling units in the North Main Street Specific Plan Area.

Minor Use Permit Findings

1. As conditioned, the establishment, maintenance, and operation of the residential use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.

2. The proposed project will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City.

3. As conditioned, the proposed project conforms to the policies set forth in the General Plan and the Local Coastal Program.

North Main Street Specific Plan Findings

1. As conditioned, the proposed project meets the development standards set forth in the North Main Street Specific Plan (Section 17.40.110 of the Municipal Code).

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-570 and Minor Use Permit UPO-523 for property located at 310 Tahiti Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated September 10, 2018, for the project at 310 Tahiti Street (APN:065-042-026) depicted on plans received by the City on July 12, 2018, as part of Coastal Development Permit CP0-570 and Minor Use Permit UP0-523, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically

become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

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

PLANNING CONDITIONS

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

2. Archaeology: An Archaeological Monitoring Plan is required. The monitoring plan shall be included with the building permit submittal for Planning Department review and approval. Plans submitted for a building permit shall include all provisions of the monitoring plan on a separate sheet and shall list the archaeological monitor and contact information on the title sheet.

3. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

4. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

5. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

6. Architecture: Building color and materials shall be as shown on plans as approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

7. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification*

based on a boundary survey shall be submitted with the request for foundation inspection.

8. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.

9. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure as certified by a licensed land surveyor.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".

2. North Main Street Specific Plan: The proposed project is located in Sub-Area A of this Specific Plan Area and subject to the following conditions:

    a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is required to maintain or replace curb, gutter, sidewalks and street trees pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements. Sidewalks shown conform to existing sidewalks and are acceptable as submitted.

3. Dedication: A dedication of frontage will be required for portions of frontage improvements encroaching on private property. Alternatively a public pedestrian easement may be created for portions of frontage improvements encroaching on private property

4. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on

the sewer lateral.

5. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).

6. Erosion and Sediment Control Plan: Show locations and types of BMPs to be installed. For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

7. Water Meter: Indicate and label new or existing water meter on plans.

8. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.

9. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

10. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay

Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITIONS

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. The Title sheet of the plans shall include:
   a. Street address, lot, block, track and Assessor Parcel Number.
   b. Description of use.
   c. Type of construction.
   d. Height of the building.
   e. Floor area of the building(s).
   f. Vicinity map.

   All construction will conform to the 2016 California Building Code (CBC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 Green Building Code, 2016 California Residential Code and Accessibility Standards where applicable and all City codes as they apply to this project.

   (Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

4. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as appropriate. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported

deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

5. The owner shall comply with the City's Special Inspection Program. Special inspections may be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

7. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, and truss calculations.

8. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.

9. Fire sprinklers shall be required.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. A licensed surveyor or engineer shall verify pad elevations, and setbacks, prior to foundation inspection, and roof elevations, prior to roof sheeting inspection, when determined necessary by the planning division.

3. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Division shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances**.** If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of

archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

4. Certification of compliance with the soils report shall be submitted to the Building Division prior to foundation approvals. A final report certifying compliance with the soils report or grading plans shall be submitted to the Building Division prior to final approvals.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

1. Prior to building division final approval all required inspections from the other various departments must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

D. CONDITIONS SUBJECT TO ONGOING COMPLIANCE:

1. COMPLIANCE WITH APPLICABLE LAWS. All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

FIRE CONDITION

1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).

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

4. Address Identification. All new and existing single-family residences and accessory dwelling units shall have their own approved address numbers placed in a position to

be plainly legible from the street or road fronting the property (CFC 505). Provide address numbers 4 inches high with ½ inch stroke in contrasting colors.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 2nd day of October, 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 2nd day of October, 2018.

STOLLMEYER RESIDENCES

300 TAHITI STREET, MORRO BAY, CALIFORNIA 93442



ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	L.F./LF	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	OBS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
CONN	CONNECTION		
CONST	CONSTRUCTION	OPOI	OWNER PROVIDED, OWNER INSTALLED
CONT	CONTINUOUS		
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DIM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EOS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST/(E)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.G./FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FIX	FIXTURE	T	REA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W/	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

DRAWING SYMBOLS

XXX — KEYNOTE

XXX — DOOR NUMBER

XXX — WINDOW NUMBER

X — EQUIPMENT NUMBER

MASTER BEDROOM
100
9'-0"
— ROOM TAG

X / AX.XX — DETAIL REFERENCE: — DETAIL NUMBER / SHEET NUMBER

X / AX.XX — DETAIL TARGET

1 / 4 / 2 / 3 — X / AX.X — INTERIOR ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

X / AX.XX — ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

X / AX.XX — SECTION MARKER — SECTION NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

SLOPE X:XX — ROOF / GROUND SLOPE: — INDICATES SLOPE AND DIRECTION OF SLOPE

X / X — HEIGHT / ELEVATION MARKER

N — NORTH ARROW

1 — REVISION MARKER

PROJECT DATA

PROJECT DESCRIPTION
THIS PROJECT PROPOSES TO REMOVE THE EXISTING 1,529 SQ FT COMMERCIAL BUILDING AND REPLACE IT WITH TWO RESIDENTIAL HOMES WITH ATTACHED ADU's. THE EXISTING COMMERCIAL BUILDING IS SURROUNDED BY RESIDENTIAL BUILDINGS AND DOES NOT FIT IN WITH THE CONTEXT, MAKING THIS AN IDEAL SPOT TO ADD HOUSING. THE PROPOSED MAIN RESIDENCES WILL CONSIST OF 2 BEDROOMS AND 2 BATHROOMS WITH AN ATTACHED TWO CAR GARAGE. THE ADU's WILL CONSIST OF 1 BEDROOM AND 1 1/2 BATHS. EACH UNITS GARAGE IS SUBTERRANEAN AND WILL HAVE 2 FLOORS ABOVE TO TAKE ADVANTAGE OF OCEAN VIEWS. MATERIALS AND COLORS WERE CHOSEN TO BE CONSISTENT WITH THE SURROUNDING CONTEXT AND CONTEXT OF MORRO BAY.

PROJECT ADDRESS	300 TAHITI STREET, MORRO BAY, CA
APN	065-042-026
ZONING	R-4, MCR, SP
CURRENT USE	R-3 (RESIDENTIAL)
LOT SIZE (EACH LOT)	2,400 SQ FT
(E) LOT COVERAGE	1,527 SQ FT (32%)
300 TAHITI LOT COVERAGE	1,050 SF (44%)
ALLOWABLE COVERAGE	60%

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA HISTORICAL BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

LIVING AREA SQ FOOTAGE

300 TAHITI

TOTAL LIVING SPACE:	1,910 SQ FT
MAIN HOUSE	1,276 SQ FT
ACCESSORY DWELLING UNIT	634 SQ FT (50% OF MAIN HOUSE)
GARAGE AREA:	546 SQ FT

2

PROJECT DIRECTORY

OWNER:
STOLLMEYER LIGHTING
2304 BROAD STREET
SAN LUIS OBISPO, CA 93401
CONTACT: KEN STOLLMEYER
PH: 805.235.9797
EMAIL: ken@stollmeyerlighting.com

ARCHITECT:
TEN OVER STUDIO, INC.
539 MARSH STREET
SAN LUIS OBISPO, CA 93401
CONTACT: JIM DUFFY
PH: 805.541.1010
EMAIL: jimd@tenoverstudio.com

CIVIL ENGINEERING:
ABOVE GRADE
1304 BROAD STREET
SAN LUIS OBISPO, CA 93401
CONTACT: SCOTT STOKES
PH: 805.548.1172
EMAIL: scott@abovegradeengineering.com

SURVEY:
WRD ENGINEERING AND SURVEYING
PO BOX 432
GROVER BEACH, CA 93484
CONTACT: BILL DRYER
PH: 805.481.1964
EMAIL: wrd_531@sbcglobal.net

GEOTECHNICAL:
GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
REPORT NUMBER SLO4031-1
CONTACT: KRAIG CROZIER
PH: 805.543.8539
EMAIL: kcrozier@geosolutions.net

BUILDING CODE DATA

SPRINKLERS:	REQUIRED:	YES
	PROPOSED:	YES
CONSTRUCTION TYPE:	TYPE VB	
OCCUPANCY GROUP:	R-3	

BUILDING SETBACKS

PROPOSED FRONT YARD:	GARAGE:	20'
	BUILDING:	15'
PROPOSED SIDE YARD:	5' (10' SETBACK OFF MAIN STREET)	
PROPOSED BACK YARD:	5'	
EXISTING REAR YARD	0'	

BUILDING HIEGHTS

HEIGHT LIMIT ALLOWED	25' 30' MAX FOR 1/3 OF ROOFLINE

300 TAHITI

AVERAGE NATURAL GRADE	48'-4"
TOTAL BUILDING HEIGHT	29'-6"
FINISHED FLOOR OF GARAGE	46'-2"
HEIGHT ABOVE NATURAL GRADE	27'-4"

2

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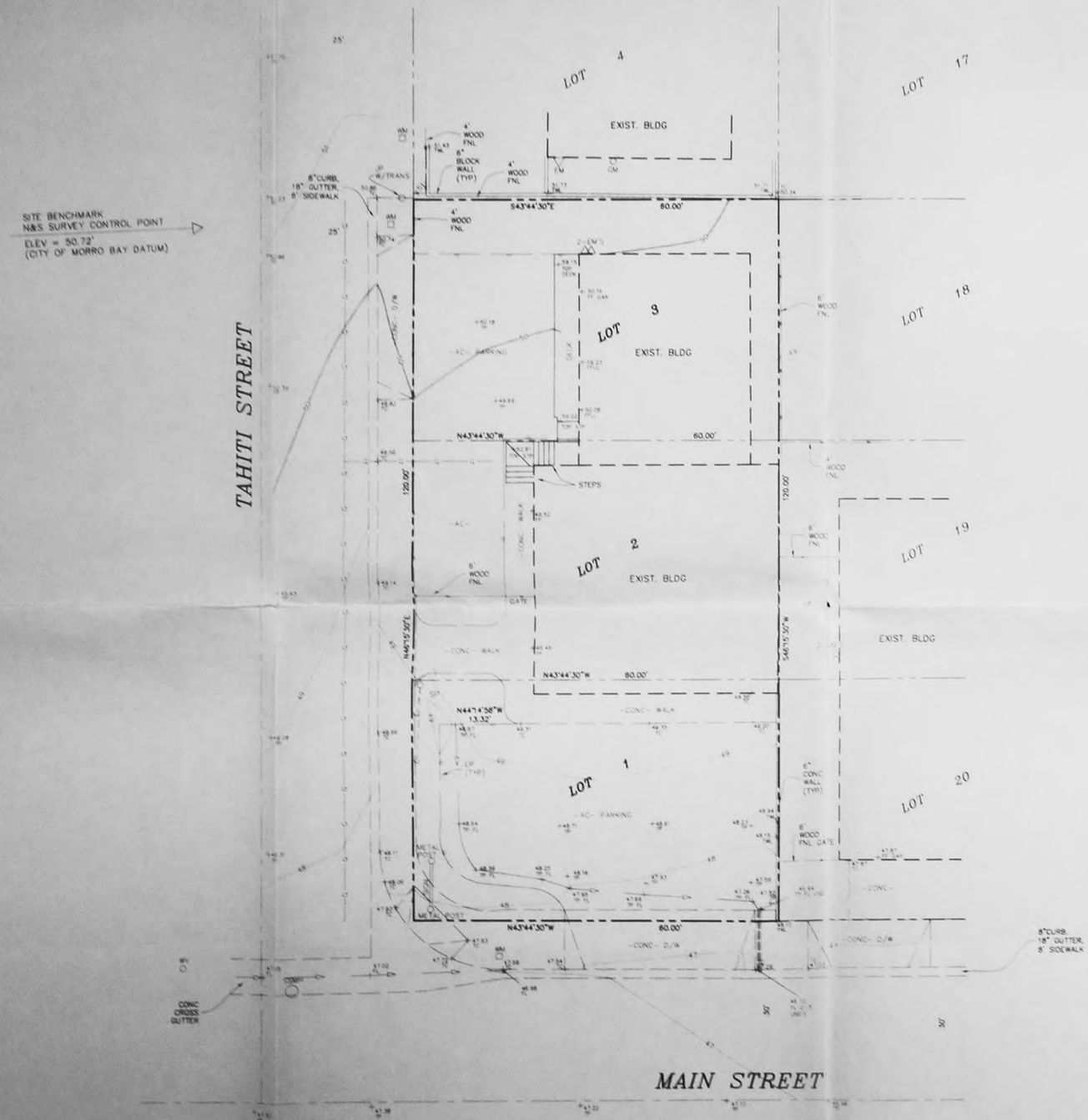
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C-3.1

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A3.0

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LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- FENCE LINE (FNL)
- BUILDING LINE
- FLOW LINE
- GAS LINE UNDERGROUND
- EDGE OF PAVEMENT
- TP — TOP OF PAVEMENT
- TP FL — TOP OF PAVEMENT FLOWLINE
- TC — TOP OF CURB/TOP OF CONCRETE
- TWL — TOP OF WALL
- WM — WATER METER
- WV — WATER VALVE
- GM — GAS METER
- EM — ELECTRIC METER
- JP — JOINT POLE
- IP — IRON PIPE
- SSMH — SANITARY SEWER MANHOLE
- FFUL — FINISHED FLOOR UPPER LEVEL
- FFLL — FINISHED FLOOR LOWER LEVEL
- SP — SERVICE POLE
- USD — UNDER SIDEWALK DRAIN

NOTE

BEARINGS AND DISTANCES ARE PER RECORD DATA AND ARE SHOWN FOR REFERENCE ONLY. PROPERTY LINES ARE APPROXIMATE.

A CURRENT TITLE REPORT SHOULD BE REFERENCED FOR ANY POSSIBLE EASEMENTS NOT SHOWN ON THIS MAP.

PROJECT BENCHMARK

1-1/2" BRASS CAP BM #A-122 – TOP OF CURB AT NE CORNER OF TRINIDAD AND MAIN STREETS – STAMPED CITY OF MORRO BAY MON.
ELEVATION = 47.087' (CITY OF MORRO BAY DATUM)

SITE BENCHMARK

N&S CONTROL POINT N'LY SIDE OF TAHITI 1.3' NORTH OF TOP OF PAVEMENT FLOWLINE IN FRONT OF CENTER OF BUILDING AT 330 TAHITI
ELEVATION = 50.72' (CITY OF MORRO BAY DATUM)

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF KENNETH G. STOLLMEYER IN JUNE 2003.

BY: _____ 7/31/03
TERRI A. GREEN L.S. 7868, EXP.12/31/2006

LICENSED LAND SURVEYOR TERRI A. GREEN PLS 7868 EXP 12/31/06 STATE OF CALIFORNIA

Surveying by:
WRD Engineering
Civil Engineering – Land Surveying
P. O. Box 432, Grover Beach, CA 93483
Ph: (805) 481-1964 FAX: (805) 481-9146

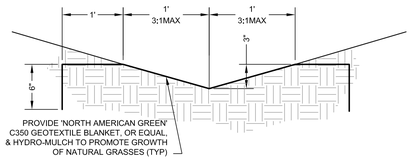
TOPOGRAPHIC SURVEY

LOTS 1-3, BLOCK 5B OF ATASCADERO BEACH (73-RS-11)

City of Morro Bay
County of San Luis Obispo
State of California

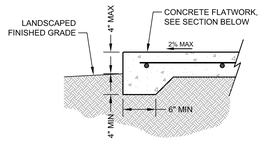
July 2003

SHEET 1 OF 1

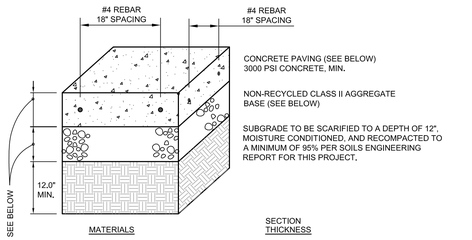


LINED SWALE DETAIL

SCALE = NONE



FLATWORK EDGE CROSS-SECTION

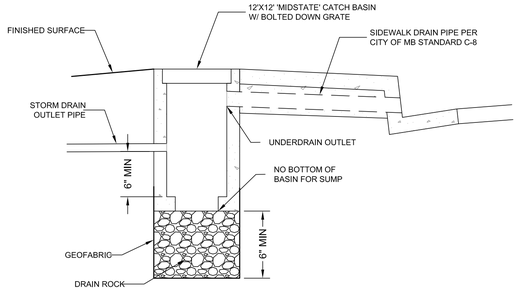


MATERIALS	SECTION THICKNESS
CONCRETE SURFACE COURSE	5.0"
CRUSHED AGGREGATE BASE COURSE	6.0"

NOTES:
* COMPACTION TO DENSITY BETWEEN 95 AND 100 PERCENT
** CROSS SLOPES NOT TO EXCEED 2% ON ALL WALKWAYS, AND NOT TO EXCEED 2% IN ANY DIRECTION IN PLAZA AREAS.

CONCRETE FLATWORK SECTION

SCALE = NONE

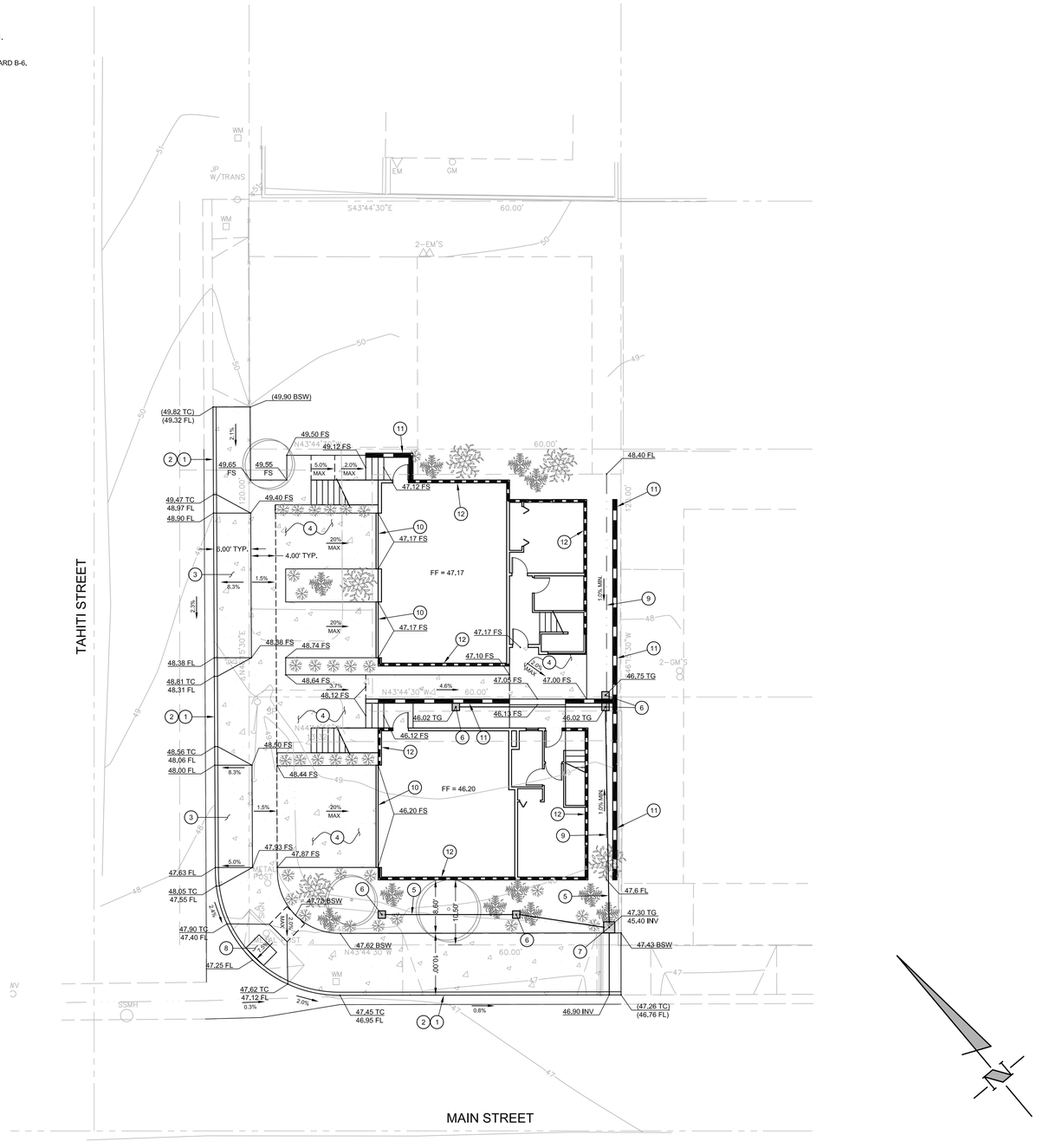


INFILTRATION CATCH BASIN DETAIL

SCALE = NONE

SPECIFIC CONSTRUCTION NOTES:

1 CONSTRUCT 6" TYPE A-2 CURB AND GUTTER PER CITY OF MB STANDARD B-1.
2 CONSTRUCT CONCRETE SIDEWALK PER CITY OF MB STANDARD B-5.
3 CONSTRUCT DRIVEWAY RAMP WITH 3' CURB FLARE PER CITY OF MB STANDARD B-6.
4 CONSTRUCT CONCRETE FLATWORK PER DETAIL.
5 INSTALL PVC STORM DRAIN.
6 INSTALL GRATED STORM DRAIN INLET.
7 INSTALL INFILTRATION CATCH BASIN PER DETAIL.
8 CONSTRUCT WHEELCHAIR RAMP PER CITY OF MB STANDARD B-4.
9 CONSTRUCT LINED DRAINAGE SWALE PER DTAIL.
10 INSTALL TRENCH DRAIN.
11 CONSTRUCT RETAINING WALL.
12 PROVIDE BUILDING STEM WALL.



10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 6/30/20 CIVIL STATE OF CALIFORNIA

COPY NOT FOR CONSTRUCTION

DATE:

STOLLMEYER RESIDENCE

300 - 310 TAHITI STREET
MORRO BAY, CA 93442

GRADING AND DRAINAGE PLAN

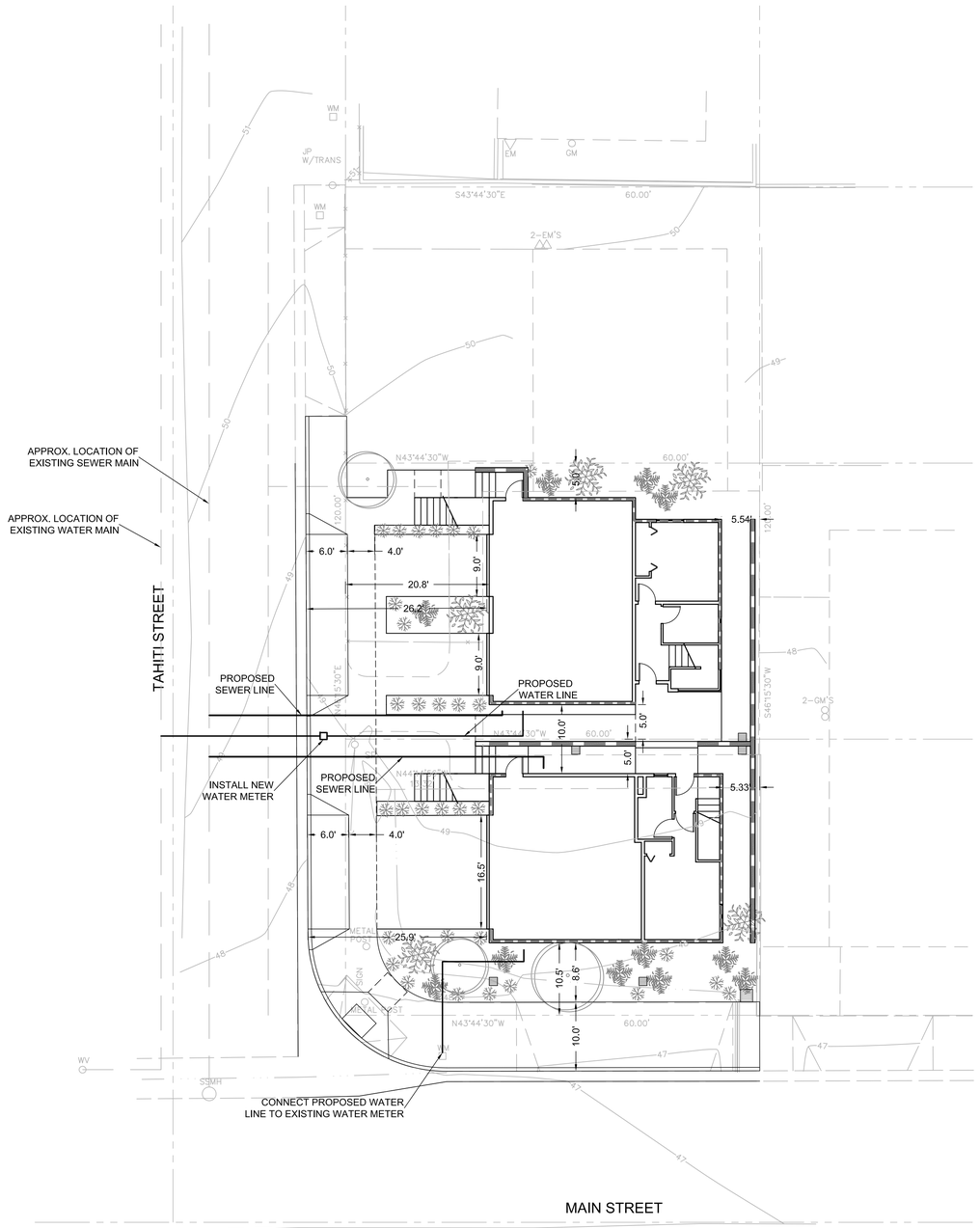
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 18032

SHEET: C-1.1

DATE: JULY 11, 2018

PLOT BY: AGE03 PLOT DATE: Jul 11, 2018 - 11:14am Drawing name: N:\2018\18032-300-Tahiti\Engineering\Condocs\Sheetfiles-Civil\18032-C101-GD.dwg



10 0 5 10 20

(IN FEET)

1 INCH = 10 FT.

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 6/30/20 CIVIL STATE OF CALIFORNIA

DRAFT FOR CONSTRUCTION

DATE:

STOLLMEYER RESIDENCE

300 - 310 TAHITI STREET
MORRO BAY, CA 93442

UTILITY PLAN

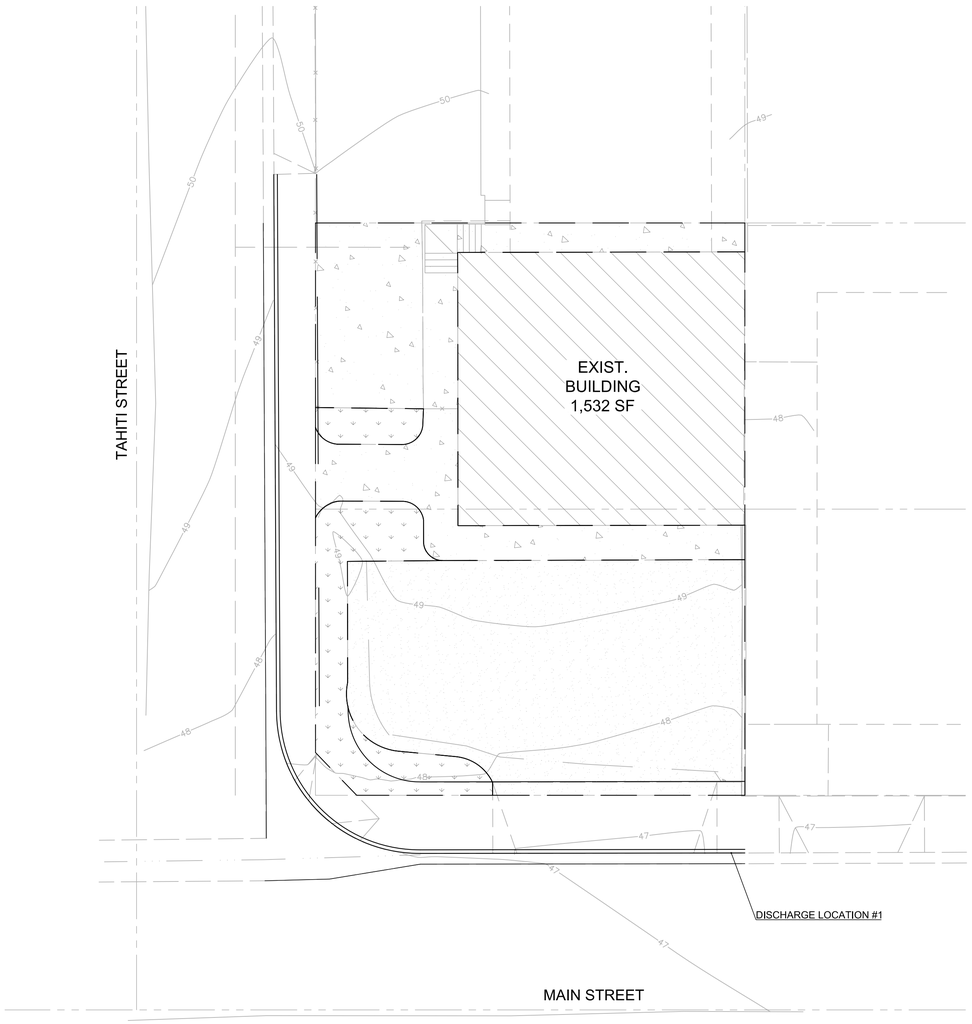
NO.	REVISION	DATE

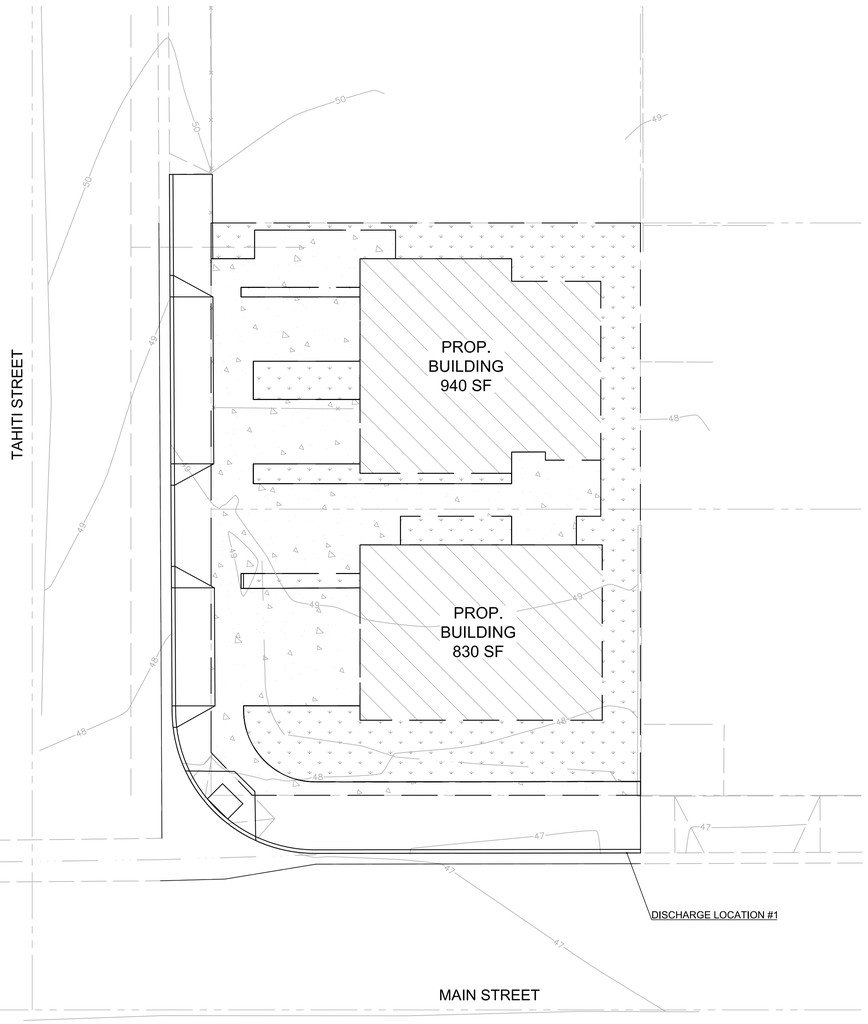
DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 18032

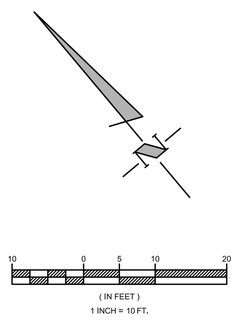
SHEET: C-2.1

DATE: JULY 11, 2018

PLOT BY: AGE03 PLOT DATE: Jul 11, 2018 - 11:10am Drawing name: N:\2018\18032-300-Tahiti\Engineering\Condocs\Sheetfiles-Civil\18032-C201-UT.dwg







EXISTING SITE CONDITIONS:

Project: Stollmeyer Residence

Site Area: 0.11 acres 4,783 SF

Rainfall intensity: Table 4-1, 22" to 28", 10 minute duration

Pre-developed Conditions: 2-10% Slopes

Type of Development	Soil Group	C Value	Area, sf
Vegetation	D	0.45	450
Impervious (Asphalt)	D	0.90	1,699
Impervious (Concrete)	D	0.90	1,102
Impervious (Roof)	D	0.90	1,532
Runoff Coefficient		0.86	4,783

Draiange to Discharge Location:

Recurrence Interval	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
2	0.11	0.86	2.10	0.20
5		0.86	2.80	0.26
10		0.86	3.60	0.34
25		0.86	4.29	0.40
50		0.86	5.53	0.52
100		0.86	6.25	0.59

PROPOSED SITE CONDITIONS:

Project: Stollmeyer Residence

Site Area: 0.11 acres 4,783 SF

Rainfall intensity: Table 4-1, 22" to 28", 10 minute duration

Pre-developed Conditions: 2-10% Slopes

Type of Development	Soil Group	C Value	Area, sf
Vegetation	D	0.45	1,383
Impervious (Asphalt)	D	0.90	0
Impervious (Concrete)	D	0.90	1,628
Impervious (Roof)	D	0.90	1,771
Runoff Coefficient		0.77	4,783

Draiange to Discharge Location:

Recurrence Interval	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
2	0.11	0.77	2.10	0.18
5		0.77	2.80	0.24
10		0.77	3.60	0.30
25		0.77	4.29	0.36
50		0.77	5.53	0.47
100		0.77	6.25	0.53

LEGEND:

- ROOF AREA
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 6/30/20 CIVIL STATE OF CALIFORNIA

COPYRIGHT ABOVE GRADE ENGINEERING

DATE:

STOLLMEYER RESIDENCE

300 - 310 TAHITI STREET
MORRO BAY, CA 93442

STORM WATER AND SITE AREAS

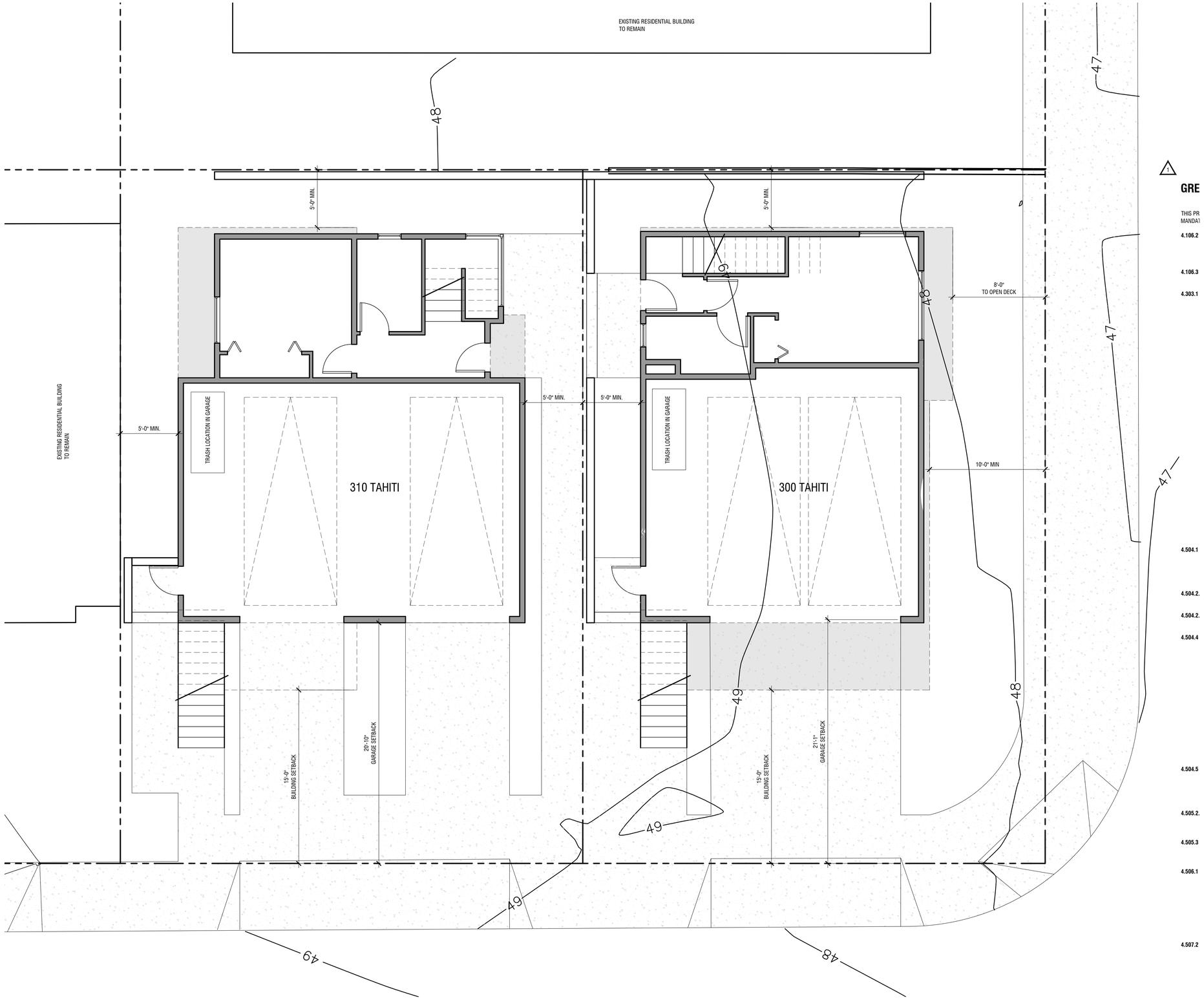
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 18032

SHEET: C-3.1

DATE: JULY 11, 2018

PLOT BY: AGE03 PLOT DATE: Jul 11, 2018 - 10:59am Drawing name: N:\2018\18032-300-Tahiti\Engineering\Condocs\Sheetfiles-Civil\18032-C201-SW.dwg



1 ARCHITECTURAL SITE PLAN

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

N

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4.106.2

4.106.3

4.303.1

4.504.1

4.504.2.

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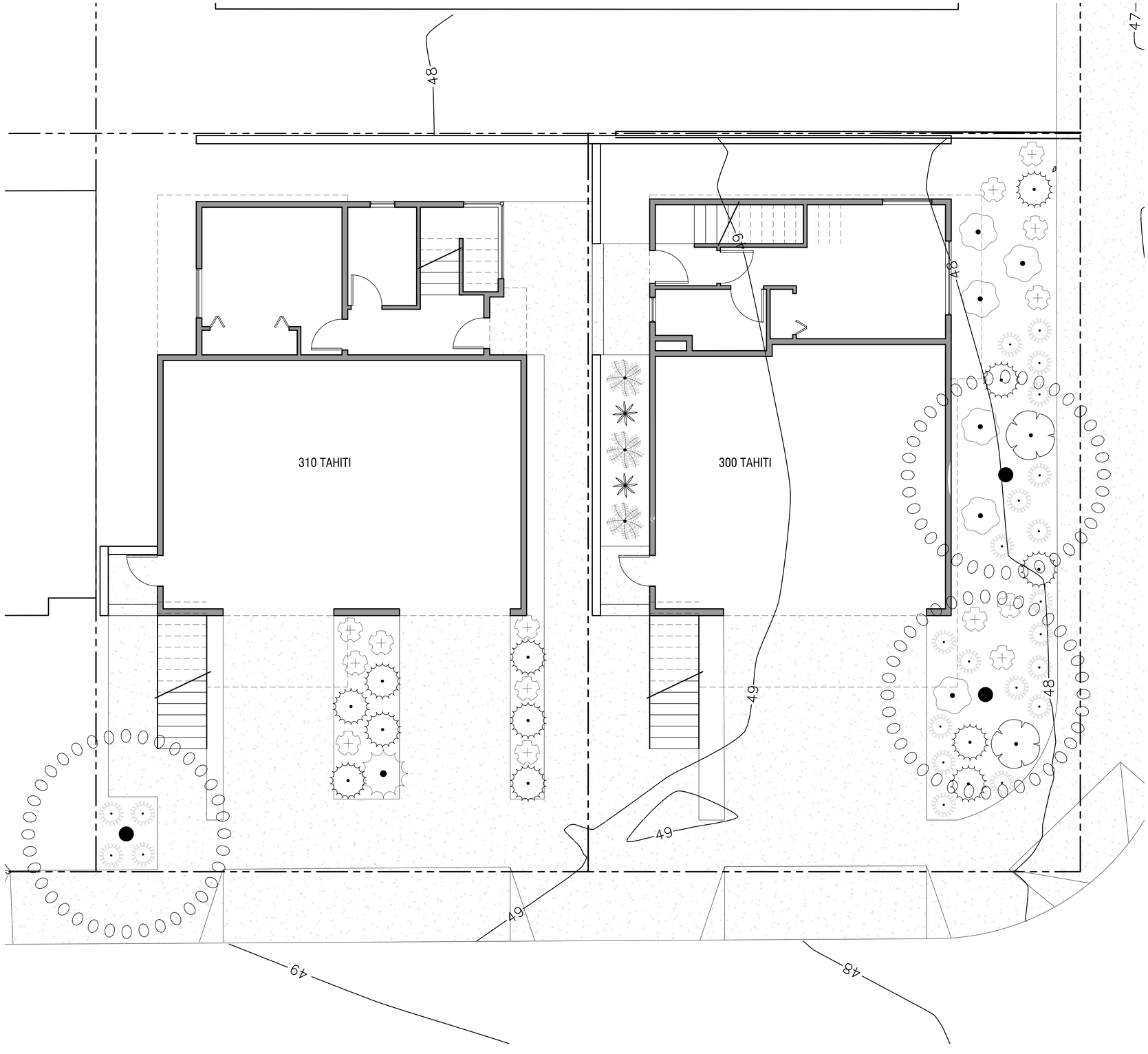
4.505.2.

4.505.3

4.506.1

4.507.2

ALONG
EMPLOY
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IMPERMEABLE S

EXISTING IMPERVIOUS AREA:
ROOFTOPS AND DECKS:
DRIVEWAYS AND WALKWAYS:
TOTAL GROSS IMPERVIOUS AREA
TOTAL LANDSCAPED AREA:

PLANT SCHEDULI

TREES	QTY
	3

SHRUBS	QTY
	1
	14
	2
	23
	6
	12
	2
	3

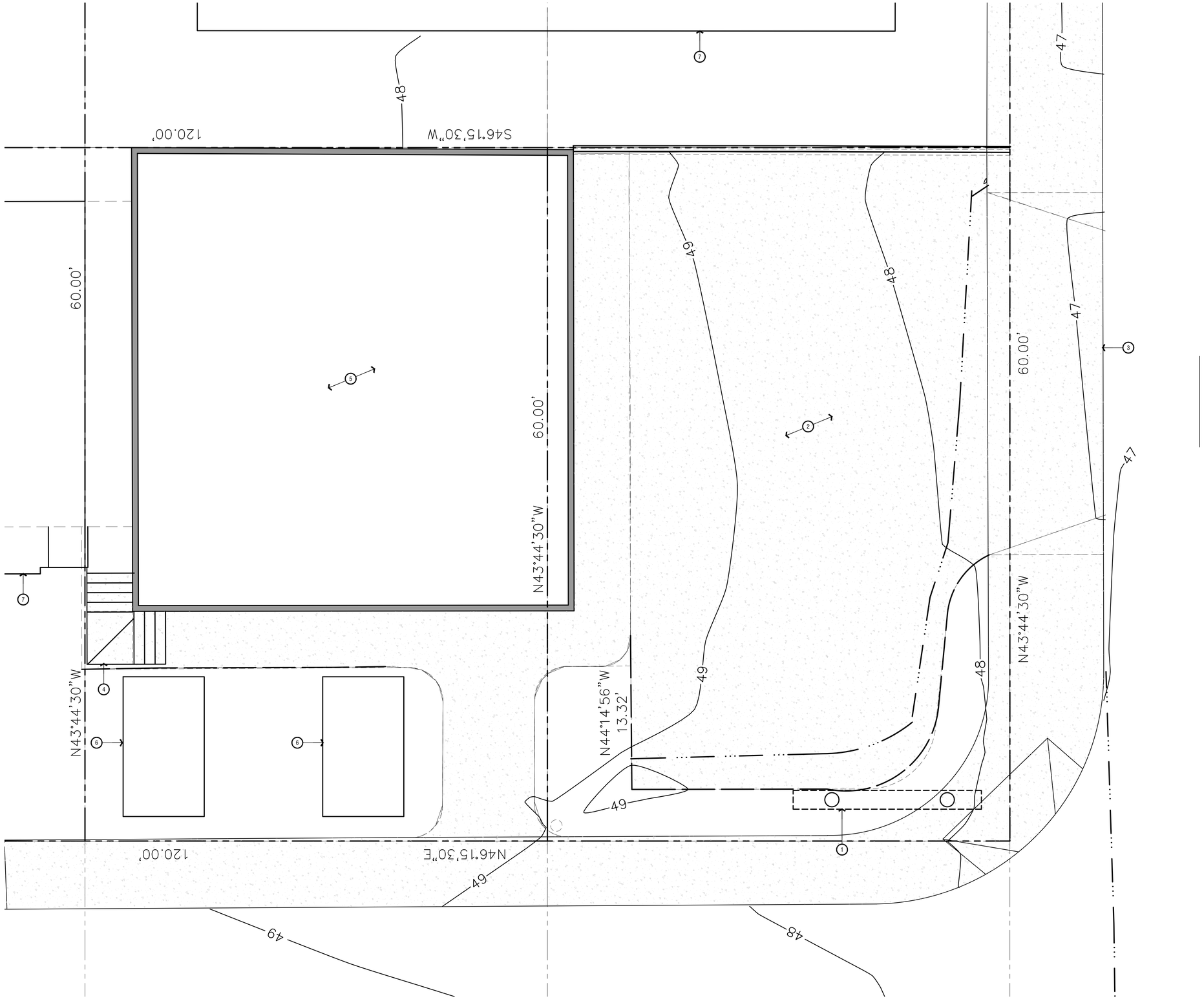
LANDSCAPING FEATURE

ALL PROPOSED LANDSCAPE PLANTING IS TO BE I
SHALL BE IRRIGATED WITH AN IRRIGATION CONTI
SOURCE DRIP EMITTERS TO REDUCE WATER CON

1 LANDSCAPE SITE PLAN

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

N



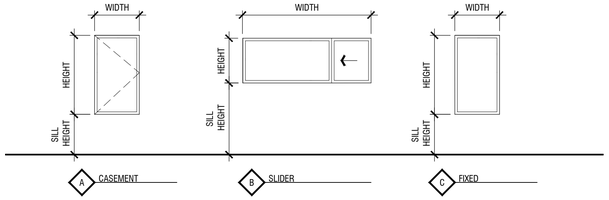
1 DEMOLITION SITE PLAN

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

DOOR SCHEDULE

OPENING	OPENING SIZE		DOOR			FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	MAT	FIN	MAT	FIN		
001	9'-0"	6'-8"	E	AL	PTD	AL	FF	2	
002	3'-0"	6'-8"	B	AL	PTD	AL	FF	3	TEMPERED GLASS
003	12'-0"	6'-8"	A	AL	PTD	AL	FF	1	TEMPERED GLASS
004	2'-8"	6'-8"	C	WD	PTD	WD	FF	7	
005	6'-0"	6'-8"	D	WD	PTD	WD	FF	1	
006	3'-6"	6'-8"	D	VN	PTD	WD	FF	1	
007	4'-6"	6'-8"	D	VN	PTD	WD	FF	2	

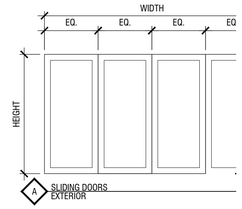
DOOR ABBREVIATIONS: WD = WOOD PTD = PAINTED VN = VINYL AL=ALUMINUM

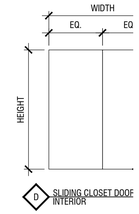


X WINDOW SCHEDULE

OPENING	OPENING SIZE		WINDOW		FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	SILL HEIGHT	MAT	FIN		
001	8'-6"	3'-6"	C	3'-2"	AL	PTD	4	
002	2'-6"	3'-6"	A	3'-2"	AL	PTD	1	
003	3'-6"	5'-6"	C	3'-8"	AL	PTD	3	
004	2'-0"	2'-0"	A	4'-8"	AL	PTD	2	
005	3'-6"	3'-6"	A	3'-2"	AL	PTD	2	
006	2'-6"	5'-6"	A	1'-2"	AL	PTD	3	
007	3'-0"	3'-6"	C	3'-2"	AL	PTD	1	
008	6'-0"	3'-6"	C	3'-2"	AL	PTD	1	
009	6'-0"	2'-0"	B	4'-2"	AL	PTD	2	
010	3'-6"	5'-6"	B	1'-2"	AL	PTD	1	

WINDOW ABBREVIATIONS: PTD = PAINTED VN = VINYL AL = ALUMINUM

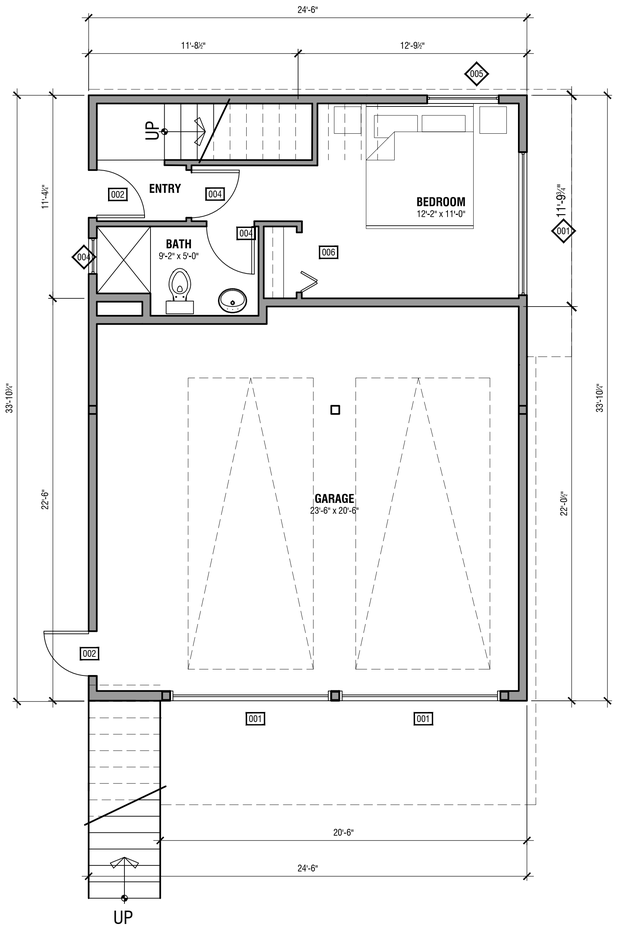




4 WINDOW TYPES

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

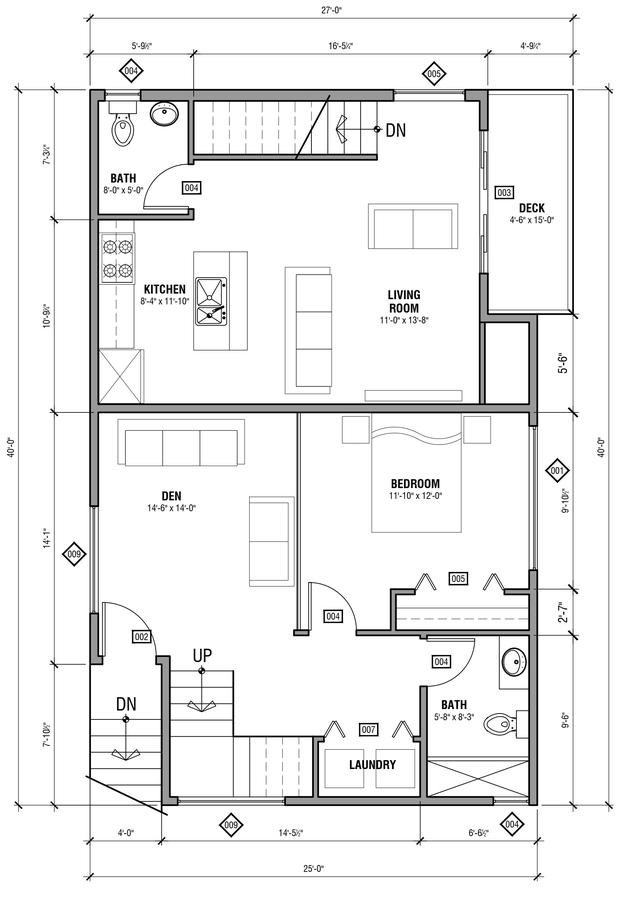
5 DOOR TYPES



1 FIRST FLOOR PLAN

300 TAHITI

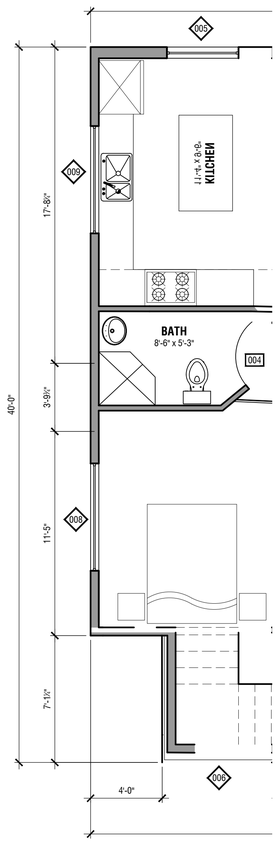
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN

300 TAHITI

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



3 THIRD FLOOR PLAN

300 TAHITI

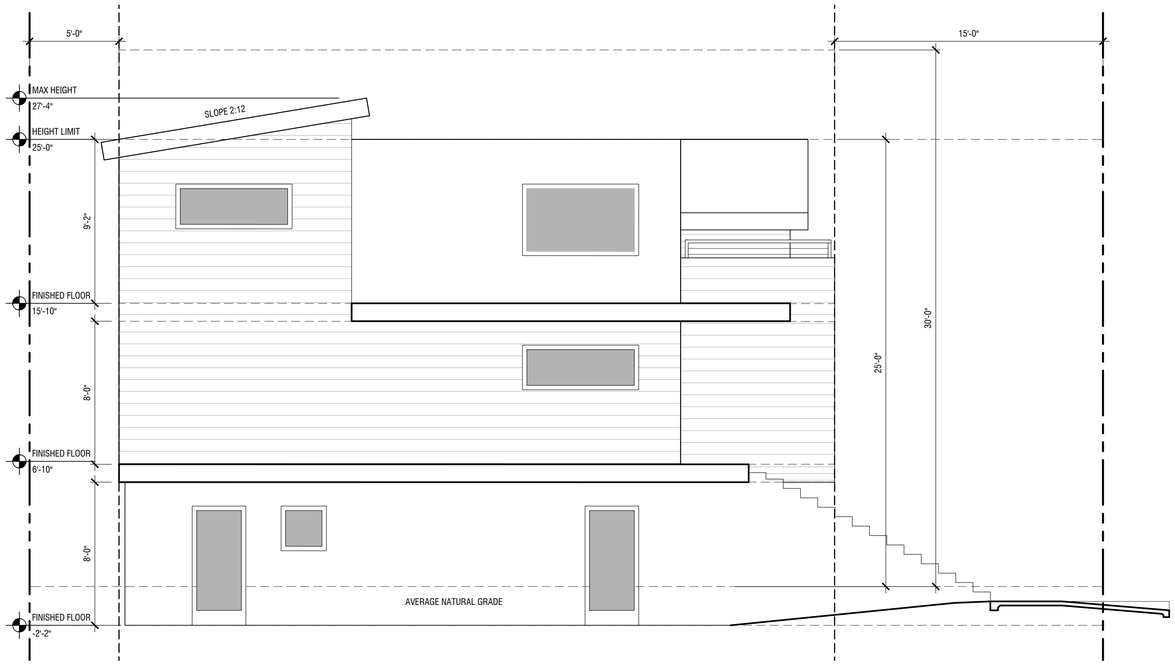
ROOF LINE HEIGHTS

EAST WEST DIRECTION: 33% OF ELEVATION SITS ABOVE 25'
OVERALL EAST WEST ROOFLINE DIMENSION: 41'-6"
41'-6" (.33) = 166" (13'-10")
THE MAX HEIGHT OF THE BUILDING IS 27'-4"

EXTERIOR ELEVATIONS LEGEND

ALLURA MAPLE TRADITIONAL FIBER CEMENT LAP SIDING

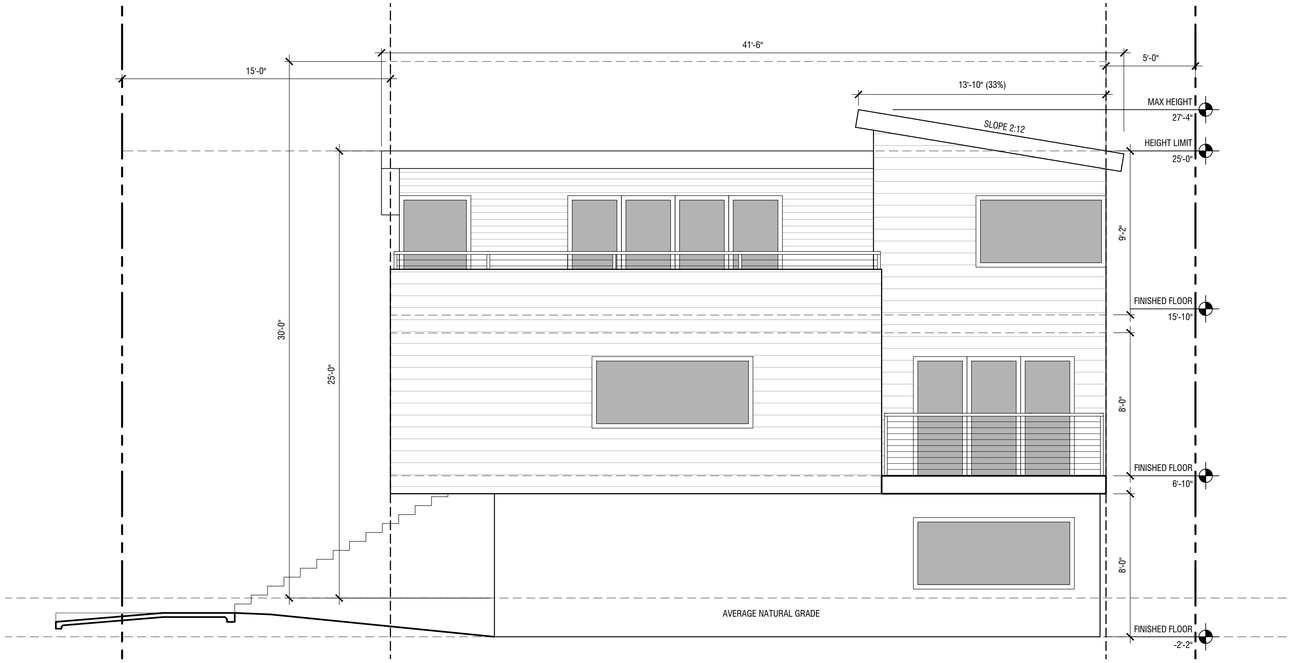
ALLURA COASTAL BLUE TRADITIONAL FIBER CEMENT LAP SIDING



1 EAST ELEVATION

300 TAHITI

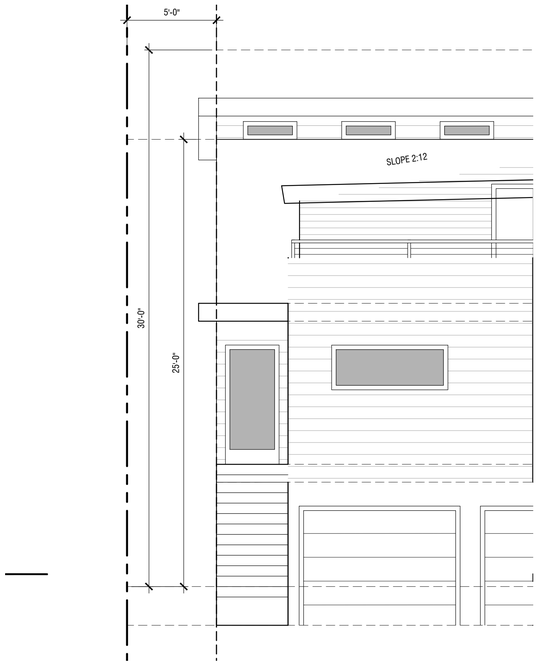
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION

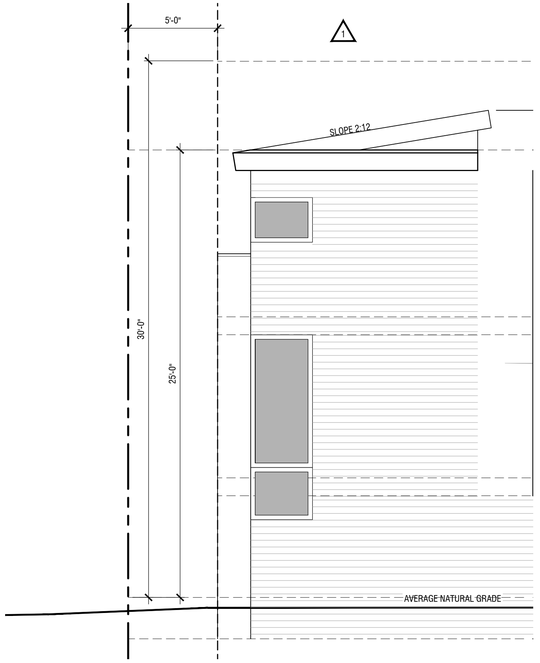
300 TAHITI

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



2 NORTH ELEVATION

300 TAHITI



4 SOUTH ELEVATION

300 TAHITI



1 FRONT VIEW OF UNITS



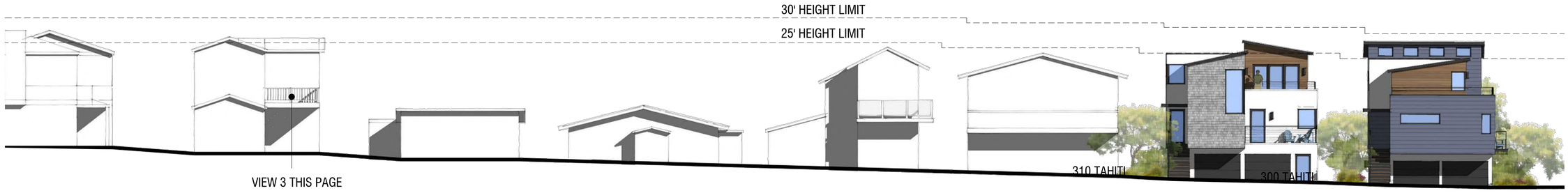
2 VIEW FROM MAIN STREET



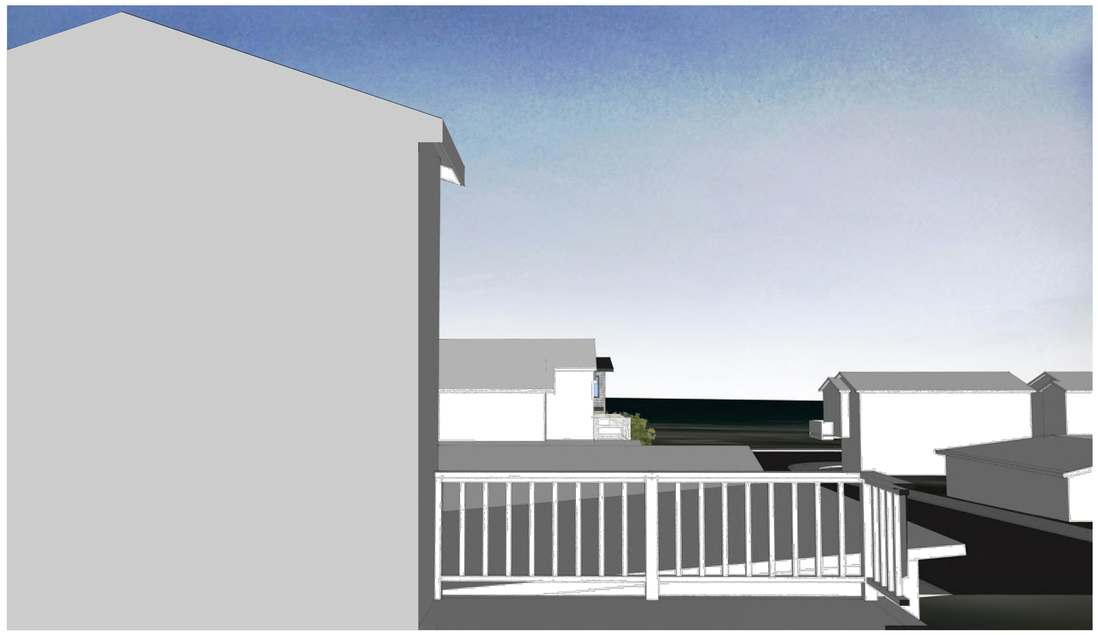
3 VIEW FROM TAHITI STREET



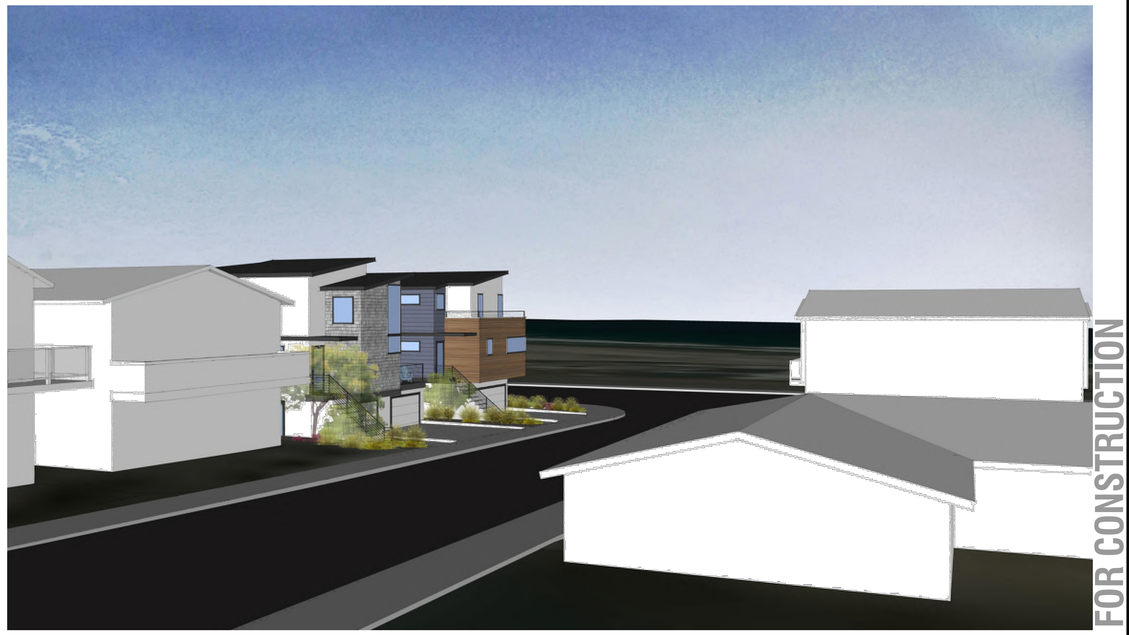
1 MAIN STREET ELEVATION



2 TAHITI STREET ELEVATION



3 VIEW FROM NEIGHBOR DECK



4 VIEW FROM ACROSS THE STREET

10
TEN OVER STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2019
RENEWAL
STATE OF CALIFORNIA

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PLANNING SET

STOLLMEYER RESIDENCES

300 TAHITI, MORRO BAY, CALIFORNIA 93442

DATE		SUBMITTAL
180418	1	PLANNING RESUBMIT
180711	2	PLANNING RESUBMIT II

NOT FOR CONSTRUCTION

RENDERED VIEWS

STOLLMEYER RESIDENCES

310 TAHITI STREET, MORRO BAY, CALIFORNIA 93442



ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	L.F./LF	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	OBS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
CONN	CONNECTION		
CONST	CONSTRUCTION	OPOI	OWNER PROVIDED, OWNER INSTALLED
CONT	CONTINUOUS		
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DIM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EOS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST/(E)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.G./FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FIX	FIXTURE	T	REA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W/	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

DRAWING SYMBOLS

XXX → KEYNOTE

XXX DOOR NUMBER

XXX WINDOW NUMBER

X EQUIPMENT NUMBER

MASTER BEDROOM / 100 / 9'-0" ROOM TAG

X / AX.XX DETAIL REFERENCE: — DETAIL NUMBER / SHEET NUMBER

X / AX.XX DETAIL TARGET

1 / 4 X AX.X 2 / 3 INTERIOR ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

X / AX.XX ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

X / AX.XX SECTION MARKER — SECTION NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

SLOPE / X:XX ROOF / GROUND SLOPE: INDICATES SLOPE AND DIRECTION OF SLOPE

X / X HEIGHT / ELEVATION MARKER

N NORTH ARROW

1 REVISION MARKER

PROJECT DATA

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO REMOVE THE EXISTING 1,529 SQ FT COMMERCIAL BUILDING AND REPLACE IT WITH TWO RESIDENTIAL HOMES WITH ATTACHED ADU's. THE EXISTING COMMERCIAL BUILDING IS SURROUNDED BY RESIDENTIAL BUILDINGS AND DOES NOT FIT IN WITH THE CONTEXT, MAKING THIS AN IDEAL SPOT TO ADD HOUSING. THE PROPOSED MAIN RESIDENCES WILL CONSIST OF 2 BEDROOMS AND 2 BATHROOMS WITH AN ATTACHED TWO CAR GARAGE. THE ADU's WILL CONSIST OF 1 BEDROOM AND 1 1/2 BATHS. EACH UNITS GARAGE IS SUBTERRANEAN AND WILL HAVE 2 FLOORS ABOVE TO TAKE ADVANTAGE OF OCEAN VIEWS. MATERIALS AND COLORS WERE CHOSEN TO BE CONSISTENT WITH THE SURROUNDING CONTEXT AND CONTEXT OF MORRO BAY.

PROJECT ADDRESS	310 TAHITI STREET, MORRO BAY, CA
APN	065-042-026
ZONING	R-4, MCR, SP
CURRENT USE	R-3 (RESIDENTIAL)
LOT SIZE (EACH LOT)	2,400 SQ FT
(E) LOT COVERAGE	1,527 SQ FT (32%)
310 TAHITI LOT COVERAGE	1,116 SF (47%)
ALLOWABLE COVERAGE	60%

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA HISTORICAL BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

LIVING AREA SQ FOOTAGE

310 TAHITI

TOTAL LIVING SPACE:	1,974 SQ FT
MAIN HOUSE	1,319 SQ FT
ACCESSORY DWELLING UNIT	655 SQ FT (50% OF MAIN HOUSE)
GARAGE AREA:	636 SQ FT

2

PROJECT DIRECTORY

OWNER:
STOLLMEYER LIGHTING
2304 BROAD STREET
SAN LUIS OBISPO, CA 93401
CONTACT: KEN STOLLMEYER
PH: 805.235.9797
EMAIL: ken@stollmeyerlighting.com

ARCHITECT:
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SAN LUIS OBISPO, CA 93401
CONTACT: JIM DUFFY
PH: 805.541.1010
EMAIL: jimd@tenoverstudio.com

CIVIL ENGINEERING:
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SAN LUIS OBISPO, CA 93401
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PH: 805.548.1172
EMAIL: scott@abovegradeengineering.com

SURVEY:
WRD ENGINEERING AND SURVEYING
PO BOX 432
GROVER BEACH, CA 93484
CONTACT: BILL DRYER
PH: 805.481.1964
EMAIL: wrd_531@sbcglobal.net

GEOTECHNICAL:
GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
REPORT NUMBER SLO4031-1
CONTACT: KRAIG CROZIER
PH: 805.543.8539
EMAIL: kcrozier@geosolutions.net

BUILDING CODE DATA

SPRINKLERS:	REQUIRED:	YES
	PROPOSED:	YES
CONSTRUCTION TYPE:	TYPE VB	
OCCUPANCY GROUP:	R-3	

BUILDING SETBACKS

PROPOSED FRONT YARD:	GARAGE:	20'
	BUILDING:	15'
PROPOSED SIDE YARD:	5' (10' SETBACK OFF MAIN STREET)	
PROPOSED BACK YARD:	5'	
EXISTING REAR YARD	0'	

BUILDING HIEGHTS

HEIGHT LIMIT ALLOWED	25' 30' MAX FOR 1/3 OF ROOFLINE

310 TAHITI

AVERAGE NATURAL GRADE	49'-6"
TOTAL BUILDING HEIGHT	29'-7"
FINISHED FLOOR OF GARAGE	47'-2"
HEIGHT ABOVE NATURAL GRADE	27'-3"

2

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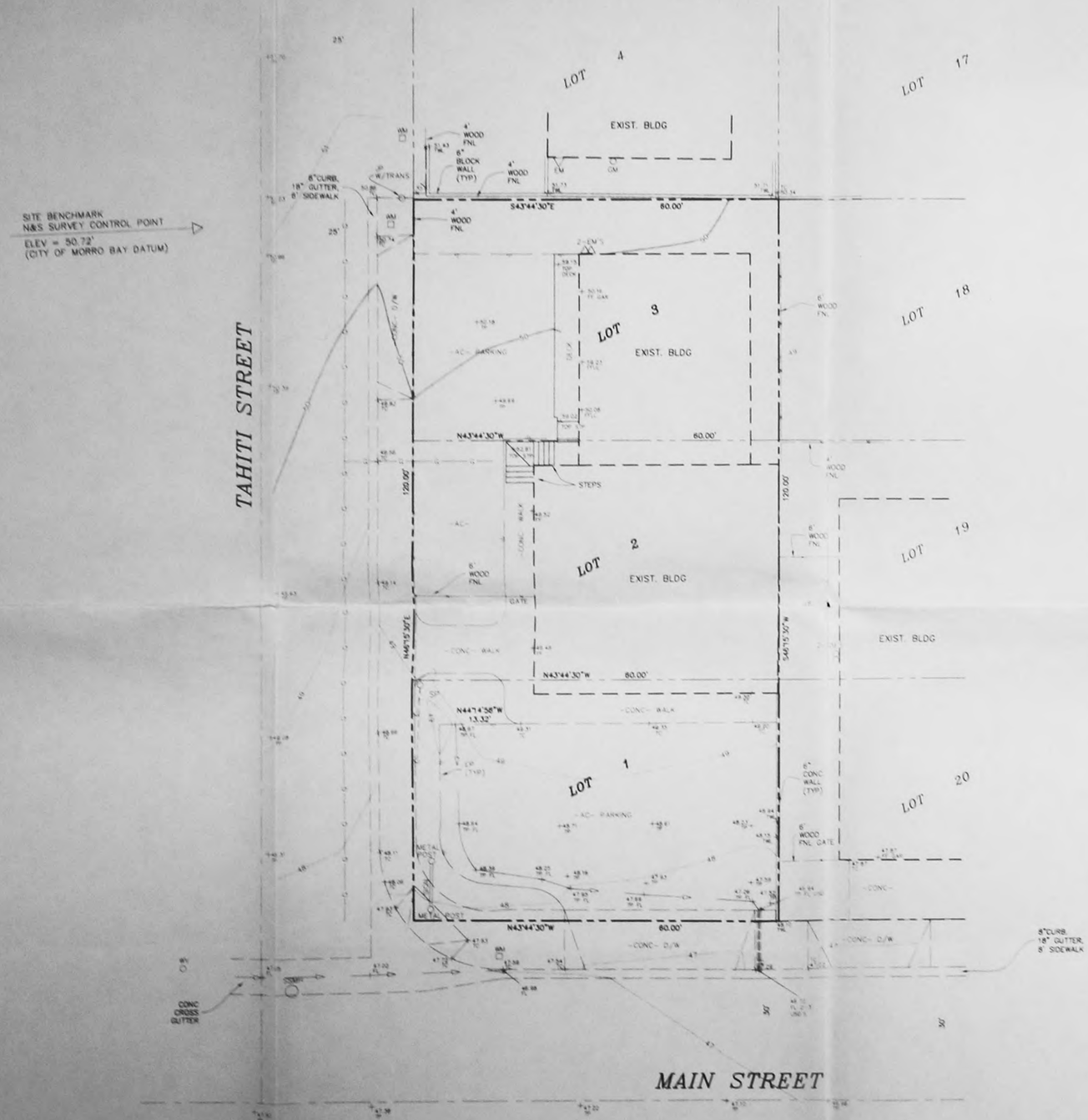
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DRIVEW
TOTAL (



LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- FENCE LINE (FNL)
- BUILDING LINE
- FLOW LINE
- GAS LINE UNDERGROUND
- EDGE OF PAVEMENT
- TP — TOP OF PAVEMENT
- TP FL — TOP OF PAVEMENT FLOWLINE
- TC — TOP OF CURB/TOP OF CONCRETE
- TWL — TOP OF WALL
- WM — WATER METER
- WV — WATER VALVE
- GM — GAS METER
- EM — ELECTRIC METER
- JP — JOINT POLE
- IP — IRON PIPE
- SSMH — SANITARY SEWER MANHOLE
- FFUL — FINISHED FLOOR UPPER LEVEL
- FFLL — FINISHED FLOOR LOWER LEVEL
- SP — SERVICE POLE
- USD — UNDER SIDEWALK DRAIN

NOTE

BEARINGS AND DISTANCES ARE PER RECORD DATA AND ARE SHOWN FOR REFERENCE ONLY. PROPERTY LINES ARE APPROXIMATE.

A CURRENT TITLE REPORT SHOULD BE REFERENCED FOR ANY POSSIBLE EASEMENTS NOT SHOWN ON THIS MAP.

PROJECT BENCHMARK

1-1/2" BRASS CAP BM #A-122 – TOP OF CURB AT NE CORNER OF TRINIDAD AND MAIN STREETS – STAMPED CITY OF MORRO BAY MON.
ELEVATION = 47.087' (CITY OF MORRO BAY DATUM)

SITE BENCHMARK

N&S CONTROL POINT N'LY SIDE OF TAHITI 1.3' NORTH OF TOP OF PAVEMENT FLOWLINE IN FRONT OF CENTER OF BUILDING AT 330 TAHITI
ELEVATION = 50.72' (CITY OF MORRO BAY DATUM)

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF KENNETH G. STOLLMEYER IN JUNE 2003.

BY: _____ 7/31/03
TERRI A. GREEN L.S. 7868, EXP.12/31/2006

LICENSED LAND SURVEYOR TERRI A. GREEN PLS 7868 EXP 12/31/06 STATE OF CALIFORNIA

Surveying by:
WRD Engineering
Civil Engineering – Land Surveying
P. O. Box 432, Grover Beach, CA 93483
Ph: (805) 481-1964 FAX: (805) 481-9146

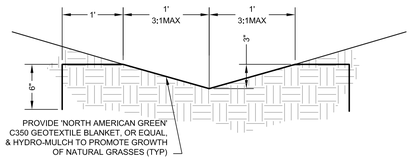
TOPOGRAPHIC SURVEY

LOTS 1-3, BLOCK 5B OF ATASCADERO BEACH (73-RS-11)

City of Morro Bay
County of San Luis Obispo
State of California

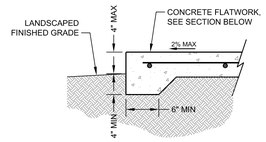
July 2003

SHEET 1 OF 1

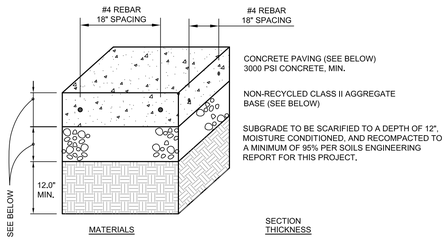


LINED SWALE DETAIL

SCALE = NONE



FLATWORK EDGE CROSS-SECTION

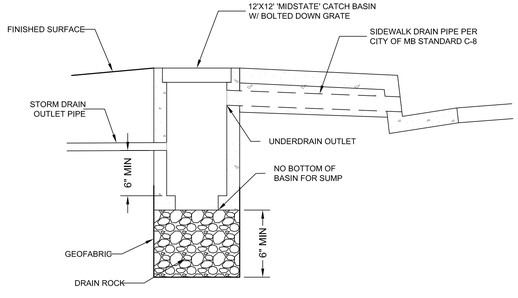


MATERIALS	SECTION THICKNESS
CONCRETE SURFACE COURSE	5.0"
CRUSHED AGGREGATE BASE COURSE	6.0"

NOTES:
* COMPACTION TO DENSITY BETWEEN 95 AND 100 PERCENT
** CROSS SLOPES NOT TO EXCEED 2% ON ALL WALKWAYS, AND NOT TO EXCEED 2% IN ANY DIRECTION IN PLAZA AREAS.

CONCRETE FLATWORK SECTION

SCALE = NONE

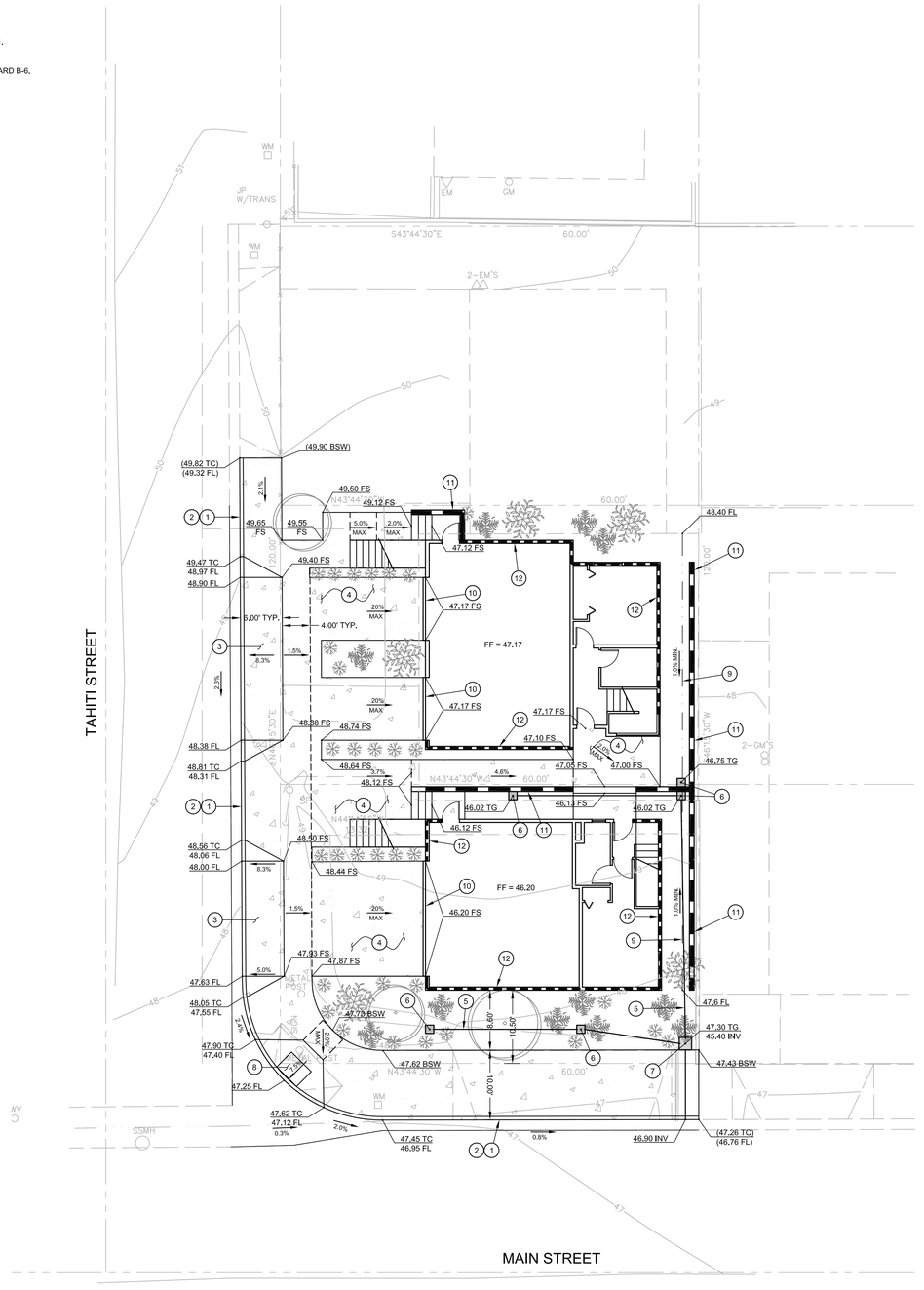


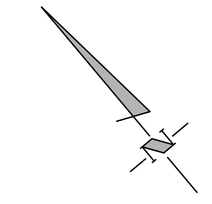
INFILTRATION CATCH BASIN DETAIL

SCALE = NONE

SPECIFIC CONSTRUCTION NOTES:

1 CONSTRUCT 6" TYPE A-2 CURB AND GUTTER PER CITY OF MB STANDARD B-1.
2 CONSTRUCT CONCRETE SIDEWALK PER CITY OF MB STANDARD B-5.
3 CONSTRUCT DRIVEWAY RAMP WITH 3' CURB FLARE PER CITY OF MB STANDARD B-6.
4 CONSTRUCT CONCRETE FLATWORK PER DETAIL.
5 INSTALL PVC STORM DRAIN.
6 INSTALL GRATED STORM DRAIN INLET.
7 INSTALL INFILTRATION CATCH BASIN PER DETAIL.
8 CONSTRUCT WHEELCHAIR RAMP PER CITY OF MB STANDARD B-4.
9 CONSTRUCT LINED DRAINAGE SWALE PER DTAIL.
10 INSTALL TRENCH DRAIN.
11 CONSTRUCT RETAINING WALL.
12 PROVIDE BUILDING STEM WALL.





10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 6/30/20 CIVIL STATE OF CALIFORNIA

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DATE:

STOLLMEYER RESIDENCE

300 - 310 TAHITI STREET
MORRO BAY, CA 93442

GRADING AND DRAINAGE PLAN

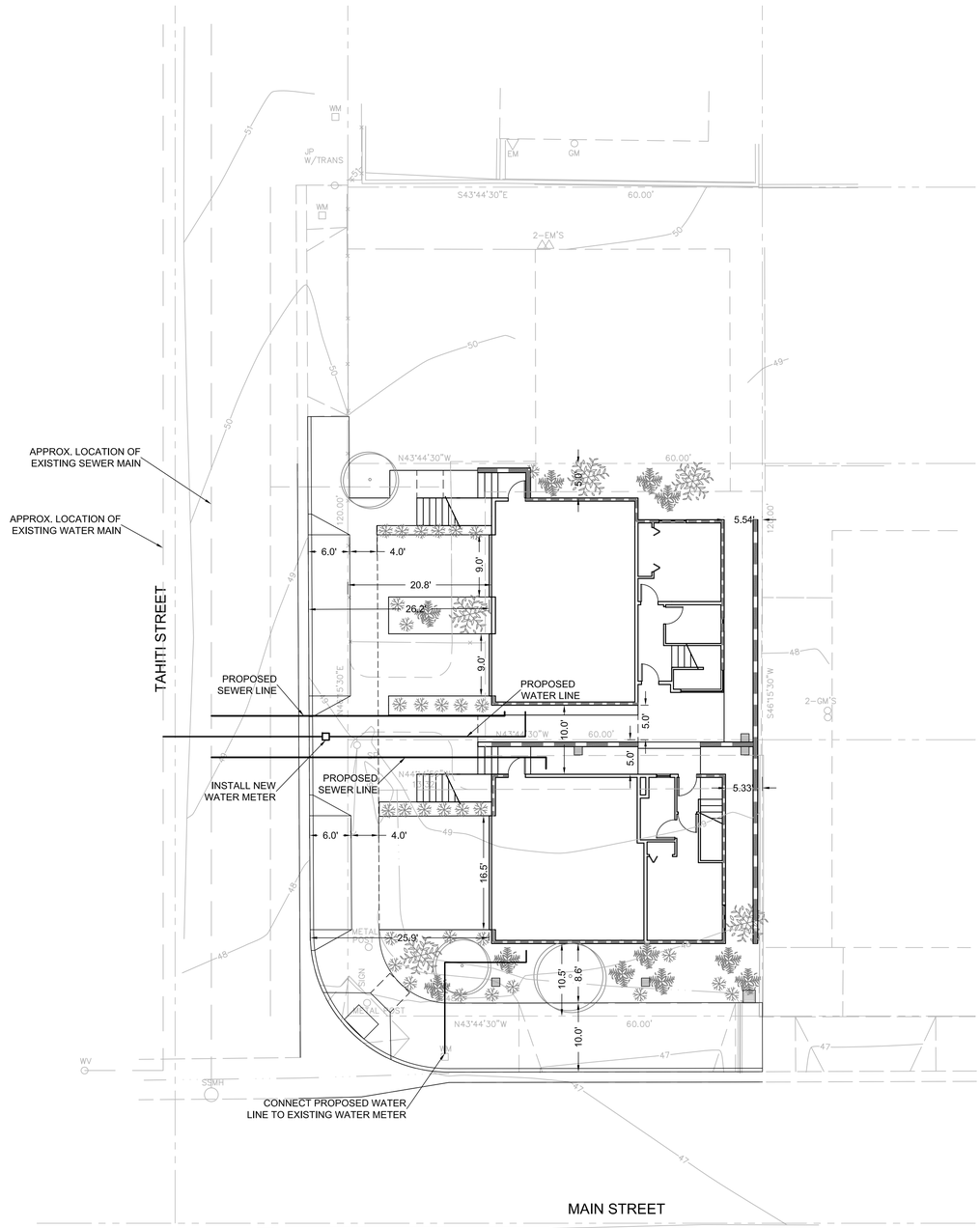
NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 18032

SHEET: C-1.1

DATE: JULY 11, 2018

PLOT BY: AGE03 PLOT DATE: Jul 11, 2018 - 11:14am Drawing name: N:\2018\18032-300-Tahiti\Engineering\Condocs\Sheetfiles-Civil\18032-C101-GD.dwg



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1304 Broad Street
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A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT J. STOKES
No. 58256
6/30/20
CIVIL
STATE OF CALIFORNIA

DO NOT FILE

DATE:

STOLLMEYER RESIDENCE

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MORRO BAY, CA 93442

UTILITY PLAN

NO.	REVISION	DATE

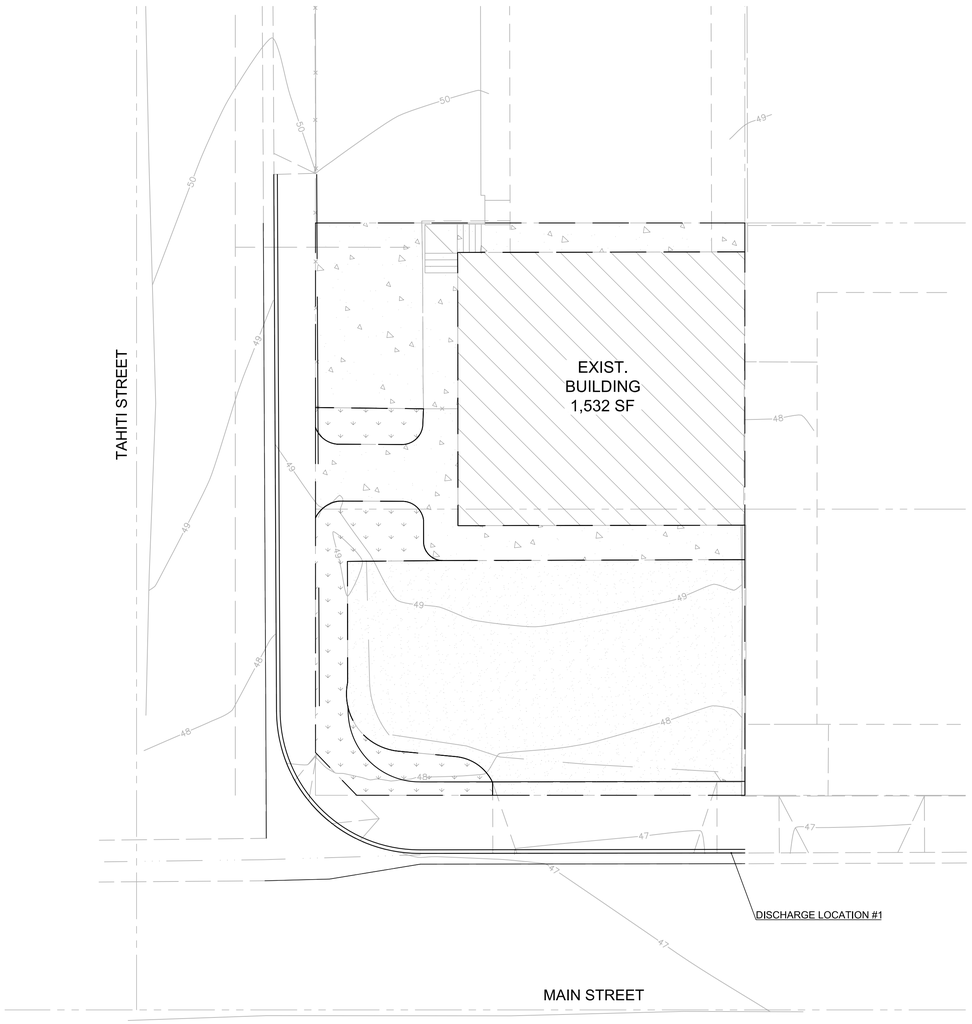
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

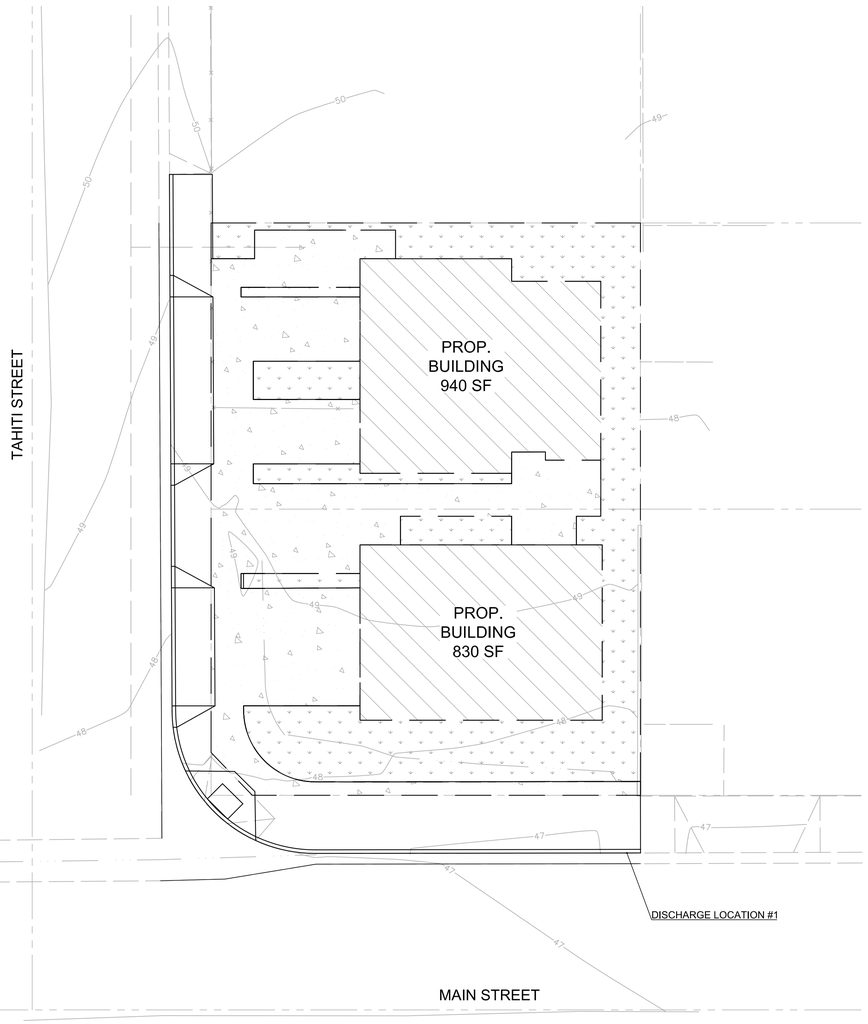
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DRAWN: DLL
JOB NUMBER: 18032

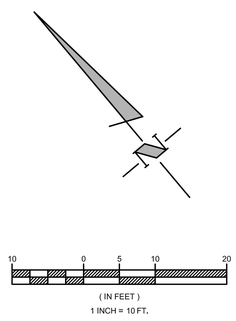
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DATE: JULY 11, 2018

PLOT BY: AGE03 PLOT DATE: Jul 11, 2018 - 11:10am Drawing name: N:\2018\18032-300-Tahiti\Engineering\Condocs\Sheetfiles-Civil\18032-C201-UT.dwg







EXISTING SITE CONDITIONS:

Project: Stollmeyer Residence

Site Area: 0.11 acres 4,783 SF

Rainfall intensity: Table 4-1, 22" to 28", 10 minute duration

Pre-developed Conditions: 2-10% Slopes

Type of Development	Soil Group	C Value	Area, sf
Vegetation	D	0.45	450
Impervious (Asphalt)	D	0.90	1,699
Impervious (Concrete)	D	0.90	1,102
Impervious (Roof)	D	0.90	1,532
Runoff Coefficient		0.86	4,783

Draiange to Discharge Location:

Recurrence Interval	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
2	0.11	0.86	2.10	0.20
5		0.86	2.80	0.26
10		0.86	3.60	0.34
25		0.86	4.29	0.40
50		0.86	5.53	0.52
100		0.86	6.25	0.59

PROPOSED SITE CONDITIONS:

Project: Stollmeyer Residence

Site Area: 0.11 acres 4,783 SF

Rainfall intensity: Table 4-1, 22" to 28", 10 minute duration

Pre-developed Conditions: 2-10% Slopes

Type of Development	Soil Group	C Value	Area, sf
Vegetation	D	0.45	1,383
Impervious (Asphalt)	D	0.90	0
Impervious (Concrete)	D	0.90	1,628
Impervious (Roof)	D	0.90	1,771
Runoff Coefficient		0.77	4,783

Draiange to Discharge Location:

Recurrence Interval	Area (acres)	C value	Intensity (in/hr)	Q (cfs)
2	0.11	0.77	2.10	0.18
5		0.77	2.80	0.24
10		0.77	3.60	0.30
25		0.77	4.29	0.36
50		0.77	5.53	0.47
100		0.77	6.25	0.53

LEGEND:

- ROOF AREA
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 6/30/20 CIVIL STATE OF CALIFORNIA

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DATE:

STOLLMEYER RESIDENCE

300 - 310 TAHITI STREET
MORRO BAY, CA 93442

STORM WATER AND SITE AREAS

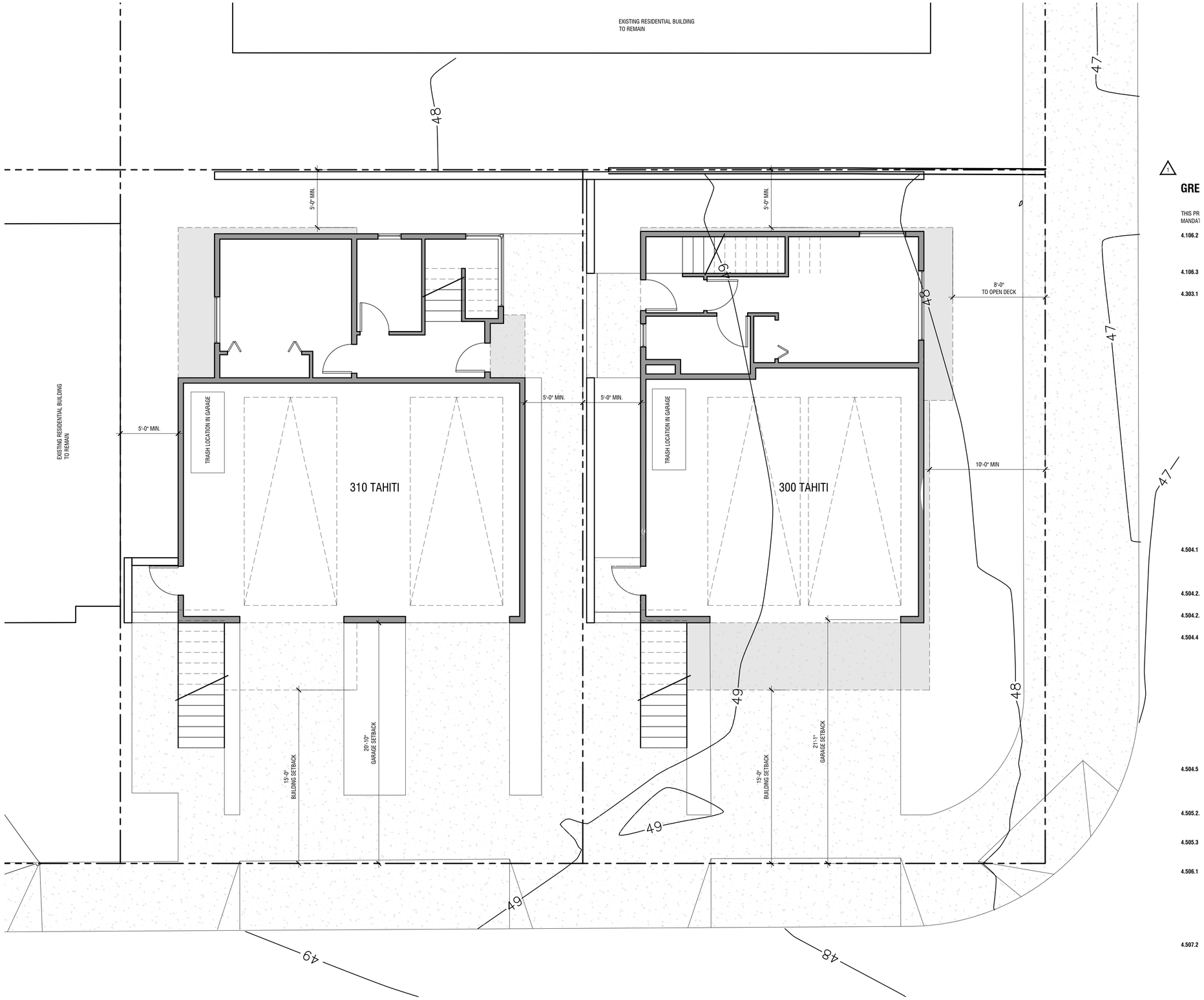
NO.	REVISION	DATE

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JOB NUMBER: 18032

SHEET: C-3.1

DATE: JULY 11, 2018

PLOT BY: AGE03 PLOT DATE: Jul 11, 2018 - 10:59am Drawing name: N:\2018\18032-300-Tahiti\Engineering\Condocs\Sheetfiles-Civil\18032-C201-SW.dwg



1 ARCHITECTURAL SITE PLAN

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

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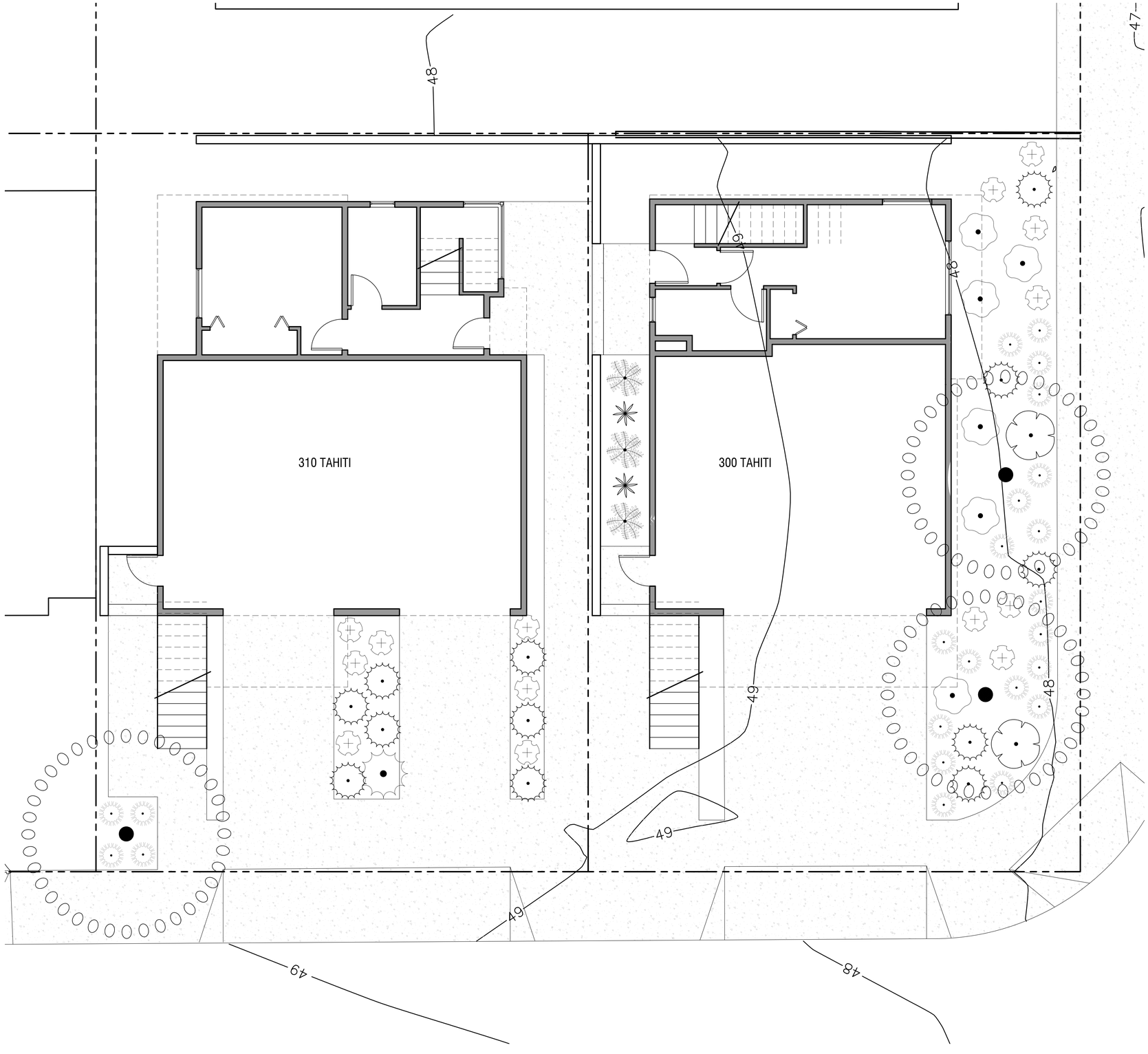
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EXISTING IMPERVIOUS AREA:
ROOFTOPS AND DECKS:
DRIVEWAYS AND WALKWAYS:
TOTAL GROSS IMPERVIOUS AREA
TOTAL LANDSCAPED AREA:

PLANT SCHEDULI

TREES	QTY
	3

SHRUBS	QTY
	1
	14
	2
	23
	6
	12
	2
	3

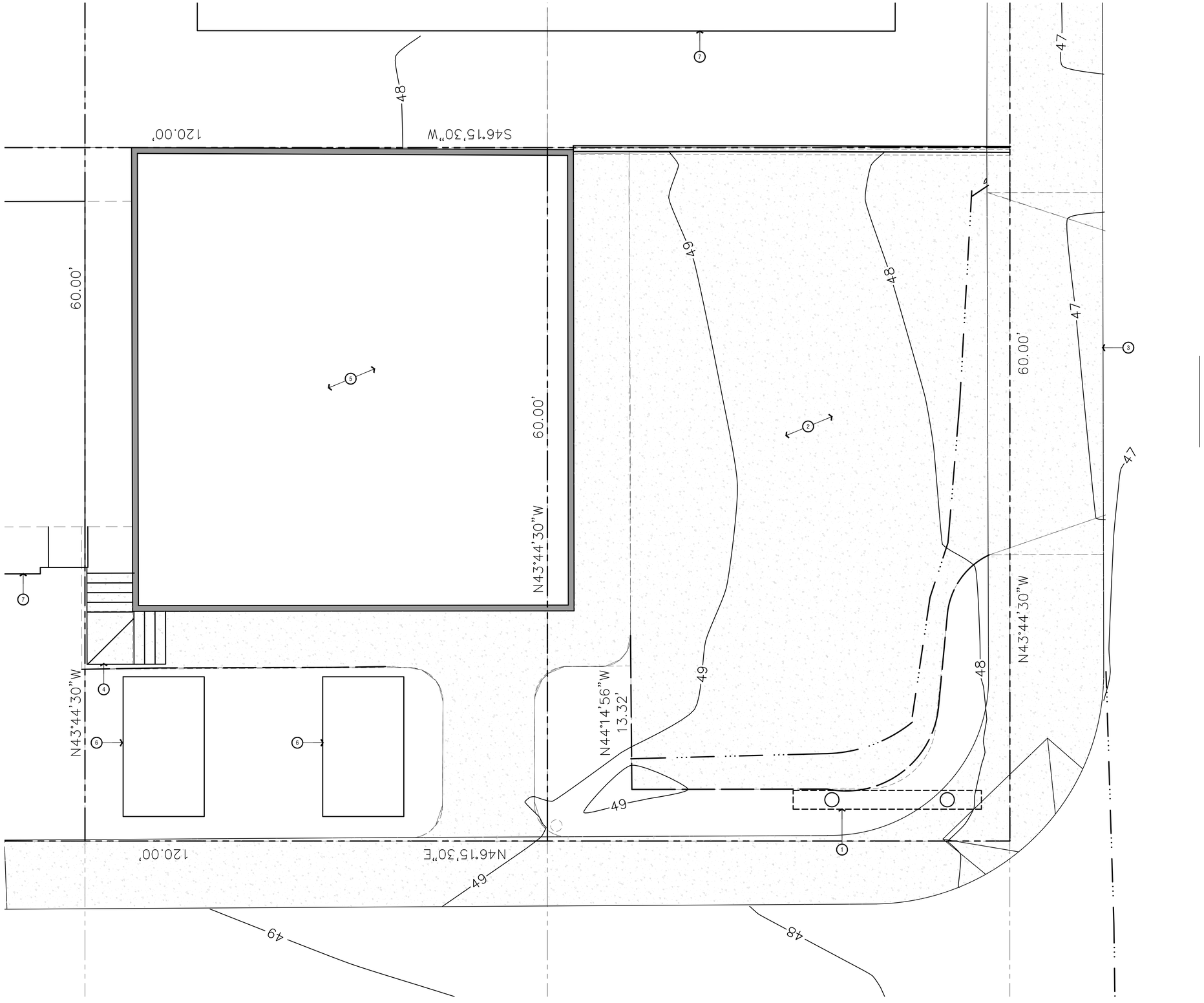
LANDSCAPING FEATURE

ALL PROPOSED LANDSCAPE PLANTING IS TO BE I
SHALL BE IRRIGATED WITH AN IRRIGATION CONTI
SOURCE DRIP EMITTERS TO REDUCE WATER CON

1 LANDSCAPE SITE PLAN

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

N



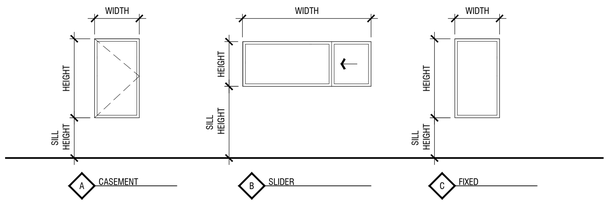
1 DEMOLITION SITE PLAN

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

DOOR SCHEDULE

OPENING	OPENING SIZE		DOOR			FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	MAT	FIN	MAT	FIN		
001	9'-0"	6'-8"	E	VN	PTD	VN	FF	2	
002	3'-0"	6'-8"	B	VN	PTD	VN	FF	3	TEMPERED GLASS
003	9'-0"	6'-8"	A	VN	PTD	VN	FF	1	TEMPERED GLASS
004	2'-8"	6'-8"	C	WD	PTD	WD	FF	7	
005	6'-0"	6'-8"	D	WD	PTD	WD	FF	1	
006	3'-6"	6'-8"	D	WD	PTD	WD	FF	1	
007	4'-6"	6'-8"	D	WD	PTD	WD	FF	2	
008	3'-0"	8'-0"	D	VN	PTD	VN	FF	1	TEMPERED GLASS

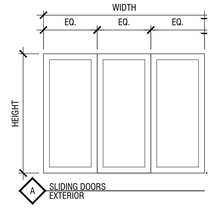
DOOR ABBREVIATIONS: WD = WOOD PTD = PAINTED VN = VINYL AL=ALUMINUM

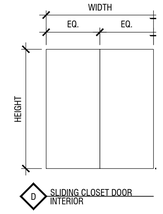


X WINDOW SCHEDULE

OPENING	OPENING SIZE		WINDOW		FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	SILL HEIGHT	MAT	FIN		
001	5'-0"	3'-6"	C	3'-2"	AL	PTD	1	
002	2'-6"	7'-0"	A	0'-8"	AL	PTD	3	
003	2'-6"	3'-6"	C	3'-8"	AL	PTD	1	
004	2'-0"	2'-0"	A	4'-8"	AL	PTD	3	
005	3'-6"	3'-6"	A	4'-2"	AL	PTD	2	
006	3'-6"	2'-6"	A	7'-10"	AL	PTD	3	
007	2'-6"	2'-6"	A	7'-10"	AL	PTD	2	
008	6'-0"	3'-6"	B	3'-2"	AL	PTD	4	
009	5'-0"	7'-0"	B	0'-8"	AL	PTD	1	
010	5'-0"	2'-6"	B	7'-10"	AL	PTD	1	
011	3'-6"	7'-0"	B	0'-8"	AL	PTD	2	

WINDOW ABBREVIATIONS: PTD = PAINTED VN = VINYL AL = ALUMINUM

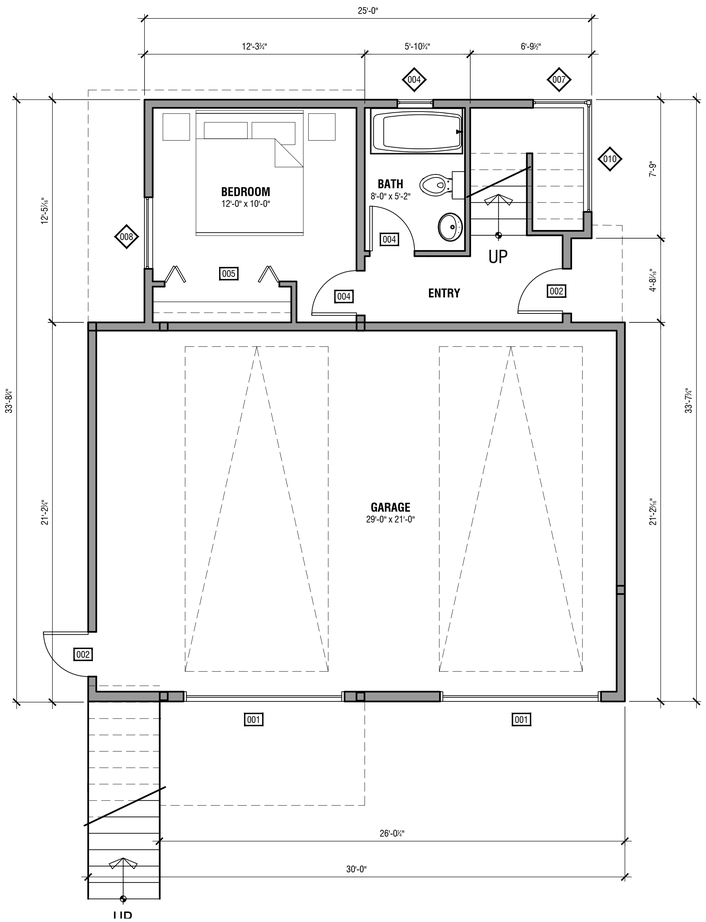




4 WINDOW TYPES

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

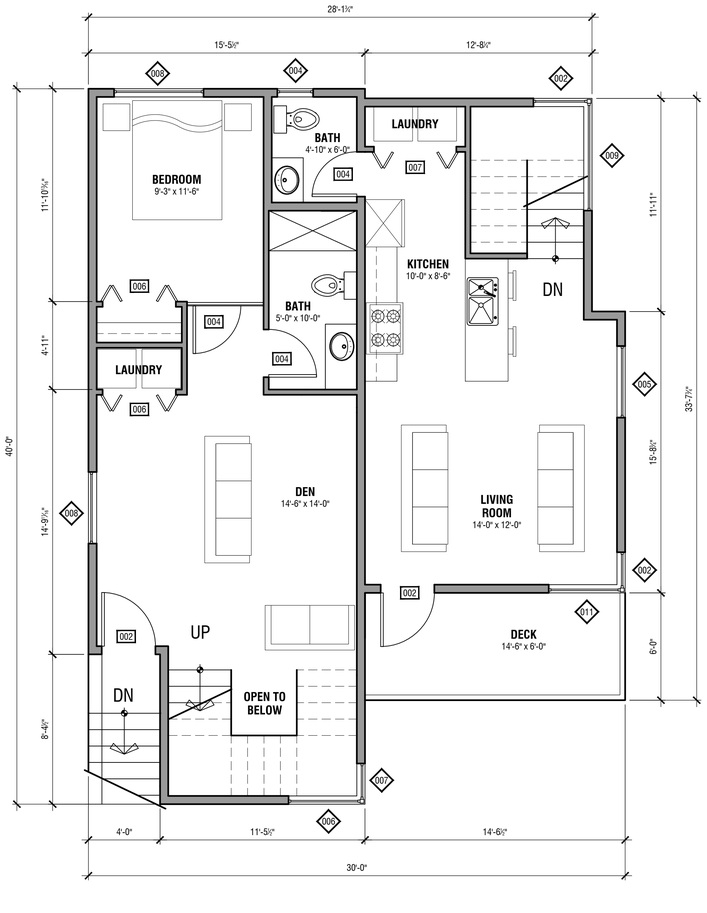
5 DOOR TYPES



1 FIRST FLOOR PLAN

310 TAHITI

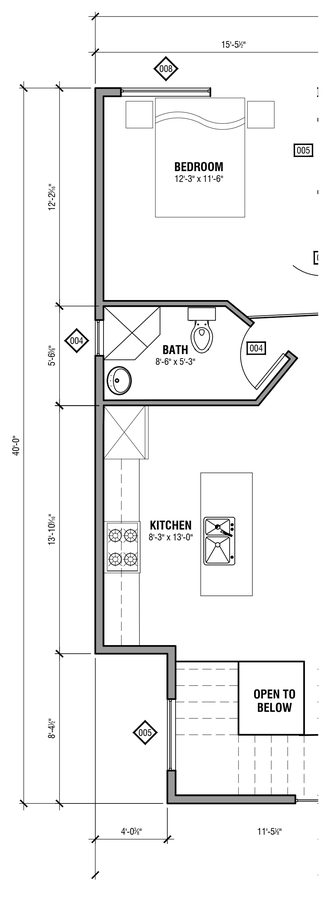
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN

310 TAHITI

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



3 THIRD FLOOR PLAN

310 TAHITI

ROOF LINE HEIGHTS

EAST WEST DIRECTION: 33% OF ELEVATION SITS ABOVE 25'
OVERALL EAST WEST ROOFLINE DIMENSION: 42'-1"
42'-1" (.33) = 168" (14'-0")
THE MAX HEIGHT OF THE BUILDING IS 27'-3"

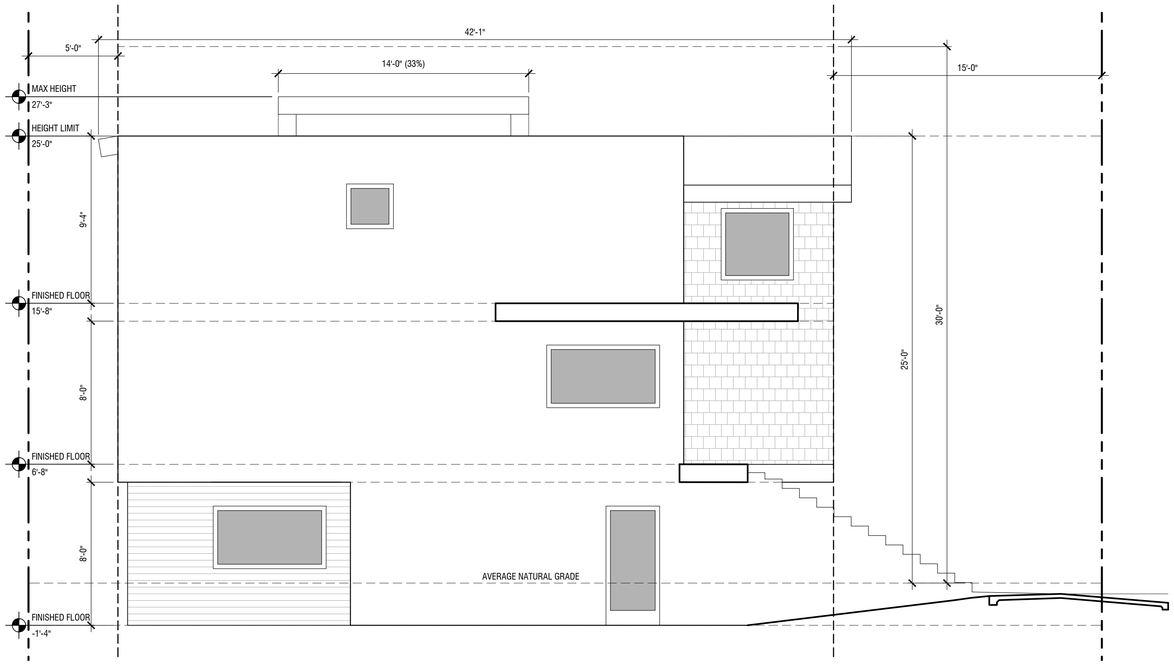
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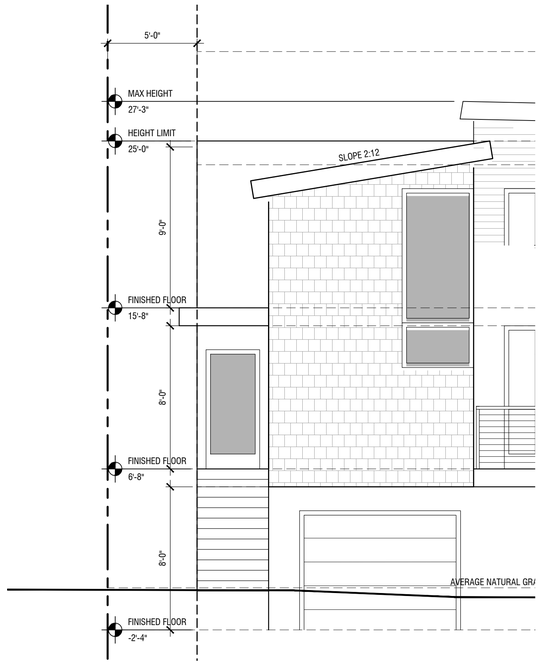
1

EXTERIOR ELEVATIONS LEGEND

ALLURA MAPLE TRADITIONAL FIBER CEMENT LAP SIDING

ALLURA COASTAL BLUE TRADITIONAL FIBER CEMENT LAP SIDING

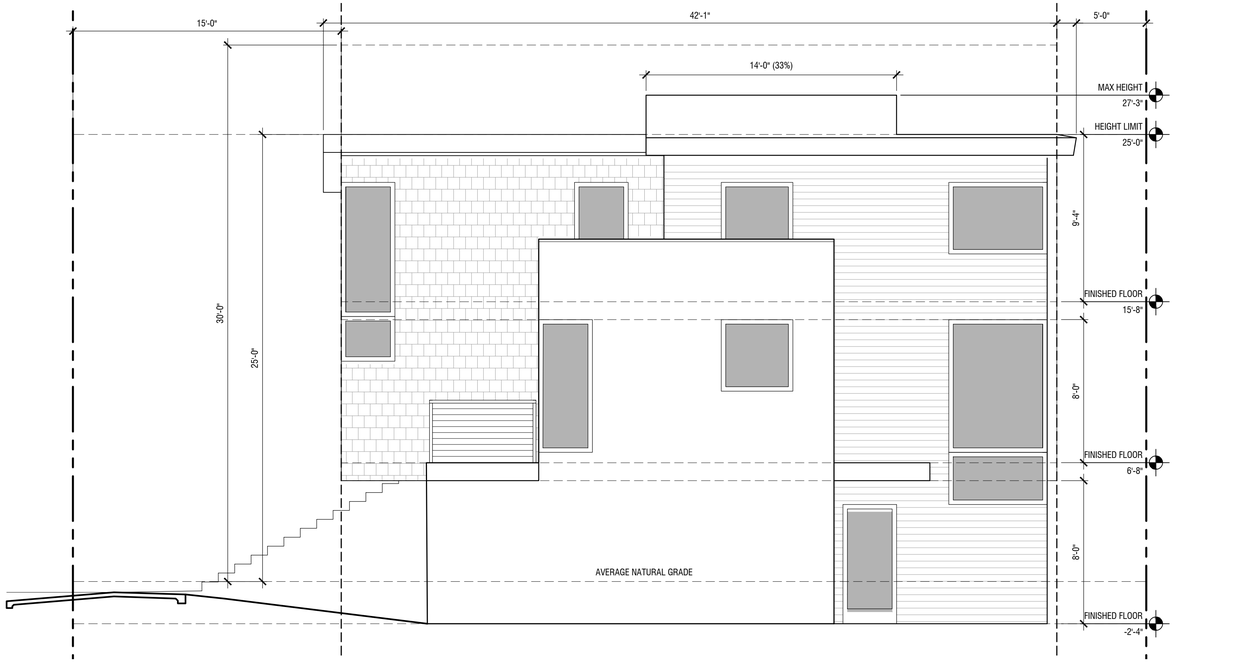




1 EAST ELEVATION

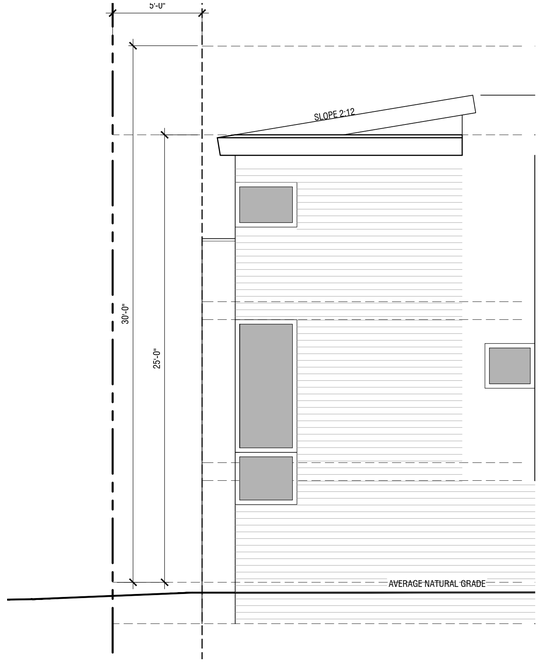
310 TAHITI

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



2 NORTH ELEVATION

310 TAHITI



3 WEST ELEVATION

310 TAHITI

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

4 SOUTH ELEVATION

310 TAHITI



1 FRONT VIEW OF UNITS



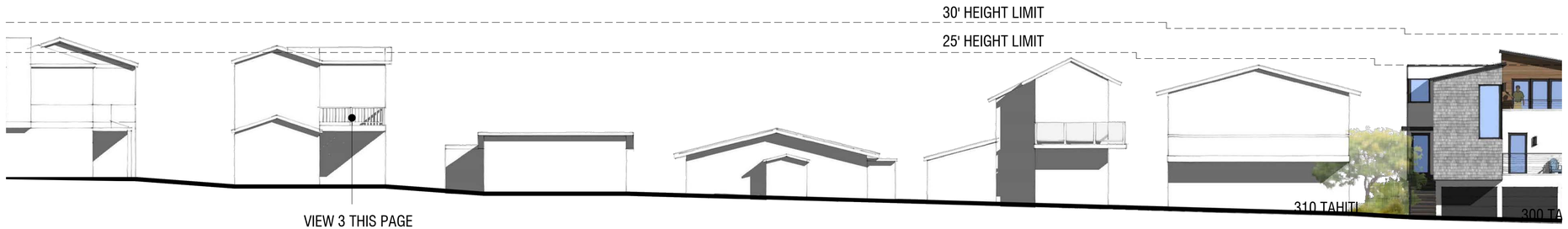
2 VIEW FROM MAIN STREET



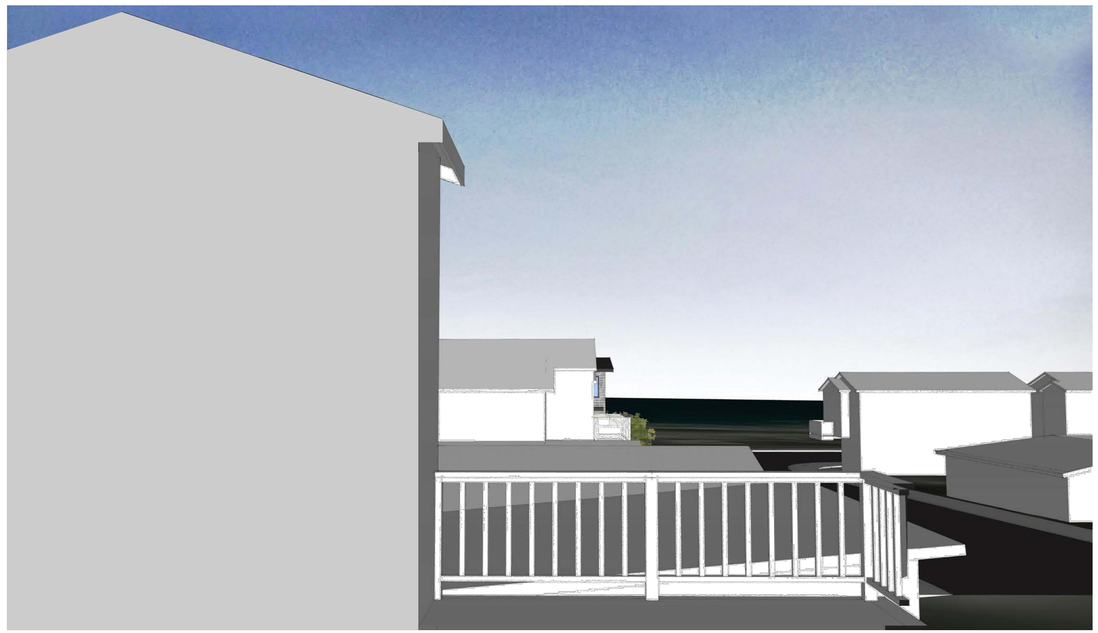
3 VIEW FROM TAHITI STREET



1 MAIN STREET ELEVATION



2 TAHITI STREET ELEVATION



3 VIEW FROM NEIGHBOR DECK



4 VIEW FROM ACROSS THE STREET

EXHIBIT E

AGENDA NO: B-1 and B-2

MEETING DATE: June 5, 2018

Staff Report

TO: **Planning Commissioners** **DATE: May 30, 2018**

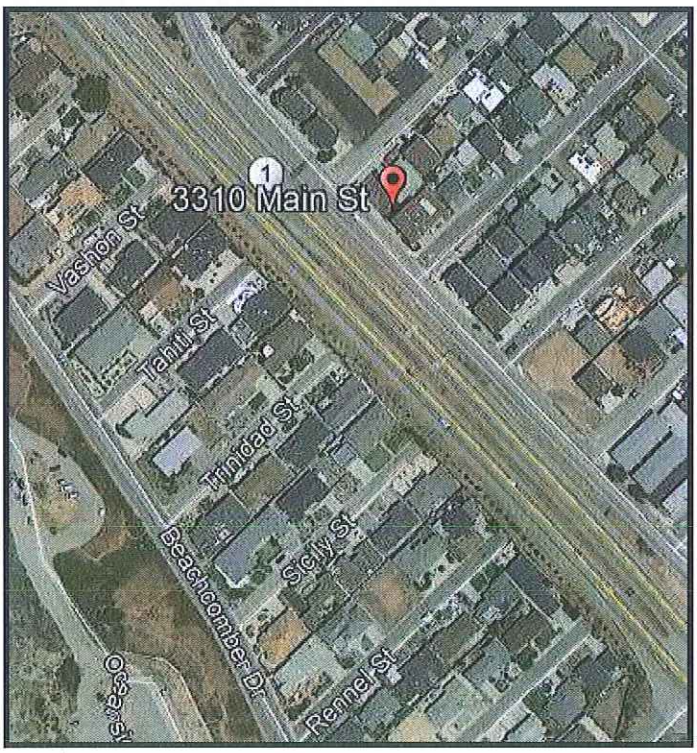
FROM: **Joan Gargiulo, Assistant Planner**

SUBJECT: 300 Tahiti Street (CP0-563 / UP0-522) and 310 Tahiti Street (CP0-570 / UP0-523) Request for Coastal Development Permit and Minor Use Permit approval to allow for the demolition of an existing commercial structure and the construction of a Single-Family Residence (SFR) with an attached Accessory Dwelling Unit (ADU) on each of the two adjacent parcels at 300 and 310 Tahiti Street for a total of two SFRs and two ADUs in the MCR/R-4/SP mixed commercial and residential zoning district.

RECOMMENDATION:
CONDITIONALLY APPROVE THE PROJECTS by approving both Planning Commission Resolution No. 16-18 and Resolution No. 17-18 which include the Findings and Conditions of Approval for the projects depicted on site development plans date stamped received April 20, 2018.

APPLICANT/AGENT:
Applicant/Owner: Ken Stollmeyer
Agent/Architect: Joel Snyder,
Ten Over Studio

ASSESSOR PARCEL NUMBER:
065-042-026 (2 underlying lots)



PROJECT SETTING/ DESCRIPTION:
The project site (formerly known as 3310 Main Street) is located on the southern corner of Tahiti and Main Street, in designated Area A of the North Main Street Specific Plan. The two separate 2,400 sq. ft. parcels are currently developed with a 1,528 square-foot single story commercial building. Surrounding uses include single family and multi-family residences.

The Planning Commission (PC) reviewed

Prepared By: JG Department Review: CJ

the concept plan for this development at the January 16, 2018 PC hearing and provided direction to the Applicant as discussed below. The applicant/owner is proposing to demolish the existing commercial building and construct a single-family residence with an attached accessory dwelling unit on each of two underlying lots. Including the main living area, accessory unit and garage, 300 Tahiti Street is 2,439 square feet and 310 Tahiti Street is 2,616 square feet in size. Conceptual architectural plans and site topography are shown on the 11" by 17" plans attached as Exhibit A and Exhibit B respectively.



SITE / PROJECT STATISTICS:

Adjacent Zoning/Land Use			
North:	MCR/R-4/SP Multi-family Residential	South:	MCR/R-4/SP Multi-family Residential
East:	MCR/R-4/SP Single-family Residential	West:	Main Street and Highway 1

Site Characteristics	
Lot Sizes	Two parcels of 2,400 square feet each (Two 40' x 60' lots)
Existing Use	Commercial – Tattoo Parlor
Terrain	Slopes slightly from NE to SW
Vegetation	Ornamentals
Access	Main and Tahiti Streets

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed Use
Base Zone District	Mixed Commercial Residential / Multifamily residential-hotel-professional (MCR/R-4)
Zoning Overlay District	North Main Street Specific Plan (SP) Area A
Coastal Zone	Located outside the appeal jurisdiction

Zoning Ordinance Standards for 300 Tahiti Street Only		
	Standards	**Proposed**
Front-Yard Setback	15 feet	15'
Garage Setback	20 feet	21' 1"
Exterior Side Setback (along Main)	10 feet	10' 6"
Interior Side-Yard Setback	5 feet	5'
Rear-Yard Setback	5 feet	5' 4"
Lot Coverage	60% allowed	44%
Maximum Height	25 feet; up to 30 feet with PC approval for roofline variation	29'2"
Percent of Roof line over 25 ft. height limit	30%	East-West Ridgeline: **95%** North-South Ridgeline: **96%**
Parking	2 covered and enclosed spaces for the primary residence	2 covered and enclosed

Zoning Ordinance Standards for 310 Tahiti Street Only		
	Standards	**Proposed**
Front-Yard Setback	15 feet	15'
Garage Setback	20 feet	20' 10"
Exterior Side Setback (along Main)	10 feet	10'
Interior Side-Yard Setback	5 feet	5'
Rear-Yard Setback	5 feet	5' 6"
Lot Coverage	60% allowed	47%
Maximum Height	25 feet; up to 30 feet with PC approval for roofline variation	28'9"
Percent of roofline over 25 ft. height limit	30%	East-West Ridgeline: **96%** North-South Ridgeline: **100%**
Parking	2 covered and enclosed spaces for the primary residence	2 covered and enclosed

PLANNING COMMISSION DIRECTION:

At the January 16, 2018 Planning Commission hearing, the Commission considered a conceptual plan for the two parcels and provided input and direction to the Applicant prior to formal project submittal (Exhibit C). Generally, the Commission expressed support for the proposed development and the change from a commercial use to an exclusively residential use. This discussion centered on building height, roof design, green building features, change in use, architectural style, exterior building materials, viewshed analysis, visual impacts, parking, and landscaping. Since that meeting, the Applicant has submitted revised plans addressing the Commission's direction as follows.

Building Height:

The Commission's main concern was with the overall height of the proposed development. The North Main Street Specific Plan (NMSP) found in the Zoning Code at MBMC 17.40.110.D2 states,

"The maximum height shall be generally two stories (above subterranean or semi-subterranean parking if provided) not to exceed twenty-five feet; except that the planning commission may allow up to thirty feet to encourage roofline variations and sloping roof treatments provided the additional height is necessary for such roof treatment and that corridors protecting significant views are provided."

Furthermore, MBMC 17.40.110.D2a states "*not more than 1/3 of the west elevation of the building roofline, and, if different, not more than 1/3 of the elevation of the longest building roofline shall exceed 25 ft. in height. This standard is intended as a guideline, not a strict*

requirement, and the Planning Commission may vary from this guideline as deemed necessary and useful to meet the intent of this section."

In order to accommodate the proposed two-dwelling designs on three floors with garage parking, sloped roofs, and private outdoor space, the Applicant is requesting approval for a maximum height limit of more than 25 feet. The proposed residential structure at 300 Tahiti Street has a maximum height of 28'9" with 96% of the east-west ridgeline above 25 ft. and 100% of the north-south ridgeline above 25 feet. The proposed residential structure at 310 Tahiti has a maximum height of 29'2" with 95% of the east-west ridgeline above 25 ft. and 96% of the north-south ridgeline above 25 feet.

The Commission recommended that the Applicant lower the finished floor elevations of the garages to help mitigate the overall building heights. The finished floor elevation of the garage at 300 Tahiti has been lowered by 10 inches and the finished floor elevation of the garage at 310 Tahiti has been lowered 1' 2". See table below:

Garage Finished Floor Elevation			
	Conceptual Proposal	Current Proposal	Difference
300 Tahiti	48'2"	47' 4"	-10"
310 Tahiti	49'4"	48'2"	-1' 2"

The overall height of both structures, however, were only lowered by 2" and 5" respectively. See table below:

Height Above Average Natural Grade			
	Conceptual Proposal	Current Proposal	Difference
300 Tahiti	29' 10"	29' 8"	- 2"
310 Tahiti	29' 2"	28' 9"	-5"

The Commission also recommended that the side wall plate heights for all walls abutting any setbacks be limited to 25 ft. above average natural grade. While the plans submitted for conceptual review did not clearly specify the plate heights, the current development proposal does indicate that all side wall plate heights at the setbacks shall be limited to 25 ft. above average natural grade.

Roof Design:
The Commission recommended that the Applicant break up the proposed long, unvarying north-south ridgelines that were presented in the conceptual review. The Commission favored ridgelines running east-west in order to facilitate up-slope view protection and recommended that the Applicant increase the slope of the roofs. The low slope has not been increased on

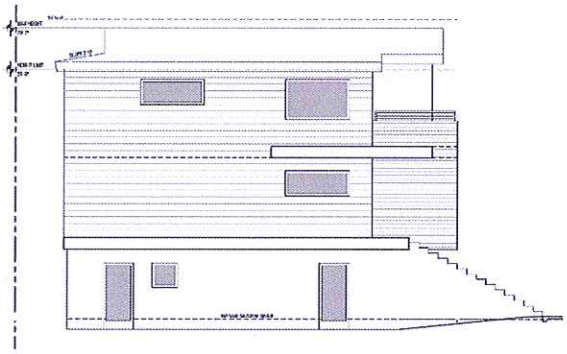
either structure and remains 2 in 12. The notched corners and dropped roof lines are all still over the 25 ft. height limit. The ridgelines remain in the north-south orientation.

It is important to note that staff has added Planning Condition of Approval No. 10 to both Resolution No 16-18 and No. 17-18 for both projects to require the Applicant to resubmit an updated design that complies with the requirement for a maximum of 1/3 of the rooflines over the 25 ft. height limit.

300 Tahiti Roof Line Adjustments:



Conceptual

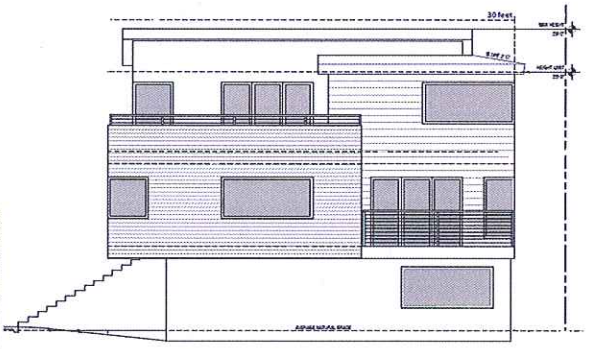


Proposed

The above images show the eastern elevation of the project at 300 Tahiti Street; note the corner of the roof line at the south side (upper left side) of the proposed project showing a decrease in overall height for a small portion of the north-south ridgeline.



Conceptual

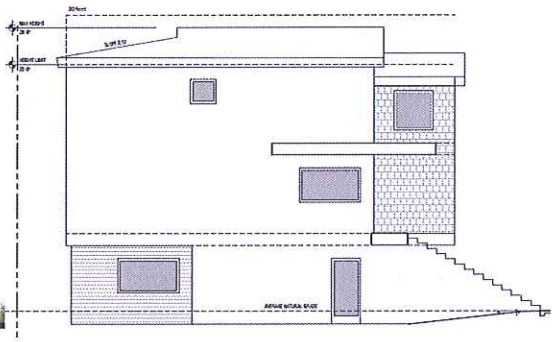


Proposed

The above images show the western elevation of the project at 300 Tahiti Street illustrating the notched corner of the north-south running ridgeline.

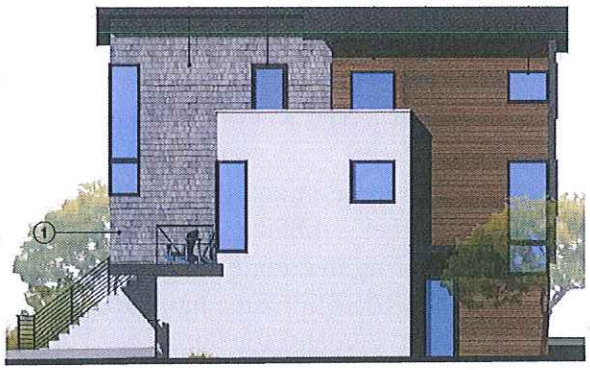
310 Tahiti Roof Line Adjustments:

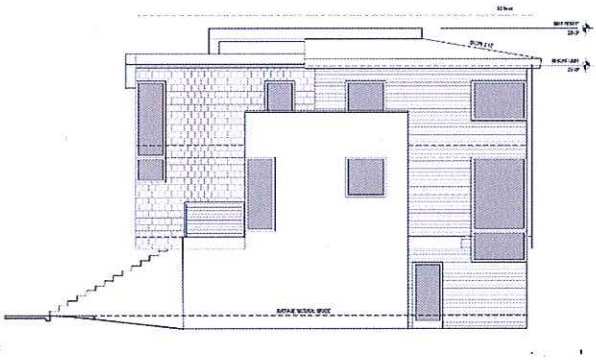




Conceptual Proposed

The above images show the eastern elevation of the project at 310 Tahiti Street; note the north and south corners of the roof line (upper left and right side) of the proposed project showing a decrease in overall height for portions of the north-south ridgeline.

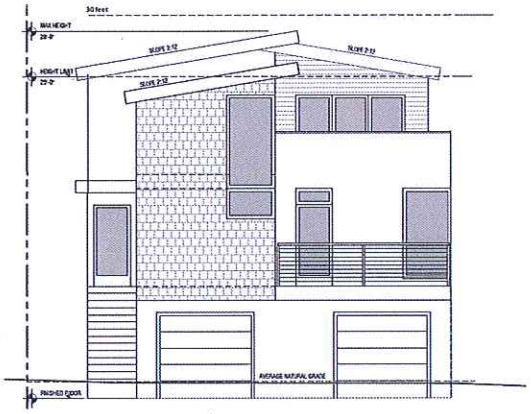




Conceptual Proposed

The above images show the western elevation of the project at 310 Tahiti Street showing the notched corners of the north-south running ridgeline.





Conceptual Proposed

The images of the northern elevation illustrate the change to the roof structure.

Green Building Features:
At the January 16, 2018 conceptual review, the Planning Commission requested that the Applicant provide a detailed description of the Green Building features to be included in the proposed development. These features are listed on page A1.1 and include a list of the required CalGreen Building measures. Above and beyond these building requirements, the Applicant is proposing to utilize drought tolerant landscaping, high efficiency LED lighting, rain barrels for landscape irrigation, high efficiency heating, and the potential for solar panels in the future.

Commercial versus Residential Use:
At the January 16, 2018 conceptual review, the Commission was in favor of granting a Use Permit to allow for residential development of the two parcels under discussion. The project site is in designated Area A of the North Main Specific Plan. Area A is the northernmost sub-area in the plan, extending from Island Street up to Zanzibar Street. In Areas B, C and D, an increase in commercial use is encouraged by the plan. In Area A, the plan proposes decreasing visitor-serving commercial uses and creating development standards that blend businesses into the neighborhood. From Panay Street north to Zanzibar, this is the only property with a commercial use. South from Panay to Island there are a few pockets of commercial use, most notably between Jamaica and Java Streets where the multi-tenant Manfred Square is.

The three options for redevelopment of this property would be mixed use, solely commercial or solely residential. The relatively small size of the parcel – 4,800 square feet – affects the viability of redevelopment options, especially when factoring in zoning standards for setbacks and parking. Most of the individual small lots in the MCR/R-4/SP zone have been developed with single family houses due to their small size and the demand for housing. This project offers the advantage of 4 housing units, which is consistent with Housing Element policies that encourage maximizing housing opportunities in high-density residential zones. At best, a mixed -use project could have no more than 2 studio or one-bedroom units and a very limited commercial space. In addition, a redeveloped commercial use would have to comply with parking space requirements and parking lot screening standards with site constraints to meet parking use requirements on a small lot(s).

Architectural Style:
The proposed plans depict modern designs with strong vertical and horizontal lines, varied wall planes and low-pitched gable and shed roofs. Dark vinyl windows in a variety of sizes are located to maximize views and light and work well with the overall building design. Living space is arranged over three floors. The two primary units in each building have kitchens on the third floor which may benefit from an elevator or lift.

Exterior Building Materials:
Proposed exterior materials and colors include a mix of shingles, wood and painted horizontal siding, and smooth finish stucco. Plans show composition shingle roofing and open horizontal

railings at the decks and entry stairs. A variety of dark vinyl windows would be installed without additional exterior trim.

Viewshed Analysis from the East:
The North Main Street Specific Plan requires an assessment of scenic values and preservation of scenic views as well as a view analysis from residential neighborhoods to the east. It states, "To the extent practical, significant view opportunities shall be preserved and protected through the use of view corridors and air space easements." To the south, views through the Cloisters are designated as significant public views. There are no designated areas of visual significance in the immediate vicinity of the project. Views toward the ocean from the neighborhood immediately behind the project site are interrupted by power lines, and the highway. Even so, all the island streets naturally provide a view corridor toward the ocean. The plan sets provide a view analysis of the project on the last page (Exhibits D and E).

Visual Impacts from Highway One and Main Street:
Highway One, north of Highway 41, is shown as a street providing scenic views in the General Plan and Coastal Land Use Plan. A residential project is likely to have less impact on views from Highway One than a commercial project which would presumably include signage and brighter exterior lighting. In so far as this project would even register with drivers, it would provide an interesting contrast to the prevailing style of surrounding development.

Parking:
Each building has a two-car garage located slightly below existing grade. Garages are setback 20 feet from the property line and so would allow for parking in the driveway. New changes to State law with regards to encouraging accessory dwelling units (ADU) prohibit requiring parking for ADUs within ¼ mile of a public transit stop.

Landscaping:
Pursuant to Section 17.40.110 of the Municipal Code, the North Main Street Specific Plan requires all setbacks to be landscaped. Both the General Plan and the Coastal Land Use Plan note a lack of adequate landscaping along the highway frontage in north Morro Bay. This project offers an opportunity to improve the quality of landscaping in the vicinity. The landscape plan provided on page A1.2 of the plan sets (Exhibits D and E) indicate the use of a simple but dense palette of drought tolerant ornamental grasses, medium shrubs, and trees and rain barrel catchment for irrigation.

ENVIRONMENTAL DETERMINATION:
Environmental Review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3 for the construction of a Single-Family Residence on any legal parcel. (The project proposal is two SFRs and two ADUs, one each on two separate adjacent legal parcels.) Additionally, none of the Categorical Exemption exceptions, noted under Section 153000.2, apply to the project.

PUBLIC NOTICE:
Notice of public hearing on this item was published in the San Luis Obispo Tribune newspaper on Friday, May 25, 2018, and mailed directly to all property owners of record and occupants within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed projects.

CONCLUSION:
Pursuant to the North Main Specific Plan, the Planning Commission has the authority to allow height up to thirty feet to encourage roofline variations and sloping roof treatments. Staff review of the plans as revised after the Planning Commission's consideration of the conceptual review on January 16, 2018 show that the plans as designed will not impact significant views. In addition, Housing Element Policy H-10 promotes the approval of secondary dwelling or accessory dwelling units as an affordable housing option throughout the City. Approval of the project as two single family homes with accessory dwelling units furthers the goals of the City's Housing Element. To that end, the PC has the authority to approve the project height as proposed.

As conditioned, the project would be consistent with all applicable provisions of the General Plan and the Local Coastal Plan and the development standards set forth in the Zoning Ordinance which allows for the development of an SFR with ADU at these locations with the approval of a Coastal Development Permit and Minor Use Permit.

RECOMMENDATION:
Staff recommends the Planning Commission approve the requested Coastal Development Permits and Minor Use Permits (CP0-563/UP0-522 and CP0-570/UP0-523) for the two SFRs with associated ADUs at 300 Tahiti Street and 310 Tahiti Street, as shown on development plans date stamped received April 20, 2018, by adopting Planning Commission Resolution No. 16-18 and Resolution No. 17-18 which includes the Findings and Conditions of Approval for the projects.

EXHIBITS:
Exhibit A – Planning Commission Resolution No. 16-18
Exhibit B – Planning Commission Resolution No. 17-18
Exhibit C – After Action Letter dated January 17, 2018
Exhibit D – Site Development Plans for 300 Tahiti
Exhibit E – Site Development Plans for 310 Tahiti
Exhibit F - Public Correspondence

RESOLUTION NO. PC 16-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-563) AND MINOR USE PERMIT (UP0-522) TO ALLOW CONSTRUCTION OF A NEW 1,262 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH A 631 SQUARE FOOT ACCESSORY DWELLING UNIT AND A 546 SQUARE FOOT GARAGE AT 300 TAHITI STREET AND OUTSIDE OF THE COASTAL COMMISSION APPEALS COMMISSION

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Community Center, 1001 Kennedy Way, Morro Bay, California, on June 5, 2018, for considering Coastal Development Permit CP0-563 and Minor Use Permit UP0-522 for construction of a new single-family residence and attached accessory dwelling unit at 300 Tahiti Street; and

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

WHEREAS, Housing Element Policy H-10 promotes development of secondary dwelling units as an affordable housing option throughout the City; and

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), for construction of one single-family residence and accessory dwelling unit in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Coastal Development Permit Finding

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

2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of residential development; has similar bulk and scale as nearby structures, and like other structures in the neighborhood, the project is two story development.

Minor Use Permit Findings

1. As conditioned, the establishment, maintenance, and operation of the residential use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood because the single family residence and accessory dwelling unit are permitted uses within the zoning district applicable to the project site and said structure complies with all applicable project conditions and City regulations.

2. The proposed project will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City because the use is designed to be consistent with the City regulations applicable to this development.

3. As conditioned, the proposed project conforms to the policies set forth in the General Plan and the Local Coastal Program.

North Main Street Specific Plan Findings

1. As conditioned, the proposed project meets the development standards set forth in the North Main Street Specific Plan (Section 17.40.110 of the Municipal Code).

2. The Planning Commission finds that pursuant to the North Main Specific Plan, that additional height above 25 feet is allowed because the project is designed to provide roofline variation and accommodate additional density consistent with the Housing Element of the General Plan.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-563 and Minor Use Permit UPO-522 for property located at 300 Tahiti Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 30, 2018, for the project at 300 Tahiti Street (APN:065-042-026) depicted on plans received by the City on April 20, 2018, as part of Coastal Development Permit CP0-563 and Minor Use Permit UP0-522, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation

of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

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

PLANNING CONDITIONS

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

2. Archaeology: An Archaeological Monitoring Plan is required. The monitoring plan shall be included with the building permit submittal for Planning Department review and approval. Plans submitted for a building permit shall include all provisions of the monitoring plan on a separate sheet and shall list the archaeological monitor and contact information on the title sheet.

3. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

4. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

5. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

6. Architecture: Building color and materials shall be as shown on plans as approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

7. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.

8. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.

9. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure as certified by a licensed land surveyor.

10. Ridgeline Variation: The Applicant shall submit updated plans that show no more than 1/3 of the roofline over 25 feet above average natural grade to the satisfaction of the Community Development Director.

11. Rain Barrels: The Applicant shall clearly illustrate the rain-barrel catchment system on the Building plan set.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".

2. North Main Street Specific Plan: The proposed project is located in Sub-Area A of this Specific Plan Area and subject to the following conditions:

    a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is

required to maintain or replace curb, gutter, sidewalks and street trees pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements. Sidewalks shown conform to existing sidewalks and are acceptable as submitted.

3. Dedication: A dedication of frontage will be required for portions of frontage improvements encroaching on private property. Alternatively a public pedestrian easement may be created for portions of frontage improvements encroaching on private property

4. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.

5. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).

6. Erosion and Sediment Control Plan: Show locations and types of BMPs to be installed. For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

7. Water Meter: Indicate and label new or existing water meter on plans.

8. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.

9. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

10. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or

installation of a sewer lateral within the City right-of-way or within a utility easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITIONS

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. The Title sheet of the plans shall include:
   a. Street address, lot, block, track and Assessor Parcel Number.
   b. Description of use.
   c. Type of construction.
   d. Height of the building.
   e. Floor area of the building(s).
   f. Vicinity map.

   All construction will conform to the 2016 California Building Code (CBC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 Green Building Code, 2016 California Residential Code and Accessibility Standards where applicable and all City codes as they apply to this project.

   (Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

4. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as appropriate. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

5. The owner shall comply with the City's Special Inspection Program. Special inspections may be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

7. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, and truss calculations.

8. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.

9. Fire sprinklers shall be required.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. A licensed surveyor or engineer shall verify pad elevations, and setbacks, prior to foundation inspection, and roof elevations, prior to roof sheeting inspection, when determined necessary by the planning division.

3. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Division shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

4. Certification of compliance with the soils report shall be submitted to the Building Division prior to foundation approvals. A final report certifying compliance with the soils report or grading plans shall be submitted to the Building Division prior to final approvals.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

1. Prior to building division final approval all required inspections from the other various departments must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

D. CONDITIONS SUBJECT TO ONGOING COMPLIANCE:

1. COMPLIANCE WITH APPLICABLE LAWS. All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

FIRE CONDITION

1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for

construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).

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

4. Address Identification. All new and existing single-family residences and accessory dwelling units shall have their own approved address numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide address numbers 4 inches high with ½ inch stroke in contrasting colors.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5th day of June 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 5th day of June, 2018.

RESOLUTION NO. PC 17-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-570) AND MINOR USE PERMIT (UP0-523) TO ALLOW CONSTRUCTION OF A NEW 1,322 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH A 658 SQUARE FOOT ACCESSORY DWELLING UNIT AND A 636 SQUARE FOOT GARAGE AT 310 TAHITI STREET AND OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Community Center, 1001 Kennedy Way, Morro Bay, California, on June 5, 2018, for considering Coastal Development Permit CP0-570 and Minor Use Permit UP0-523 for construction of a new single-family home and attached accessory dwelling unit at 310 Tahiti Street; and

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

WHEREAS, Housing Element Policy H-10 promotes development of secondary dwelling units as an affordable housing option throughout the City; and

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

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

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

California Environmental Quality Act (CEQA) Finding

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

Coastal Development Permit Finding

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

2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of residential development; has similar bulk and scale as nearby structures, and like other structures in the neighborhood, the project is two story development

Minor Use Permit Findings

1. As conditioned, the establishment, maintenance, and operation of the residential use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood because the single family residence and accessory dwelling unit are permitted uses within the zoning district applicable to the project site and said structure complies with all applicable project conditions and City regulations.

2. The proposed project will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City because the use is designed to be consistent with the City regulations applicable to this development.

3. As conditioned, the proposed project conforms to the policies set forth in the General Plan and the Local Coastal Program.

North Main Street Specific Plan Findings

1. As conditioned, the proposed project meets the development standards set forth in the North Main Street Specific Plan (Section 17.40.110 of the Morro Bay Municipal Code).

2. The Planning Commission finds that pursuant to the North Main Specific Plan, that additional height above 25 feet is allowed because the project is designed to provide roofline variation and accommodate additional density consistent with the Housing Element of the General Plan.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-570 and Minor Use Permit UPO-523 for property located at 310 Tahiti Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 30, 2018, for the project at 310 Tahiti Street (APN:065-042-026) depicted on plans received by the City on April 20, 2018, as part of Coastal Development Permit CP0-570 and Minor Use Permit UP0-523, on file with the Community Development Department, as

modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation

of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

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

PLANNING CONDITIONS

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

2. Archaeology: An Archaeological Monitoring Plan is required. The monitoring plan shall be included with the building permit submittal for Planning Department review and approval. Plans submitted for a building permit shall include all provisions of the monitoring plan on a separate sheet and shall list the archaeological monitor and contact information on the title sheet.

3. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

4. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

5. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

6. Architecture: Building color and materials shall be as shown on plans as approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

7. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.

8. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.

9. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure as certified by a licensed land surveyor.

10. Ridgeline Variation: The Applicant shall submit updated plans that show no more than 1/3 of the roofline over 25 feet above average natural grade to the satisfaction of the Community Development Director.

11. Rain Barrels: The Applicant shall clearly illustrate the rain-barrel catchment system on the Building plan set.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".

2. North Main Street Specific Plan: The proposed project is located in Sub-Area A of this Specific Plan Area and subject to the following conditions:

    a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is required to maintain or replace curb, gutter, sidewalks and street trees

pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements. Sidewalks shown conform to existing sidewalks and are acceptable as submitted.

3. Dedication: A dedication of frontage will be required for portions of frontage improvements encroaching on private property. Alternatively a public pedestrian easement may be created for portions of frontage improvements encroaching on private property

4. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.

5. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).

6. Erosion and Sediment Control Plan: Show locations and types of BMPs to be installed. For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

7. Water Meter: Indicate and label new or existing water meter on plans.

8. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.

9. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

10. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility

easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

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1. COMPLIANCE WITH APPLICABLE LAWS. All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

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PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5th day of June 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 5th day of June, 2018.

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

January 17, 2018

Kenneth Stollmeyer
995 Monterey Street
Morro Bay, CA 93442

Joel Snyder
Ten Over Studios
539 Marsh Street
San Luis Obispo, CA 93401

Subject: Planning Commission conceptual review of proposed residential development at 3310 Main Street (UP0-508)

Dear Mr. Stollmeyer and Mr. Snyder,

At their meeting on January 16, 2017, Planning Commissioners expressed support for the proposed development of property at 3310 Main Street (APN: 065-042-026) for a change from commercial to residential use; specifically, two new single-family residences with attached accessory dwelling units as shown on concept plans date stamped December 18, 2017. The Commission had the following comments:

1. The Commissioners were supportive of the design of the project, specifically with regard to the varying building facades and pulled in corners to allow for more light and airflow on Tahiti Street.

2. The Commission's main concern is with the overall height of the proposed development.

3. Consider lowering the finished floor elevations of the proposed garages and increasing the slope of the driveways to help mitigate the overall height of the structures.

4. The Commissioners strongly recommended that the side wall plate heights for walls abutting any setback be limited to 25 ft. above average natural grade.

5. Consider breaking up the currently proposed long, unvarying north-south ridgelines. Commission appeared more to favor ridge lines running east-west, for up slope view protection.

6. Consider increasing the pitch of the roof(s).

7. Clearly calculate and illustrate the percentage of the west elevation of the building roofline (or the longest roofline) that shall exceed the 25 ft. height limit. Generally, one-third of the west elevation of the building roofline (or the longest roofline) shall

not exceed 25 ft. in height however this standard is intended as a guideline, not a strict requirement, and the Commission may vary from this guideline as deemed necessary and useful to meet the intent of this section (17.40.110.D)

8. Commissioners support incorporation of green building and energy and water saving features in the final design. Clearly delineate on the plans, which green building features are proposed and provide details where applicable.

If you have any questions, I can be reached at jgargiulo@morrobayca.gov or via telephone at (805) 772-6270.

Sincerely,

Joan Gargiulo
Assistant Planner

STOLLMEYER RESIDENCES

300 MAIN STREET, MORRO BAY, CALIFORNIA 93442



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ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	L.F./LF	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./N/G	NATURAL GRADE
CLG	CEILING	NO./ #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	OBS	OBSCURE
COL.	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OFCI	OWNER PROVIDED, CONTRACTOR INSTALLED
CONN	CONNECTION	OFOI	OWNER PROVIDED, OWNER INSTALLED
CONST	CONSTRUCTION		
CONT.	CONTINUOUS		
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DIM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EQS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST(ING)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.G./FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FIX	FIXTURE	T	TEA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL.	INCLUDE	YD	YARD

DRAWING SYMBOLS

KEYNOTE

DOOR NUMBER

WINDOW NUMBER

EQUIPMENT NUMBER

MASTER BEDROOM 100 9'-0" — ROOM TAG

DETAIL REFERENCE — DETAIL NUMBER / SHEET NUMBER

DETAIL TARGET

INTERIOR ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER & DIRECTION OF VIEW

ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER & DIRECTION OF VIEW

SECTION MARKER — SECTION NUMBER / SHEET NUMBER & DIRECTION OF VIEW

SLOPE XXX — ROOF / GROUND SLOPE: INDICATES SLOPE AND DIRECTION OF SLOPE

HEIGHT / ELEVATION MARKER

NORTH ARROW

REVISION MARKER

PROJECT DATA

PROJECT DESCRIPTION:
THIS PROJECT PROPOSES TO REMOVE THE EXISTING 1,529 SQ FT COMMERCIAL BUILDING AND REPLACE IT WITH TWO RESIDENTIAL HOMES WITH ATTACHED ADU'S. THE EXISTING COMMERCIAL BUILDING IS SURROUNDED BY RESIDENTIAL BUILDINGS AND DOES NOT FIT IN WITH THE CONTEXT. MAKING THIS AN IDEAL SPOT TO ADD HOUSING. THE PROPOSED MAIN RESIDENCES WILL CONSIST OF 2 BEDROOMS AND 2 BATHROOMS WITH AN ATTACHED TWO CAR GARAGE. THE ADU'S WILL CONSIST OF 1 BEDROOM AND 1 1/2 BATHS. EACH UNITS GARAGE IS SUBTERRANEAN AND WILL HAVE 2 FLOORS ABOVE TO TAKE ADVANTAGE OF OCEAN VIEWS. MATERIALS AND COLORS WERE CHOSEN TO BE CONSISTENT WITH THE SURROUNDING CONTEXT AND CONTEXT OF MORRO BAY.

PROJECT ADDRESS	3310 MAIN STREET, MORRO BAY, CA
APN	065-042-006
ZONING	R-4, MOR, SP
CURRENT USE	R-3 (RESIDENTIAL)
LOT SIZE (EACH LOT)	2,400 SQ FT
(E) LOT COVERAGE	1,527 SQ FT (32%)
308 TAHITI LOT COVERAGE	1,050 SF (44%)
ALLOWABLE COVERAGE	60%

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES:

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA HISTORICAL BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

LIVING AREA SQ FOOTAGE

308 TAHITI

TOTAL LIVING SPACE:	1,853 SQ FT
MAIN HOUSE	1,262 SQ FT
ACCESSORY DWELLING UNIT	591 SQ FT (68% OF MAIN HOUSE)
GARAGE AREA:	548 SQ FT

PROJECT DIRECTORY

OWNER:
STOLLMEYER LIGHTING
2304 BROAD STREET
SAN LUIS OBISPO, CA 93401
CONTACT: KEN STOLLMEYER
PH: 805.235.8797
EMAIL: ken@stollmeyerlighting.com

ARCHITECT:
TEN OVER STUDIO, INC.
539 MARSH STREET
SAN LUIS OBISPO, CA 93401
CONTACT: JIM DUFFY
PH: 805.541.1010
EMAIL: jim@tenoverstudio.com

CIVIL ENGINEERING:
ABOVE GRADE
1394 BROAD STREET
SAN LUIS OBISPO, CA 93401
CONTACT: SCOTT STOKES
PH: 805.540.1172
EMAIL: scott@abovegradeengineering.com

SURVEY:
WHO ENGINEERING AND SURVEYING
PO BOX 422
GROVER BEACH, CA 93484
CONTACT: BILL DRVER
PH: 805.481.1864
EMAIL: wrd_5316@sbcglobal.net

GEOTECHNICAL:
GEOSOLUTIONS, INC.
228 HIGH STREET
SAN LUIS OBISPO, CA 93401
REPORT NUMBER SLO4031-1
CONTACT: KRAIG CROZIER
PH: 805.543.8539
EMAIL: kcrozier@geosolutions.net

BUILDING CODE DATA

SPRINKLERS:	REQUIRED:	YES
	PROPOSED:	YES
CONSTRUCTION TYPE:	TYPE VB	
OCCUPANCY GROUP:	R-3	

BUILDING SETBACKS

PROPOSED FRONT YARD:	GARAGE:	20'
	BUILDING:	15'
	5'-10' SETBACK OFF MAIN STREET)	
PROPOSED SIDE YARD:	5'	
PROPOSED BACK YARD:	0'	
EXISTING REAR YARD:	0'	

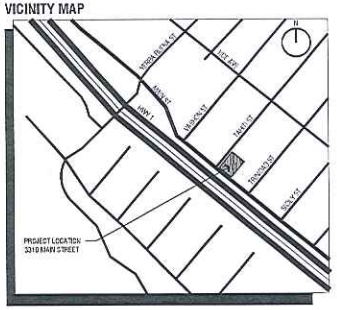
BUILDING HIEGHTS

HEIGHT LIMIT ALLOWED: 30' MAX. (WITH VARIANCE)

308 TAHITI

AVERAGE NATURAL GRADE	48'-8"
TOTAL BUILDING HEIGHT	30'-1"
FINISHED FLOOR OF GARAGE	47'-8"
HEIGHT ABOVE NATURAL GRADE	29'-9"

VICINITY MAP



SHEET INDEX

TITLE / CODE	
T1.0	TITLE SHEET
CIVIL	
C-1.1	GRADING AND DRAINAGE PLAN
C-2.1	UTILITY PLAN
C-3.1	STORM WATER AND SITE AREAS
ARCHITECTURAL	
A1.0	DEMOLITION SITE PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.0	308 TAHITI FLOOR PLAN
A3.0	308 TAHITI ELEVATIONS
	RENDERED VIEWS

IMPERMEABLE SURFACE CALCULATIONS

EXISTING IMPERVIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,629 SQ FT
TOTAL GROSS IMPERMIOUS AREA:	1,4015 SQ FT (EXEMPT)

10
TEN OVER STUDIO, INC
539 Marsh Street
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LICENSED ARCHITECT — JAMES M. DUFFY — NOT FOR CONSTRUCTION — C-28770 — 7.31.2019 — RENEWAL — STATE OF CALIFORNIA

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PLANNING SET
STOLLMEYER RESIDENCES
300 TAHITI, MORRO BAY, CALIFORNIA 93442

NOT FOR CONSTRUCTION

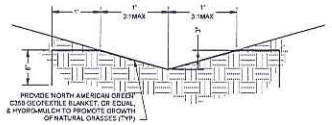
DRWN BY: MR
CHK'D BY: JD

DATE	SUBMITTAL
1/24/19	PLANNING RESUBMIT

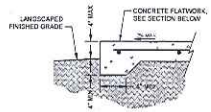
EXHIBIT E

TITLE SHEET

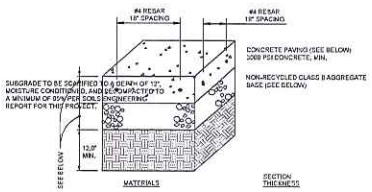
T1.0



LINED SWALE DETAIL
SCALE = NONE



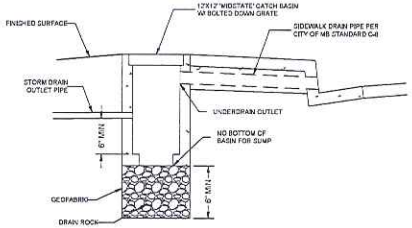
FLATWORK EDGE CROSS-SECTION



MATERIALS	SECTION THICKNESS
CONCRETE SURFACE COURSE	5.0"
CRUSHED AGGREGATE BASE COURSE	8.0"

NOTES:
* COMPACTION TO DENSITY BETWEEN 95 AND 100 PERCENT
** CROSS SLOPES NOT TO EXCEED 2% ON ALL WALKWAYS, AND NOT TO EXCEED 2% IN ANY DIRECTION IN PLAZA AREAS.

CONCRETE FLATWORK SECTION
SCALE = NONE

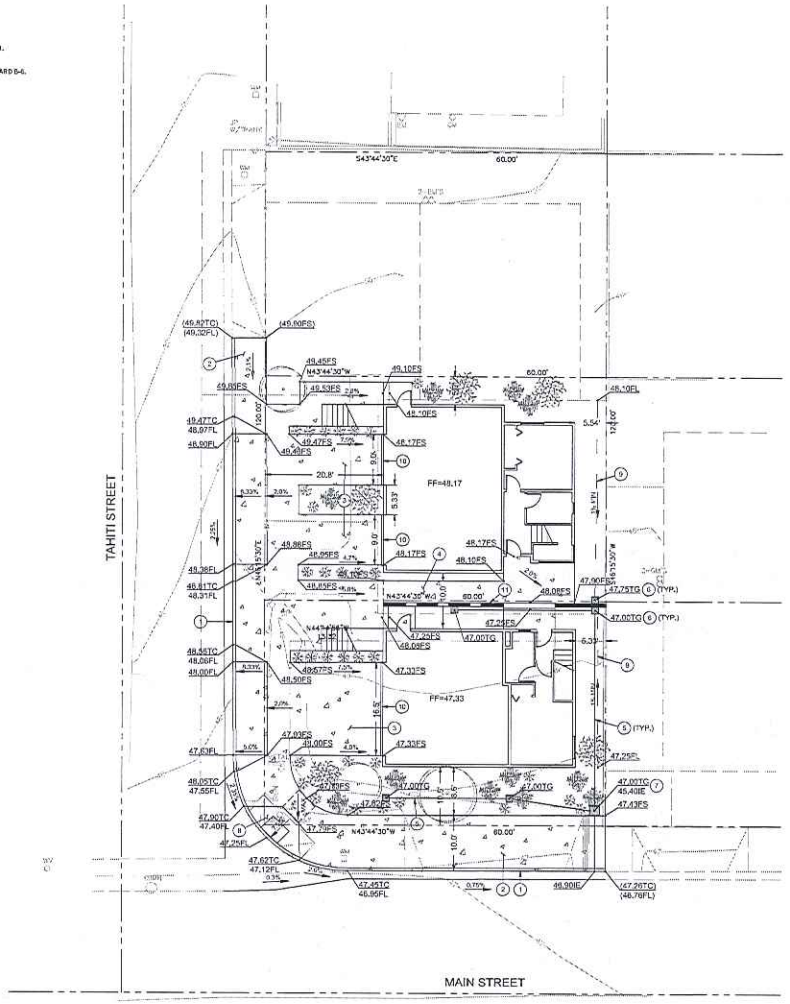


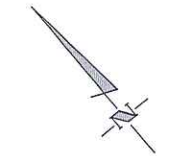
INFILTRATION CATCH BASIN DETAIL
SCALE = NONE

SPECIFIC CONSTRUCTION NOTES:

SITE WORK CONSTRUCTION NOTES—GRADING AND DRAINAGE

1. CONSTRUCT 6" TYPE A-2 CURB AND GUTTER PER CITY OF MB STANDARD B-1.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF MB STANDARD B-5.
3. CONSTRUCT DRIVEWAY RAMP WITH 3' CURB FLARE PER CITY OF MB STANDARD B-6.
4. CONSTRUCT CONCRETE FLATWORK PER DETAIL.
5. INSTALL 6" PVC STORM DRAIN.
6. INSTALL 12"x12" GRATED STORM DRAIN INLET.
7. INSTALL INFILTRATION CATCH BASIN PER DETAIL.
8. CONSTRUCT WHEELCHAIR RAMP PER CITY OF MB STANDARD B-4.
9. CONSTRUCT LINED DRAINAGE SWALE PER DETAIL.
10. INSTALL 2"x2" DRAINAGE SLOT.
11. CONSTRUCT 1' MAX RETAINING WALL.





ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116

ENGINEER OF RECORD



DATE:

STOLLMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442

GRADING AND DRAINAGE PLAN

NO	REVISION	DATE

DESIGNED: SLS
DRAWN: SH
JOB NUMBER: 18032

SHEET
C-1.1
DATE: MARCH 7, 2018

EXHIBIT E

PC_2018-10-02-18 Page 118 of 219

PLOT BY: ASE8 PLOT DATE: Mar 07, 2018 - 12:30pm Drawing name: N:\2018\18032-300-Tahiti\Engineering\Construction\Sheet Files\18032-C101-GD.dwg

EXHIBIT E

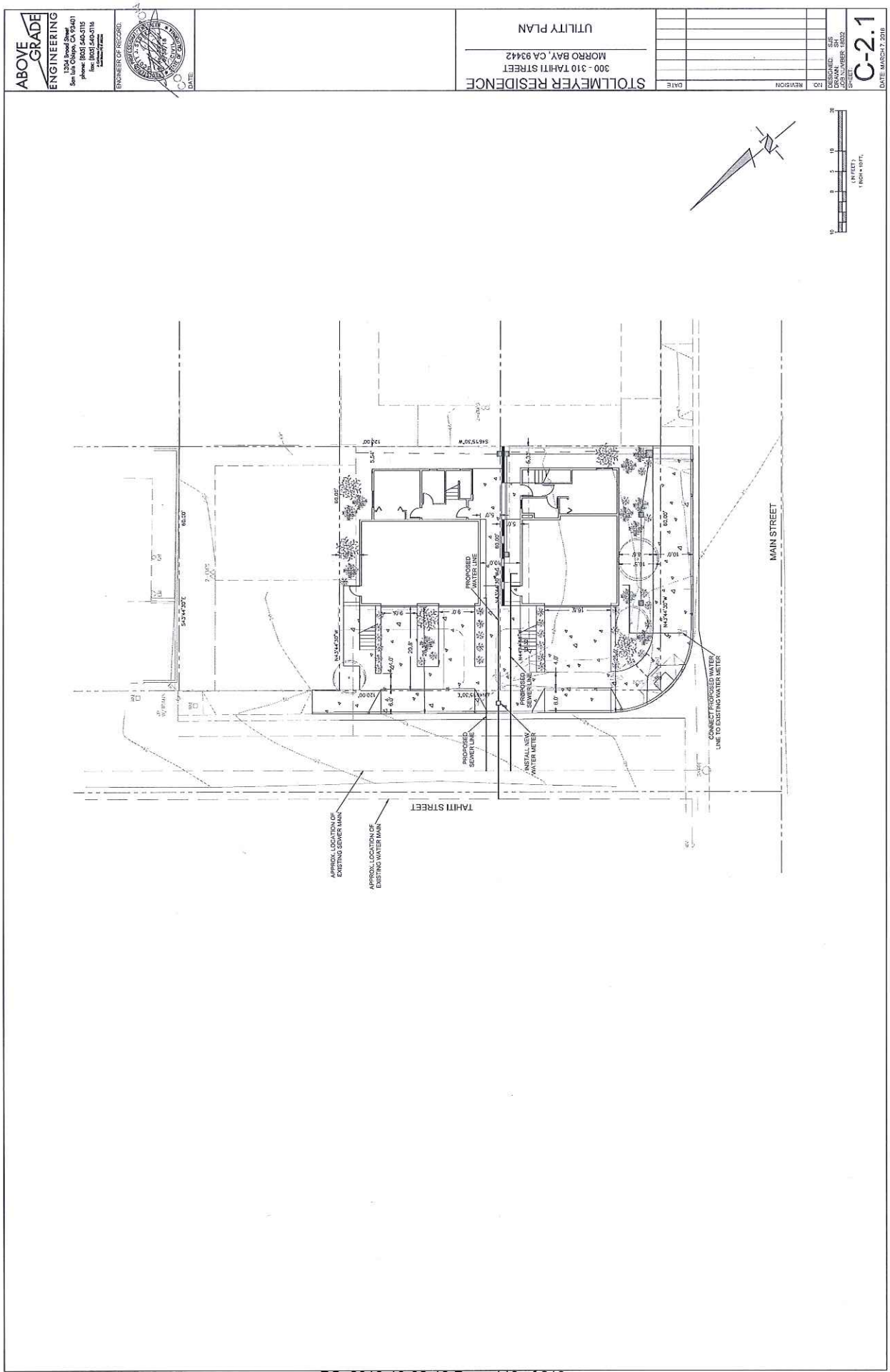

ABOVE GRADE ENGINEERING
1204 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
ENGINEER OF RECORD:
DATE:
STOLLMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442
UTILITY PLAN
DATE
REVISION
NO.
DESIGNED: SJS
DRAWN: SH
JOB NUMBER: 18032
SHEET NO.
C-2.1
DATE: MARCH 7, 2018
MAIN STREET
TAHITI STREET
PROPOSED WATER LINE
PROPOSED SEWER LINE
INSTALL NEW WATER METER
CONNECT PROPOSED WATER LINE TO EXISTING WATER METER
APPROX. LOCATION OF EXISTING SEWER MAIN
APPROX. LOCATION OF EXISTING WATER MAIN
(IN FEET)
1 INCH = 10 FT.

EXHIBIT E

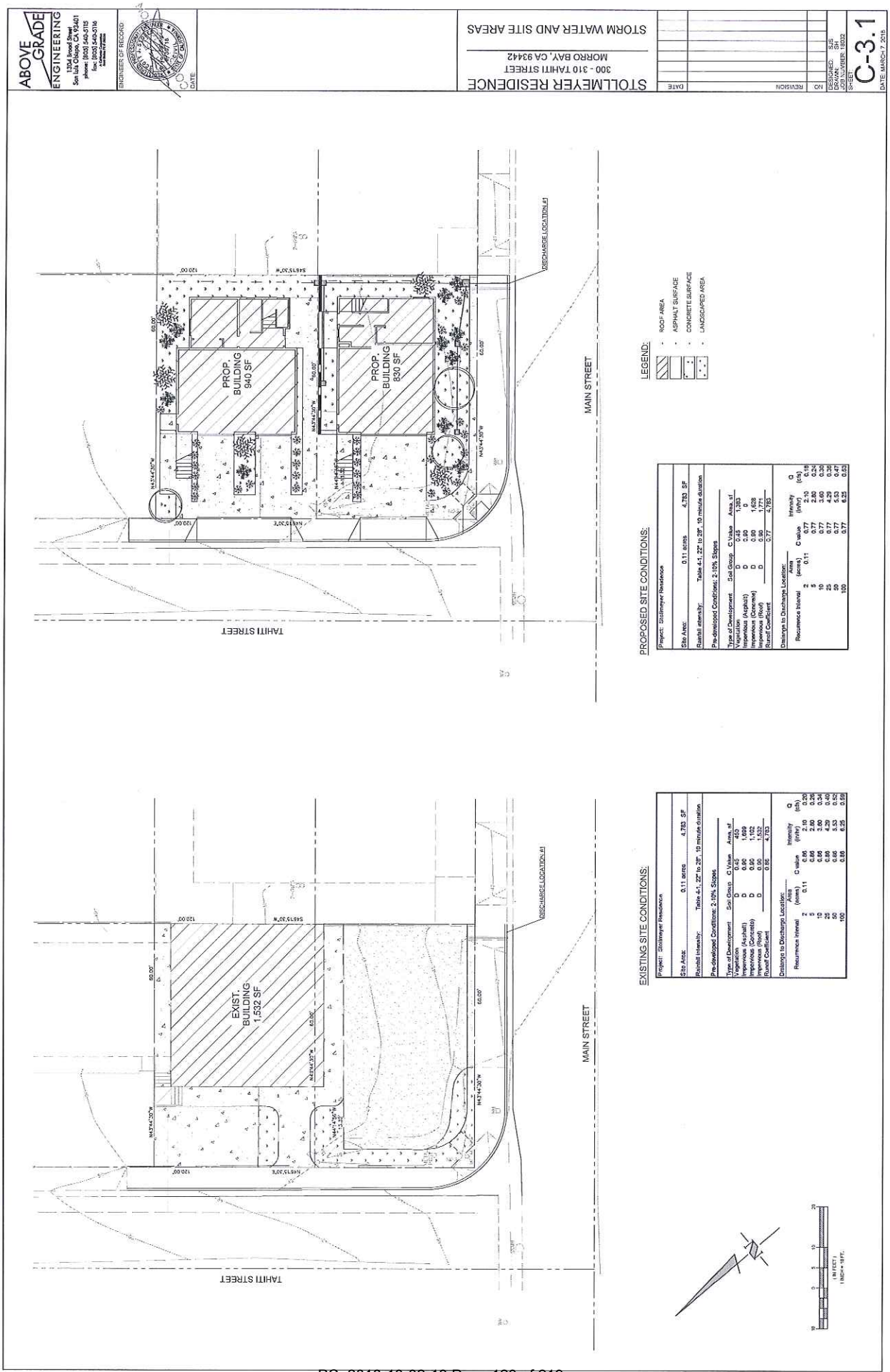

ABOVE GRADE ENGINEERING
1004 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
ENGINEER OF RECORD:
DATE
STOLLMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442
STORM WATER AND SITE AREAS
DATE
REVISION
NO
DESIGNED: SJS
DRAWN: SJS
JOB NUMBER: 18032
SHEET C-3.1
DATE: MARCH 7 2018
PROP. BUILDING 940 SF
PROP. BUILDING 830 SF
DISCHARGE LOCATION #1
MAIN STREET
TAHITI STREET
LEGEND:
- ROOF AREA
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA
PROPOSED SITE CONDITIONS:
Project: Stollmeyer Residence
Site Area: 0.11 acres 4,783 SF
Rainfall intensity: Table 4-1, .22" to 2.8", 10 minute duration
Pre-developed Conditions: 2-10% Slopes
Type of Development | Soil Group | C Value | Area, sf
Vacant Lots | D | 0.45 | 1,353
Impervious (Asphalt) | D | 0.90 | 0
Impervious (Concrete) | D | 0.90 | 1,628
Impervious (Roof) | D | 0.90 | 1,771
Runoff Coefficient | | 0.77 | 4,783
Drainage to Discharge Location:
Recurrence Interval | Area (acres) | C value | Intensity (in/hr) | Q (cfs)
2 | 0.11 | 0.77 | 2.10 | 0.18
5 | | 0.77 | 2.80 | 0.24
10 | | 0.77 | 3.60 | 0.30
25 | | 0.77 | 4.29 | 0.36
50 | | 0.77 | 4.93 | 0.42
100 | | 0.77 | 5.53 | 0.47
EXISTING SITE CONDITIONS:
Project: Stollmeyer Residence
Site Area: 0.11 acres 4,783 SF
Rainfall Intensity: Table 4-1, .22" to 2.8", 10 minute duration
Pre-developed Conditions: 2-10% Slopes
Type of Development | Soil Group | C Value | Area, sf
Vacant Lots | D | 0.45 | 3,053
Impervious (Asphalt) | D | 0.90 | 1,698
Impervious (Concrete) | D | 0.90 | 1,102
Impervious (Roof) | D | 0.90 | 1,532
Runoff Coefficient | | 0.85 | 4,783
Drainage to Discharge Location:
Recurrence Interval | Area (acres) | C value | Intensity (in/hr) | Q (cfs)
2 | 0.11 | 0.85 | 2.10 | 0.20
5 | | 0.85 | 2.80 | 0.26
10 | | 0.85 | 3.80 | 0.34
25 | | 0.85 | 4.29 | 0.40
50 | | 0.85 | 5.53 | 0.52
100 | | 0.85 | 6.25 | 0.59
EXIST. BUILDING 1,532 SF
DISCHARGE LOCATION #1
MAIN STREET
TAHITI STREET
(IN FEET)
1 INCH = 10 FT.
PLOT BY: AGEEB
PLOT DATE: Mar 07, 2018 - 11:54am
Drawing name: N:\2018\18032 300 Tahiti\Engineering\Calculations\Hydrology\18032-300-Tahiti-SW.dwg

EXHIBIT E

TEN OVER STUDIO, INC
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www.tenoverstudio.com

LICENSED ARCHITECT JAMES V. DEPPE RENEWAL 08/31/2019 C-23273 STATE OF CALIFORNIA

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STOLLMEYER RESIDENCES

PLANNING SET

300 TAHITI, MORRO BAY, CALIFORNIA 93442

DRAWN BY: MR
CHECKED BY: JD

DATE	SUBMITTAL
10/2018	PLANNING CORRECTIONS

DEMOLITION SITE PLAN

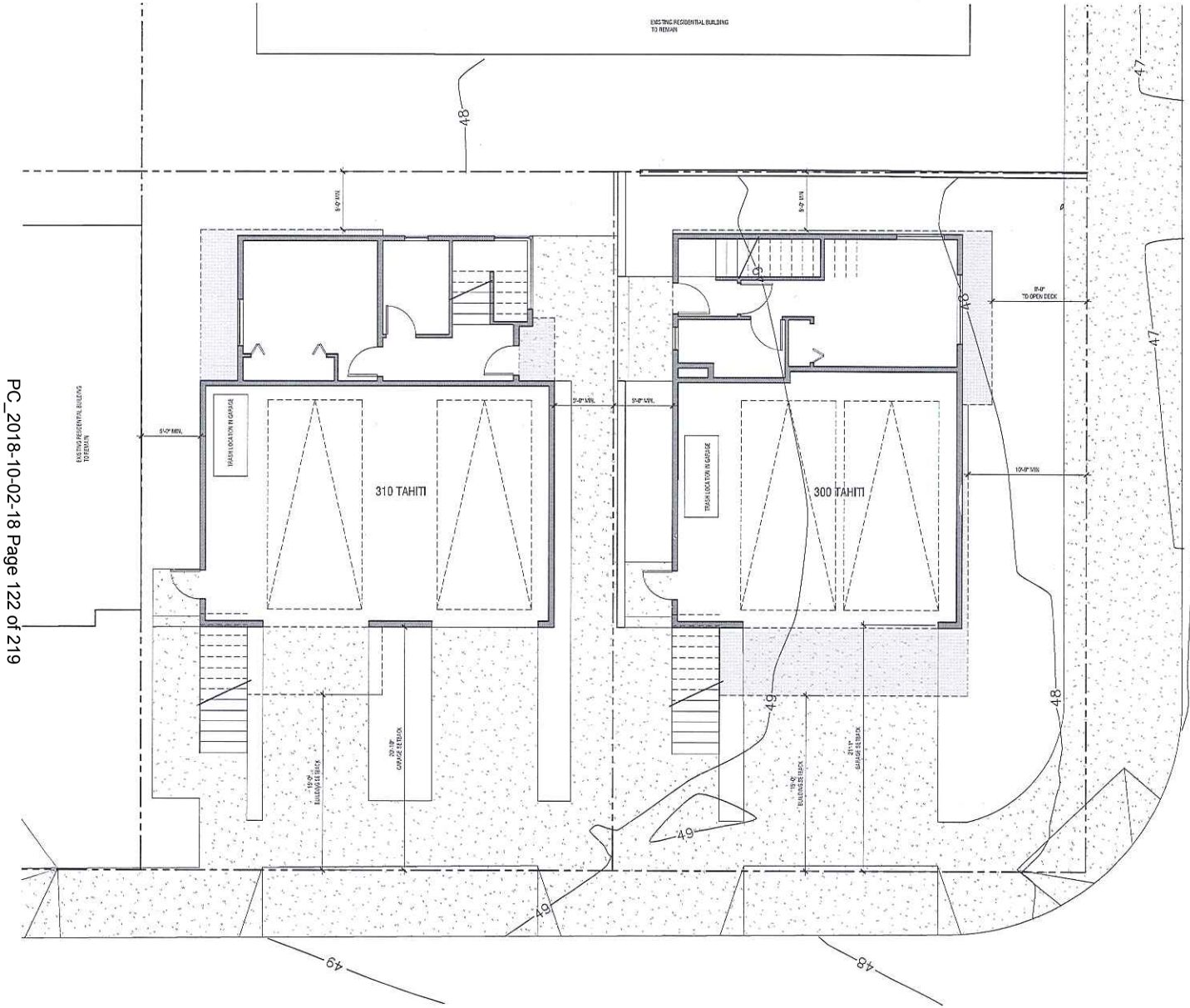
A1.0

NOT FOR CONSTRUCTION

KEYNOTES

1. EXISTING SIGN TO BE REMOVED
2. EXISTING PARKING LOT TO BE REMOVED
3. EXISTING CURB, GUTTER AND PARKING LOT ENTRANCE TO BE REVOKED AND REPLACED TO MATCH ADJACENT SIDEWALK
4. EXISTING STAIRS TO BE REVOKED
5. EXISTING COMMERCIAL BUILDING TO BE REMOVED
6. EXISTING CHICO STRUCTURES TO BE REMOVED
7. EXISTING ADJACENT RESIDENCE TO REMAIN

1 DEMOLITION SITE PLAN



1 ARCHITECTURAL SITE PLAN

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

ARCHITECTURAL SITE PLAN LEGEND

- CONCRETE WALKWAY
- OVERHEAD STRUCTURE
- (E) PROPERTY LINE
- BUILDING OVERHANG ABOVE

GREEN BUILDING FEATURES IMPLEMENTED ON PROJECT

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING 2016 CALIFORNIA GREEN BUILDING STANDARDS RESIDENTIAL MANDATORY MEASURES:

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS

4.303.1.3 SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEADS. SHOWERHEADS SHALL HAVE A MINIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.

4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS DURING CONSTRUCTION AND UNTIL FINAL STARTUP OF HEATING AND COOLING EQUIPMENT

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

4.504.2.2 PAINTS AND COATINGS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.4 RESILIENT FLOORING SYSTEMS. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOL PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ). VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK OF 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND CONCRETE MIX DESIGN.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT.

4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT,
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT,
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI / ACCA 3 MANUAL S-2004 OR EQUIVALENT.

ALONG WITH THE ABOVE CALGREEN MEASURES THAT THE PROJECT IS FOLLOWING, THE PROJECT WILL ALSO EMPLOY NATIVE AND DROUGHT TOLERANT PLANTING, HIGH EFFICIENCY LED LIGHTING WITH SENSOR CONTROLS AND DIMMING SWITCHES, RAIN WATER HARVESTING OFF OF ROOFS TO WATER LANDSCAPE. ROOF LINES HAVE BEEN ADJUSTED TO ALLOW FOR SOLAR FACING SOUTH IN THE FUTURE, HIGH EFFICIENCY HEATING WILL BE USED THROUGHOUT THE HOUSE TO CONFORM TO 16% BELOW TITLE 24 REQUIREMENTS

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PLANNING SET

STOLLMEYER RESIDENCES

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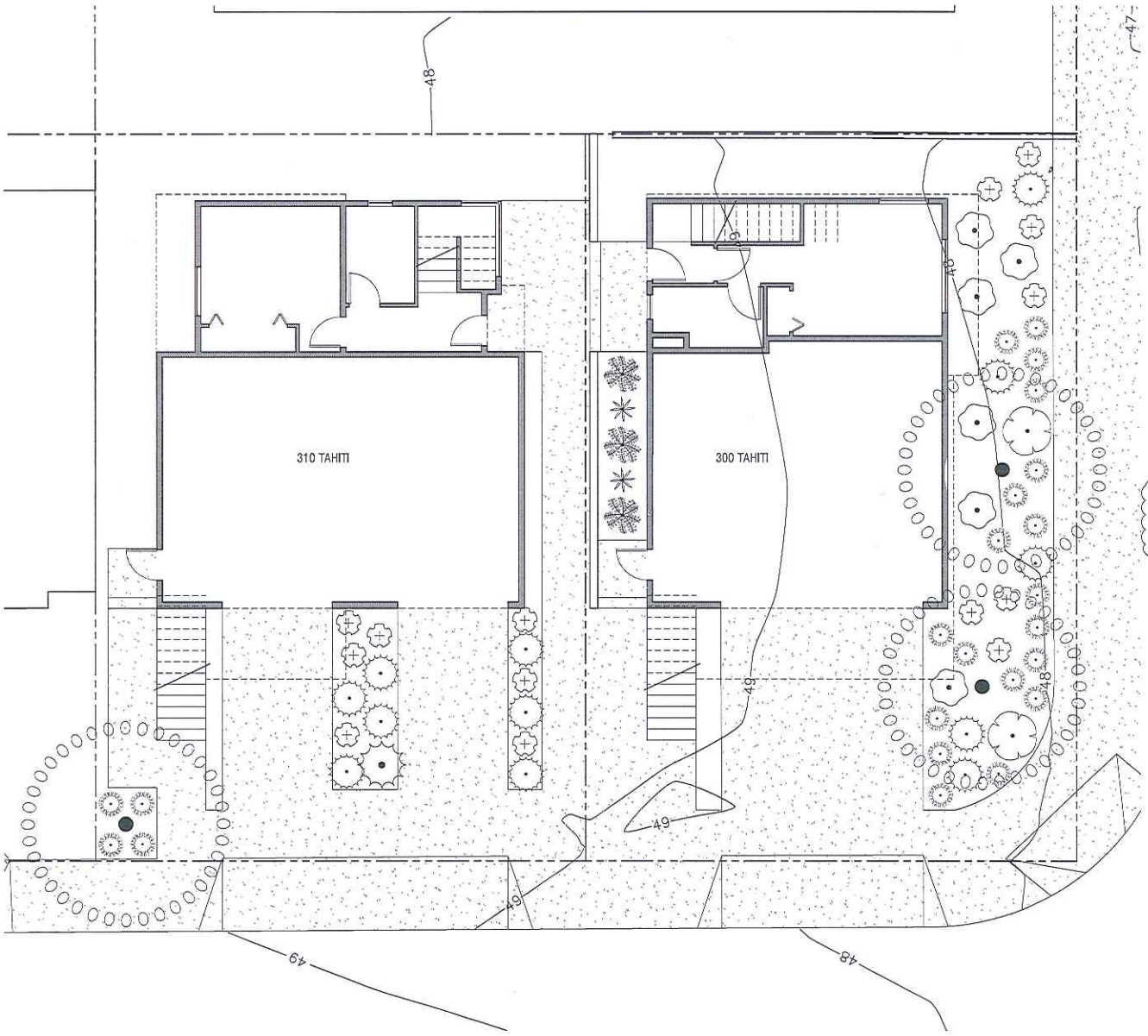
DRAWN BY: WR
CHKD BY: JS

DATE	SUBMITTAL
10/4/18	PLANNING RESUBMIT

EXHIBIT E

ARCHITECTURAL SITE PLAN

A1.1



1 LANDSCAPE SITE PLAN

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

IMPERMEABLE SURFACE CALCULATIONS

EXISTING IMPERVIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,626 SQ FT
TOTAL GROSS IMPERVIOUS AREA:	1,401SQ FT
TOTAL LANDSCAPED AREA:	475 SQ FT (12%)

PLANT SCHEDULE

	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
TREES				
	3	Agonis flexuosa / Peppermint Tree	15 gal	Size: 25-35' tall and 15'-20' wide WUCOLS PF: .1-.3
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	1	Agave attenuata `Nova` / Blue Clone	5 gal	Size: 3'-4' tall and wide WUCOLS PF = .1 - .3
	14	Anigozanthos x `Yellow Gem` / Yellow Gem Kangaroo Paw	1 gal	Size: 4'-5' tall x 2' wide WUCOLS PF: .1-.3
	2	Asparagus densiflorus / Foxtail Fern	1 gal	Size: 1'-2' tall and wide WUCOLS PF = .4 - .6
	23	Helictotrichon sempervirens / Blue Oat Grass	1 gal	Size: 1'-2' tall and wide WUCOLS PF = .1-.3
	6	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana	1 gal	Size: 8-12" tall and 3-5' wide WUCOLS PF = .1-.3
	12	Lomandra longifolia `Breeze` / Dwarf Mat Rush	1 gal	Size: 2-3' tall and 3'-4' wide WUCOLS PF = .1-.3
	2	Perovskia atriplicifolia / Russian Sage	5 gal	Size: 3-4' tall and wide WUCOLS PF = .1-.3
	3	Polystichum munitum / Western Sword Fern	1 gal	Size: 2'-3' tall and 2'-4' wide WUCOLS PF = .4 - .6

LANDSCAPING FEATURES IMPLEMENTED ON PROJECT

ALL PROPOSED LANDSCAPE PLANTING IS TO BE BROUGHT TOLERANT WITH A LOW "H" PLANT FACTOR AS DEFINED BY WUCOLS. LANDSCAPING PLANTING SHALL BE IRRIGATED WITH AN IRRIGATION CONTROLLER AND WEATHER SENSORS AND CONTROL VALVES. ALL PLANTS SHALL BE IRRIGATED WITH POINT SOURCE DRIP EMITTERS TO REDUCE WATER CONSUMPTION.

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CHKD BY: JS

DATE	SUBMITTAL
7/8/2019	PLANNING RESUBMIT

EXHIBIT E

LANDSCAPE SITE PLAN

A1.2

DOOR SCHEDULE

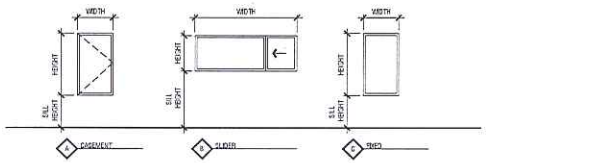
OPENING	OPENING SIZE		DOOR			FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	MAT.	FIN	MAT.	FIN		
001	16'-0"	7'-0"	E	AL	PTD	AL	FF	1	
002	3'-0"	7'-0"	B	AL	PTD	AL	FF	3	TEMPERED GLASS
003	3'-0"	7'-0"	A	AL	PTD	AL	FF	1	TEMPERED GLASS
004	2'-6"	7'-0"	C	WD	PTD	WD	FF	7	
005	6'-0"	7'-0"	D	WD	PTD	WD	FF	1	
006	3'-0"	7'-0"	D	WH	PTD	WD	FF	1	
007	4'-0"	7'-0"	D	WH	PTD	WD	FF	2	

DOOR ABBREVIATIONS: WD = WOOD PTD = PAINTED VH = VINYL AL = ALUMINUM

WINDOW SCHEDULE

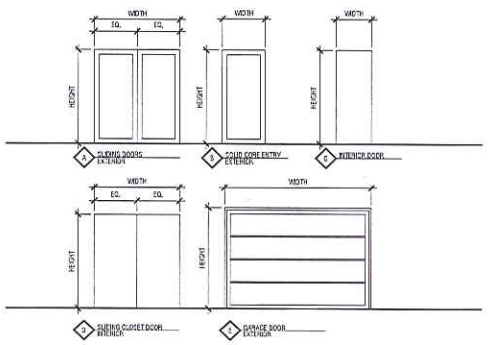
OPENING	OPENING SIZE		WINDOW			FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	SILL HEIGHT	MAT.	FIN			
001	6'-0"	3'-0"	C	3'-0"	AL	PTD	4		
002	2'-0"	3'-0"	A	3'-0"	AL	PTD	1		
003	3'-0"	5'-0"	C	4'-0"	AL	PTD	3		
004	2'-0"	2'-0"	A	5'-0"	AL	PTD	2		
005	3'-0"	3'-0"	A	3'-0"	AL	PTD	2		
006	2'-0"	5'-0"	A	1'-0"	AL	PTD	3		
007	3'-0"	3'-0"	C	3'-0"	AL	PTD	1		
008	6'-0"	3'-0"	C	3'-0"	AL	PTD	1		
009	6'-0"	2'-0"	B	4'-0"	AL	PTD	2		
010	3'-0"	5'-0"	B	1'-0"	AL	PTD	1		

WINDOW ABBREVIATIONS: PTD = PAINTED VH = VINYL AL = ALUMINUM



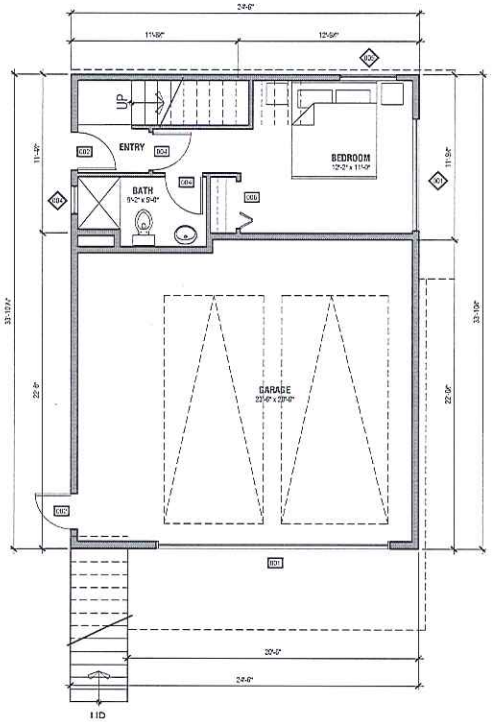
4 WINDOW TYPES

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



5 WINDOW TYPES

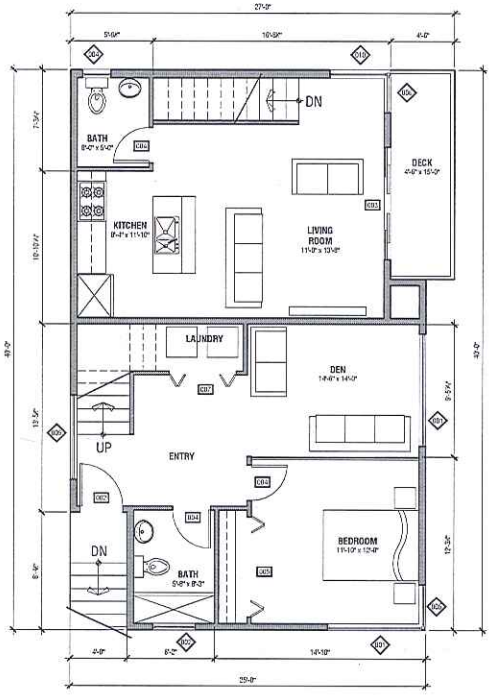
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN

300 TAHITI

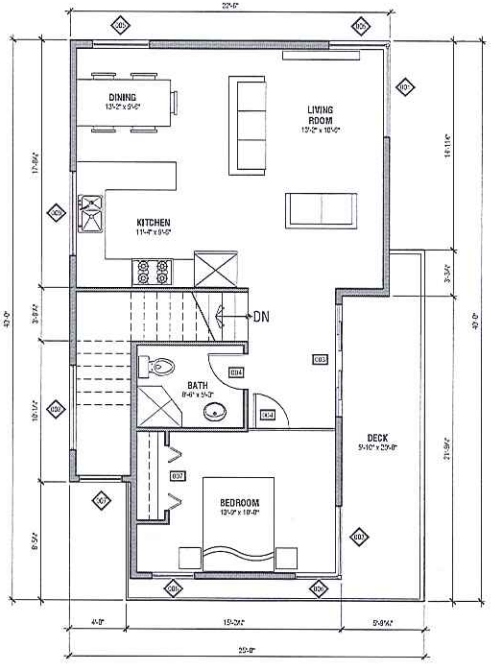
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN

300 TAHITI

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



3 THIRD FLOOR PLAN

300 TAHITI

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

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PLANNING SET

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300 TAHITI, MORRO BAY, CALIFORNIA 93442

DRAWN BY: MR
CHK'D BY: JD

DATE	DESCRIPTION
10/2018	1 PLANNING RESUBMIT

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EXHIBIT E

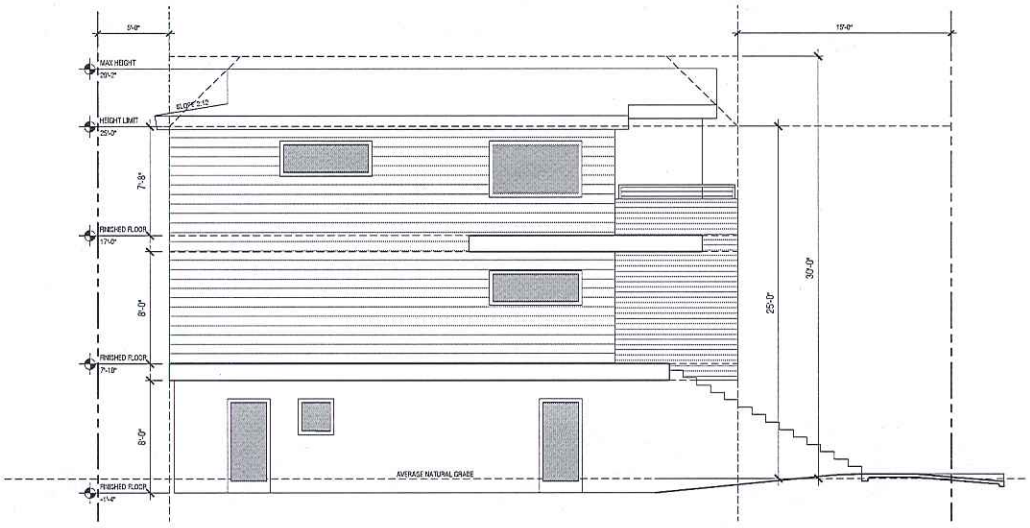
300 TAHITI
FLOOR PLAN

A2.0

ROOF LINE HEIGHTS

EAST WEST DIRECTION: 95% OF ELEVATION SITS ABOVE 29'
ALL PLATE HEIGHTS ARE LOCATED BELOW 29'9IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 29'-9"

NORTH SOUTH DIRECTION: 95% OF ROOF LINE SITS ABOVE 29'
ALL PLATE HEIGHTS ARE LOCATED BELOW 29'9IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 29'-9"



1 EAST ELEVATION
300 TAHITI
SCALE: 1/4" = 1'-0"

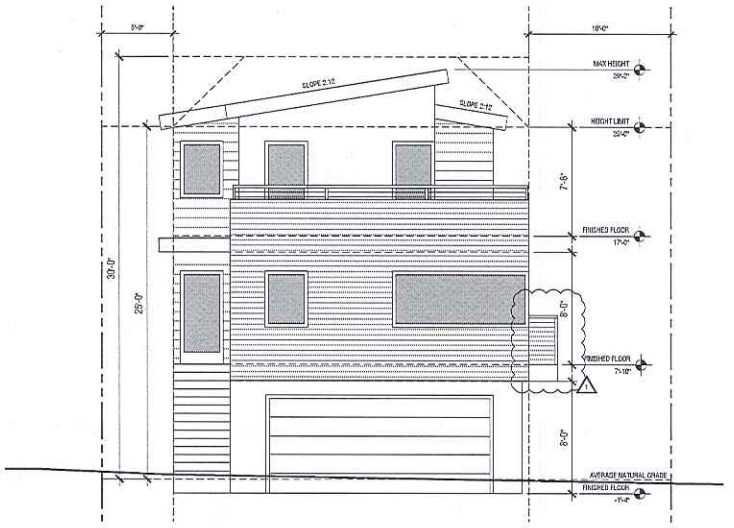
EXTERIOR ELEVATIONS LEGEND

ALLURA MAPLE TRADITIONAL FIBER CEMENT LAP SIDING

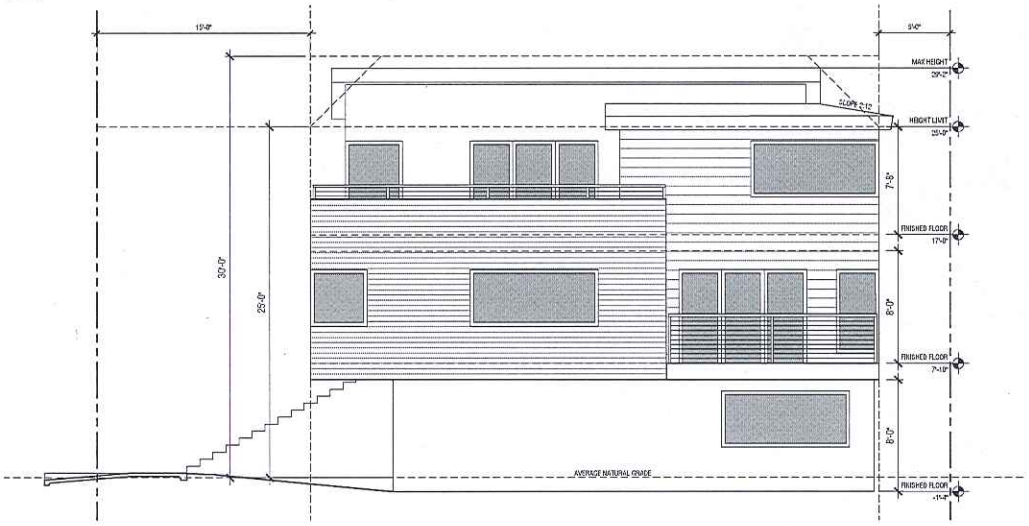
ALLURA PEWTER 5" STRAIGHT EDGE PERFECTION SHINGLE

ALLURA COASTAL BLUE TRADITIONAL FIBER CEMENT LAP SIDING

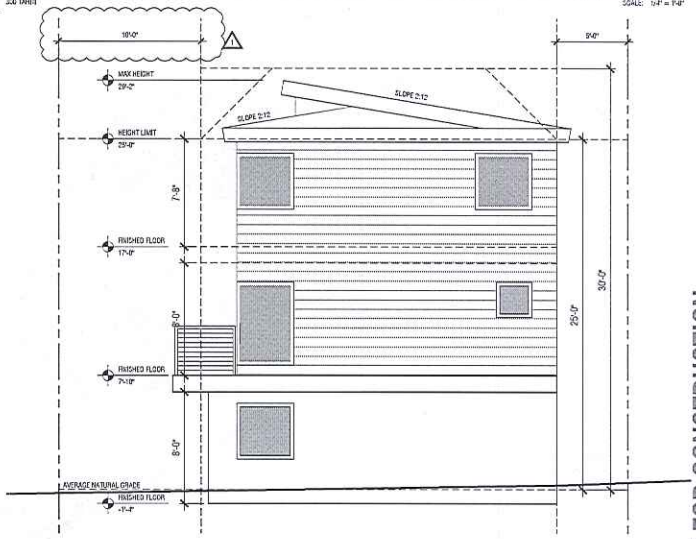
GLACIER WHITE P-100 SMOOTH STUCCO SIDING



2 NORTH ELEVATION
300 TAHITI
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
300 TAHITI
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
300 TAHITI
SCALE: 1/4" = 1'-0"

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DRAWN BY: VR
CHKD BY: JS

DATE	SUBMITTAL
1/8/2018	PLANNING RESUBMIT

EXHIBIT E

300 TAHITI
EXTERIOR
ELEVATIONS

A3.0

EXHIBIT E

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DATE	DESCRIPTION
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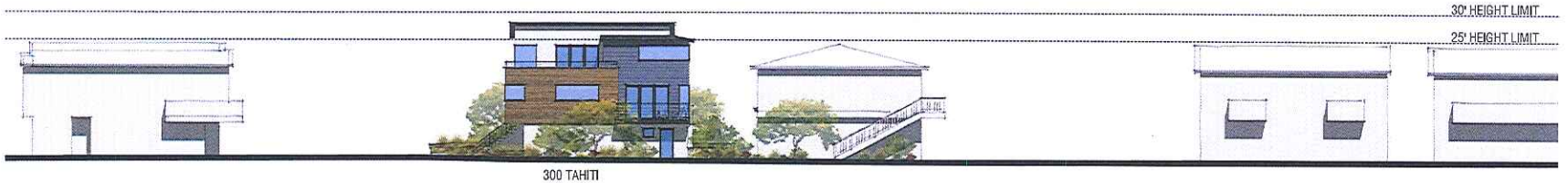
RENDERED VIEWS

NOT FOR CONSTRUCTION

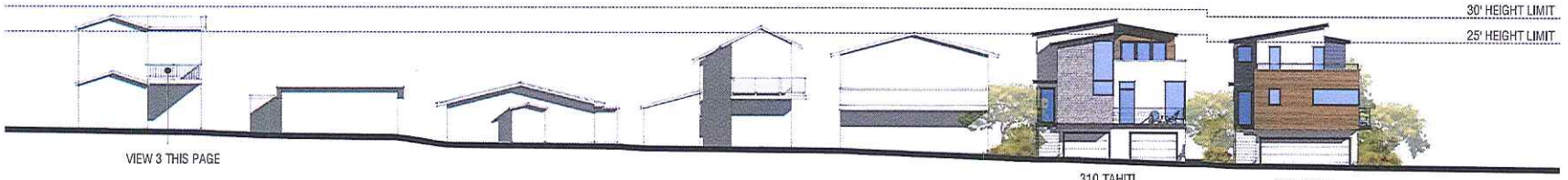
1 FRONT VIEW OF UNITS

2 VIEW FROM MAIN STREET

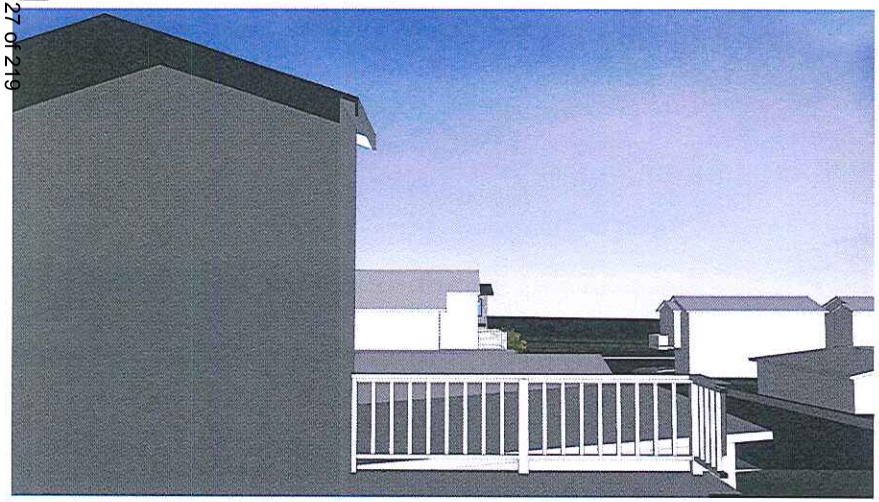
3 VIEW FROM TAHITI STREET



1 MAIN STREET ELEVATION



2 TAHITI STREET ELEVATION



3 VIEW FROM NEIGHBOR DECK



4 VIEW FROM ACROSS THE STREET

10
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300 TAHITI, MORRO BAY, CALIFORNIA 93442

DATE	SUBMITTAL
10/24/18	PLANNING RESUBMIT

RENDERED VIEWS

EXHIBIT E

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EXHIBIT E

STOLLMEYER RESIDENCES

310 MAIN STREET, MORRO BAY, CALIFORNIA 93442



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ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	LF,/LF	LINEAR FOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO./ #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	OBS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OFCI	OWNER PROVIDED, CONTRACTOR INSTALLED
CONN	CONNECTION		
CONST	CONSTRUCTION	OFOI	OWNER PROVIDED, OWNER INSTALLED
CONT	CONTINUOUS		
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DIM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DO	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EQS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXST(VE)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
FG/FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FIX	FIXTURE	T	TREA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
FS/FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

DRAWING SYMBOLS

KEYNOTE

DOOR NUMBER

WINDOW NUMBER

EQUIPMENT NUMBER

MASTER BEDROOM — ROOM TAG

DETAIL REFERENCE — DETAIL NUMBER / SHEET NUMBER

DETAIL TARGET

INTERIOR ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

SECTION MARKER — SECTION NUMBER / SHEET NUMBER — & DIRECTION OF VIEW

SLOPE — ROOF / GROUND SLOPE: — INDICATES SLOPE AND DIRECTION OF SLOPE

HEIGHT / ELEVATION MARKER

NORTH ARROW

REVISION MARKER

PROJECT DATA

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO REMOVE THE EXISTING 1,529 SQ FT COMMERCIAL BUILDING AND REPLACE IT WITH TWO RESIDENTIAL HOMES WITH ATTACHED ADU's. THE EXISTING COMMERCIAL BUILDING IS SURROUNDED BY RESIDENTIAL BUILDINGS AND DOES NOT FIT IN WITH THE CONTEXT, MAKING THIS AN IDEAL SPOT TO ADD HOUSING. THE PROPOSED MAIN RESIDENCES WILL CONSIST OF 2 BEDROOMS AND 2 BATHROOMS WITH AN ATTACHED TWO CAR GARAGE. THE ADU's WILL CONSIST OF 1 BEDROOM AND 1 1/2 BATHS. EACH UNITS GARAGE IS SUBTERRANEAN AND WILL HAVE 2 FLOORS ABOVE TO TAKE ADVANTAGE OF OCEAN VIEWS. MATERIALS AND COLORS WERE CHOSEN TO BE CONSISTENT WITH THE SURROUNDING CONTEXT AND CONTEXT OF MORRO BAY.

PROJECT ADDRESS	310 MAIN STREET, MORRO BAY, CA
APN	065-042-006
ZONING	R-4, MDR, SP
CURRENT USE	R-3 (RESIDENTIAL)
LOT SIZE (EACH LOT)	2,400 SQ FT
(E) LOT COVERAGE	1,537 SQ FT (32%)
310 TAHITI LOT COVERAGE	1,116 SF (47%)
ALLOWABLE COVERAGE	60%

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA HISTORICAL BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY MUNICIPAL CODE

LIVING AREA SQ FOOTAGE

310 TAHITI	
TOTAL LIVING SPACE:	1,980 SQ FT
MAIN HOUSE	1,222 SQ FT
ACCESSORY DWELLING UNIT	658 SQ FT (53% OF MAIN HOUSE)
GARAGE AREA:	636 SQ FT

PROJECT DIRECTORY

OWNER:		
STOLLMEYER LIGHTING	CONTACT:	KEN STOLLMEYER
2304 BROAD STREET	PH:	805.235.9797
SAN LUIS OBISPO, CA 93401	EMAIL:	ken@stollmeyerlighting.com
ARCHITECT:		
TEN OVER STUDIO, INC.	CONTACT:	JIM DUFFY
539 MARSH STREET	PH:	805.541.1010
SAN LUIS OBISPO, CA 93401	EMAIL:	jim@tenoverstudio.com
CIVIL ENGINEERING:		
ABOVE GRADE	CONTACT:	SCOTT STOKES
1384 BROAD STREET	PH:	805.540.1172
SAN LUIS OBISPO, CA 93401	EMAIL:	scott@abovegradeengineering.com
SURVEY:		
WRB ENGINEERING AND SURVEYING	CONTACT:	BILL BRNER
PO BOX 422	PH:	805.481.1994
GROVER BEACH, CA 93484	EMAIL:	wrd_535@sbcglobal.net
GEOTECHNICAL:		
GEOSOLUTIONS, INC.	CONTACT:	KRAIG CROZIER
220 HIGH STREET	PH:	805.543.8539
SAN LUIS OBISPO, CA 93401	EMAIL:	kcrozier@geosolutions.net
REPORT NUMBER SLO4031-1		

BUILDING CODE DATA

SPRINKLERS:	REQUIRED:	YES
	PROPOSED:	YES
CONSTRUCTION TYPE:	TYPE VB	
OCCUPANCY GROUP:	R-3	

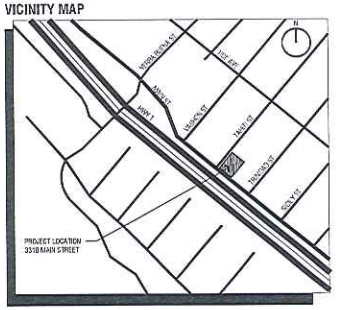
BUILDING SETBACKS

PROPOSED FRONT YARD:	GARAGE:	20'
	BUILDING:	15'
PROPOSED SIDE YARD:	5' (NO SETBACK OFF MAIN STREET)	
PROPOSED BACK YARD:	5'	
EXISTING REAR YARD:	8'	

BUILDING HIEGHTS

HEIGHT LIMIT ALLOWED	30'MAX, (WITH VARIANCE)
310 TAHITI	
AVERAGE NATURAL GRADE	45'-0"
TOTAL BUILDING HEIGHT	30'-0"
FINISHED FLOOR OF GARAGE	48'-2"
HEIGHT ABOVE NATURAL GRADE	29'-2"

VICINITY MAP



SHEET INDEX

TITLE / CODE	
T1.0	TITLE SHEET
CIVIL	
C-1.1	GRADING AND DRAINAGE PLAN
C-2.1	UTILITY PLAN
C-3.1	STORM WATER AND SITE AREAS
ARCHITECTURAL	
A1.0	DEMOLITION SITE PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.0	310 TAHITI FLOOR PLAN
A3.0	310 TAHITI ELEVATIONS
	RENDERED VIEWS

IMPERMEABLE SURFACE CALCULATIONS

EXISTING IMPERVIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,629 SQ FT
TOTAL GROSS IMPERVIOUS AREA:	1,4012 SQ FT (EXEMPT)

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www.tenoverstudio.com

JAMES M. DUFFY — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — C-30775 — 7.31.2019 RENEWAL — STATE OF CALIFORNIA

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PLANNING SET

STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRAWN BY: MR
CHKD BY: JD

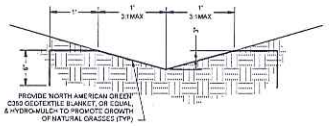
DATE	SUBMITTAL
10/24/18	PLANNING RESUBMIT

EXHIBIT E

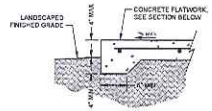
TITLE SHEET

NOT FOR CONSTRUCTION

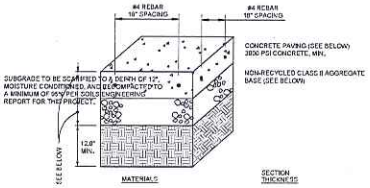
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LINED SWALE DETAIL
SCALE = NONE



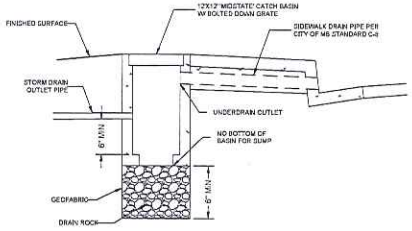
FLATWORK EDGE CROSS-SECTION



MATERIALS	SECTION THICKNESS
CONCRETE SURFACE COURSE	5.0"
CRUSHED AGGREGATE BASE COURSE	6.0"

NOTES:
* COMPACTION TO DENSITY BETWEEN 95 AND 100 PERCENT
** CROSS SLOPES NOT TO EXCEED 2% ON ALL WALKWAYS, AND NOT TO EXCEED 2% IN ANY DIRECTION IN PLAZA AREAS.

CONCRETE FLATWORK SECTION
SCALE = NONE

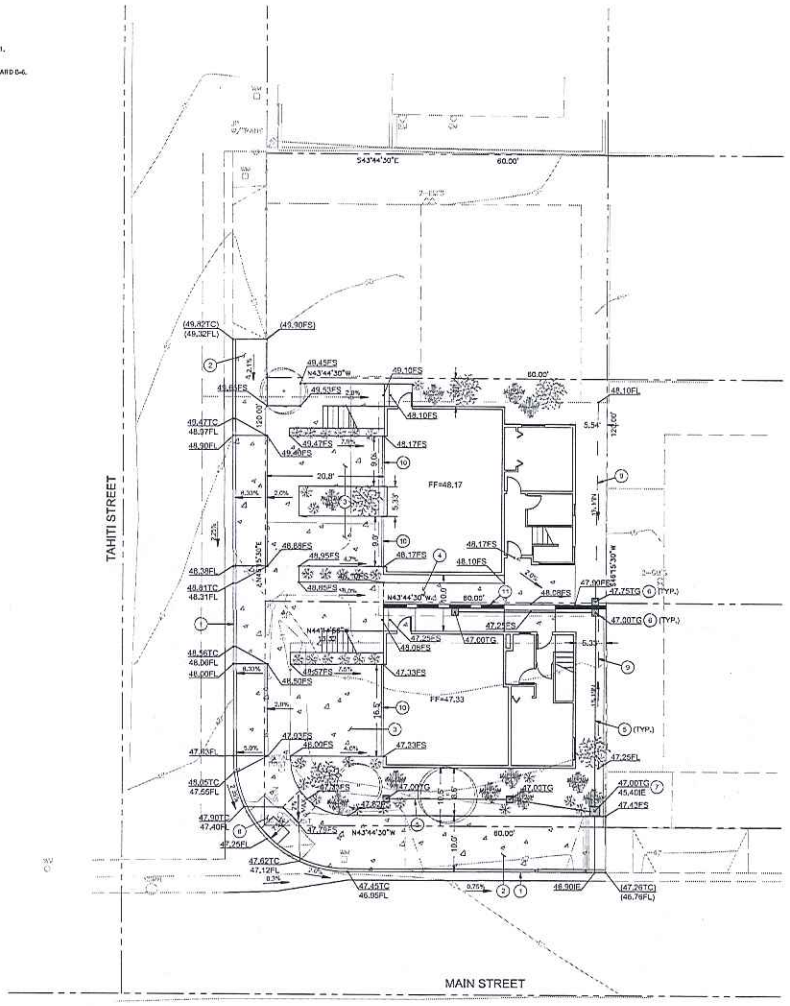


INFILTRATION CATCH BASIN DETAIL
SCALE = NONE

SPECIFIC CONSTRUCTION NOTES:

SITE WORK CONSTRUCTION NOTES-GRADING AND DRAINAGE

1. CONSTRUCT 6" TYPE A-2 CURB AND GUTTER PER CITY OF MB STANDARD B-1.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF MB STANDARD B-5.
3. CONSTRUCT DRIVEWAY RAMP WITH 3' CURB FLARE PER CITY OF MB STANDARD B-6.
4. CONSTRUCT CONCRETE FLATWORK PER DETAIL.
5. INSTALL 6" PVC STORM DRAIN.
6. INSTALL 12"x12" GRATED STORM DRAIN INLET.
7. INSTALL INFILTRATION CATCH BASIN PER DETAIL.
8. CONSTRUCT WHEELCHAIR RAMP PER CITY OF MB STANDARD B-4.
9. CONSTRUCT LINED DRAINAGE SWALE PER DTAIL.
10. INSTALL 2'x2' DRAINAGE SLOT.
11. CONSTRUCT 1' MAX RETAINING WALL.



ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116

ENGINEER OF RECORD

DATE:

STOLLMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442

GRADING AND DRAINAGE PLAN

NO	REVISION	DATE

DESIGNED: SJS
DRAWN: SH
JOB NUMBER: 18032
SHEET: C-1.1
DATE: MARCH 7, 2018

EXHIBIT E

PLOT BY: ASEO3 PLOT DATE: Mar 07, 2018 - 12:30pm Drawing name: H:\2018\18032-300-1A-ARE\Engineering\Construction\Sheet Files-Civil\18032-C1-01-GD.dwg

EXHIBIT E

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-3115
fax: (805) 540-3116

ENGINEER OF RECORD

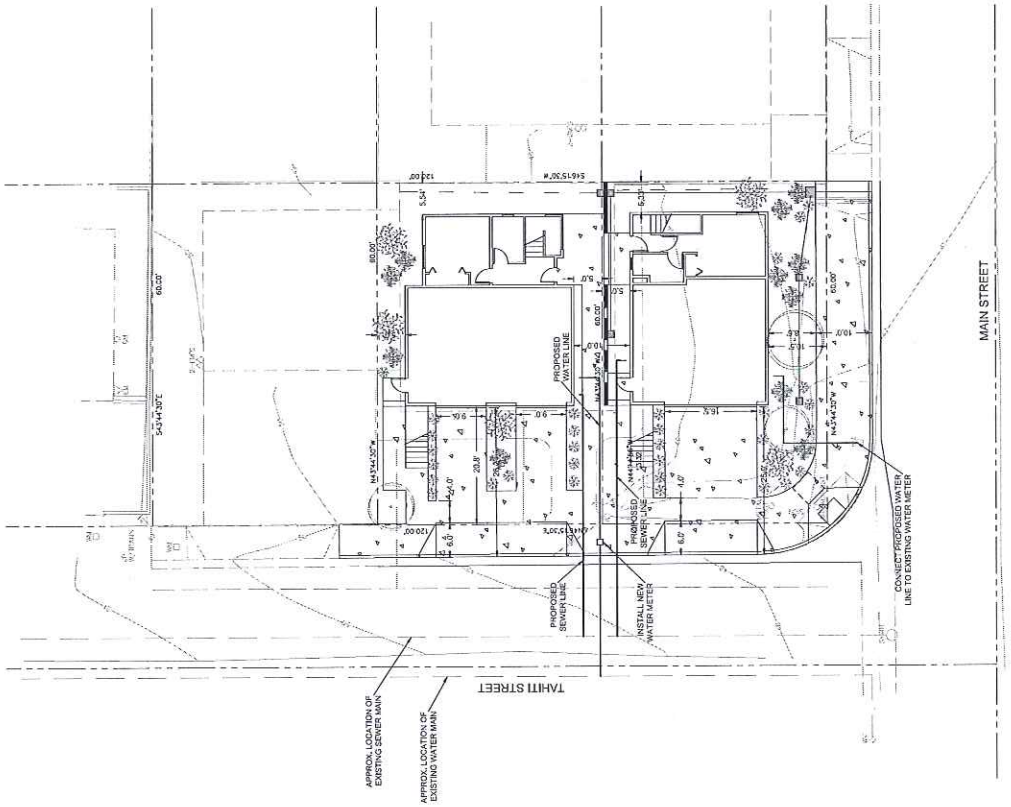
DATE

STOLLMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442

UTILITY PLAN

NO	REVISION	DATE

DESIGNED: SJS
DRAWN: SH
JOB NUMBER: 18022
SHEET: C-2.1
DATE: MARCH 7, 2018



PLOT BY: AGE08 PLOT DATE: MAY 07, 2018 - 12:26pm Drawing name: N:\2018\18022-300-Tahiti\Engineering\Construction\Sheets\18022-C201-UTIL.dwg

EXHIBIT E

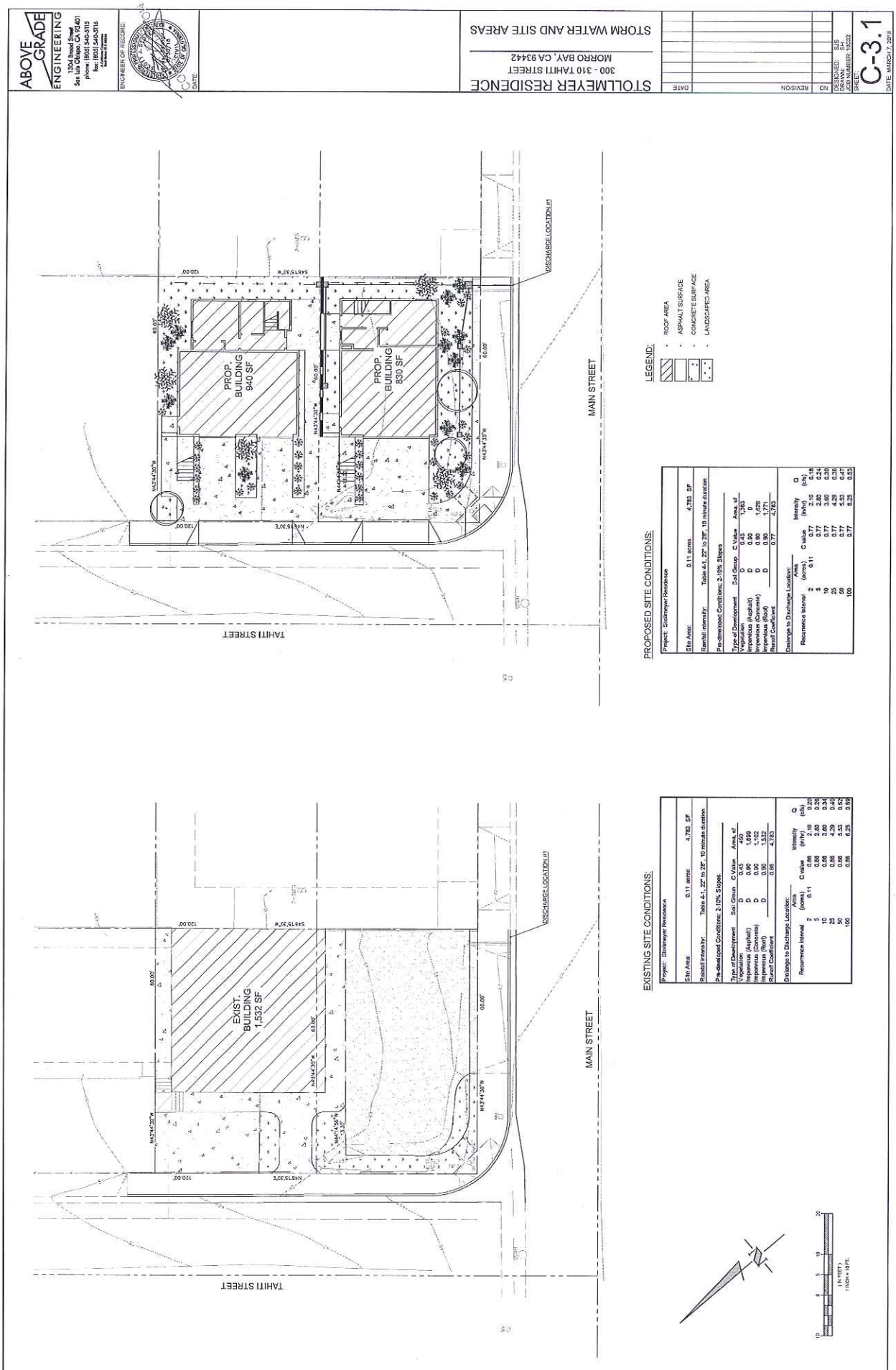

ABOVE GRADE ENGINEERING
1304 Wood Street
San Luis Obispo, CA 93401
phone (805) 540-3115
fax (805) 540-3116
STOLLMEYER RESIDENCE
300 - 310 TAHITI STREET
MORRO BAY, CA 93442
STORM WATER AND SITE AREAS
DESIGNED: SJS
DRAWN: SJS
JOB NUMBER: 19032
SHEET: C-3.1
DATE: MARCH 7, 2018
PROPOSED SITE CONDITIONS:
Project: Stollmeyer Residence
Site Area: 0.11 acres 4,783 SF
Rainfall Intensity: Table 4-1, .22" to 28". 10 minute duration
Pre-developed Conditions: 2-10% Slopes
Type of Development / Vegetation: Soil Group, C Value, Area, sf
Impervious (Asphalt) D 0.90 1,083
Impervious (Concrete) D 0.90 0
Impervious (Roof) D 0.90 1,771
Rainfall Coefficient 0.77 4,783
Drainage to Discharge Location:
Recurrence Interval: Area (acres), C value, Intensity (in/hr), Q (cfs)
2 0.11 0.77 2.10 0.18
5 0.77 2.80 0.24
10 0.77 3.60 0.30
25 0.77 4.29 0.36
50 0.77 5.53 0.47
100 0.77 6.25 0.53
LEGEND:
- ROOF AREA
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA
PROP. BUILDING 940 SF
PROP. BUILDING 830 SF
DISCHARGE LOCATION #1
MAIN STREET
TAHITI STREET
EXISTING SITE CONDITIONS:
Project: Stollmeyer Residence
Site Area: 0.11 acres 4,783 SF
Rainfall Intensity: Table 4-1, .22" to 28". 10 minute duration
Pre-developed Conditions: 2-10% Slopes
Type of Development / Vegetation: Soil Group, C Value, Area, sf
Impervious (Asphalt) D 0.90 1,699
Impervious (Concrete) D 0.90 1,102
Impervious (Roof) D 0.90 1,532
Rainfall Coefficient 0.86 4,783
Drainage to Discharge Location:
Recurrence Interval: Area (acres), C value, Intensity (in/hr), Q (cfs)
2 0.11 0.86 2.10 0.20
5 0.86 2.80 0.26
10 0.86 3.60 0.34
25 0.86 4.29 0.40
50 0.86 5.53 0.52
100 0.86 6.25 0.59
EXIST. BUILDING 1,532 SF
DISCHARGE LOCATION #1
MAIN STREET
TAHITI STREET
1" = 10'-0"

EXHIBIT E

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805.540.1000
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www.tenoverstudio.com

JAMES M. DUFFY
No. C-31870
CONSTRUCTION
MANAGEMENT
REGISTERED
STATE OF CALIFORNIA

STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

PLANNING SET

DRAWN: MM
CHECKED: JD

DATE	DESCRIPTION
10/1/18	PLANNING SUBMITTAL

DEMOLITION SITE PLAN

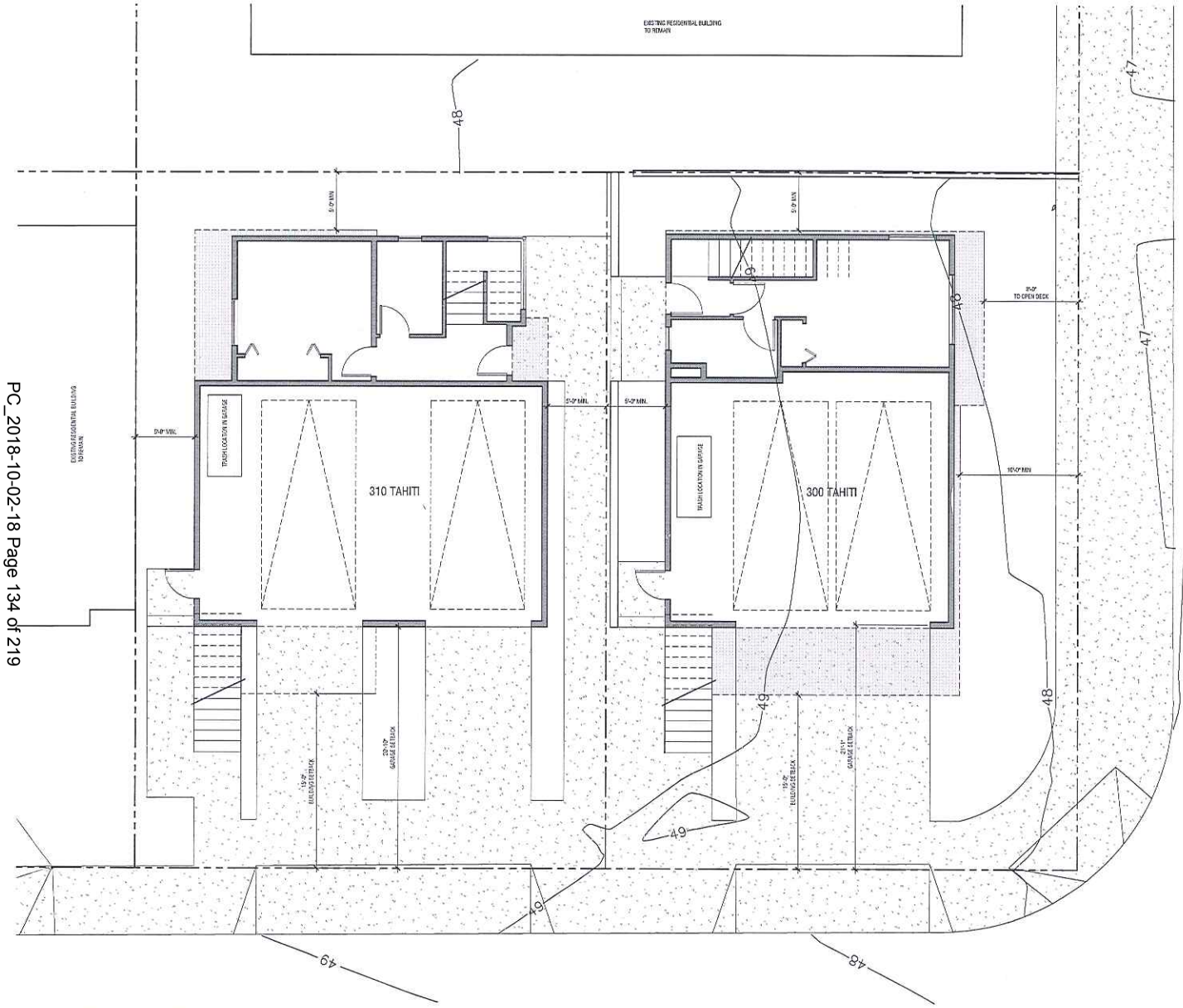
A1.0

NOT FOR CONSTRUCTION

KEYNOTES

1. EXISTING SIGN TO BE REMOVED
2. EXISTING PARKING LOT TO BE REMOVED
3. EXISTING CURB CUT AND PARKING LOT ENTRANCE TO BE REMOVED AND REPLACED TO MATCH ADJACENT SIDEWALK
4. EXISTING STAIRS TO BE REMOVED
5. EXISTING COMMERCIAL BUILDING TO BE REMOVED
6. EXISTING SHED STRUCTURES TO BE REMOVED
7. EXISTING ADJACENT RESIDENCE TO REMAIN

1 DEMOLITION SITE PLAN



1 ARCHITECTURAL SITE PLAN

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

ARCHITECTURAL SITE PLAN LEGEND

- CONCRETE WALKWAY
- OVERHEAD STRUCTURE
- (E) PROPERTY LINE
- BUILDING OVERHANG ABOVE

GREEN BUILDING FEATURES IMPLEMENTED ON PROJECT

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING 2016 CALIFORNIA GREEN BUILDING STANDARDS RESIDENTIAL MANDATORY MEASURES:

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

4.303.1.3 SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEADS. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.

4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS DURING CONSTRUCTION AND UNTIL FINAL STARTUP OF HEATING AND COOLING EQUIPMENT.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

4.504.2.2 PAINTS AND COATINGS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.4 RESILIENT FLOORING SYSTEMS. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOL PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

4.505.2 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.). VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK OF A INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND CONCRETE MIX DESIGN.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT.

4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <=50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. ESTABLISH HEATLOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI / ACCA 3 MANUAL S-2004 OR EQUIVALENT.

ALONG WITH THE ABOVE CALGREEN MEASURES THAT THE PROJECT IS FOLLOWING, THE PROJECT WILL ALSO EMPLOY NATIVE AND DROUGHT TOLERANT PLANTING, HIGH EFFICIENCY LED LIGHTING WITH SENSOR CONTROLS AND DIMMING SWITCHES, RAIN WATER HARVESTING OFF OF ROOFS TO WATER LANDSCAPE, ROOF LINES HAVE BEEN ADJUSTED TO ALLOW FOR SOLAR PANELS SOUTH IN THE FUTURE, HIGH EFFICIENCY HEATING WILL BE USED THROUGHOUT THE HOUSE TO CONFORM TO 10% BELOW TITLE 24 REQUIREMENTS

TEN OVER STUDIO, INC
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info@tenoverstudio.com
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JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-53070
7.31.2019
RENEWAL

NOT FOR CONSTRUCTION

PLANNING SET

STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

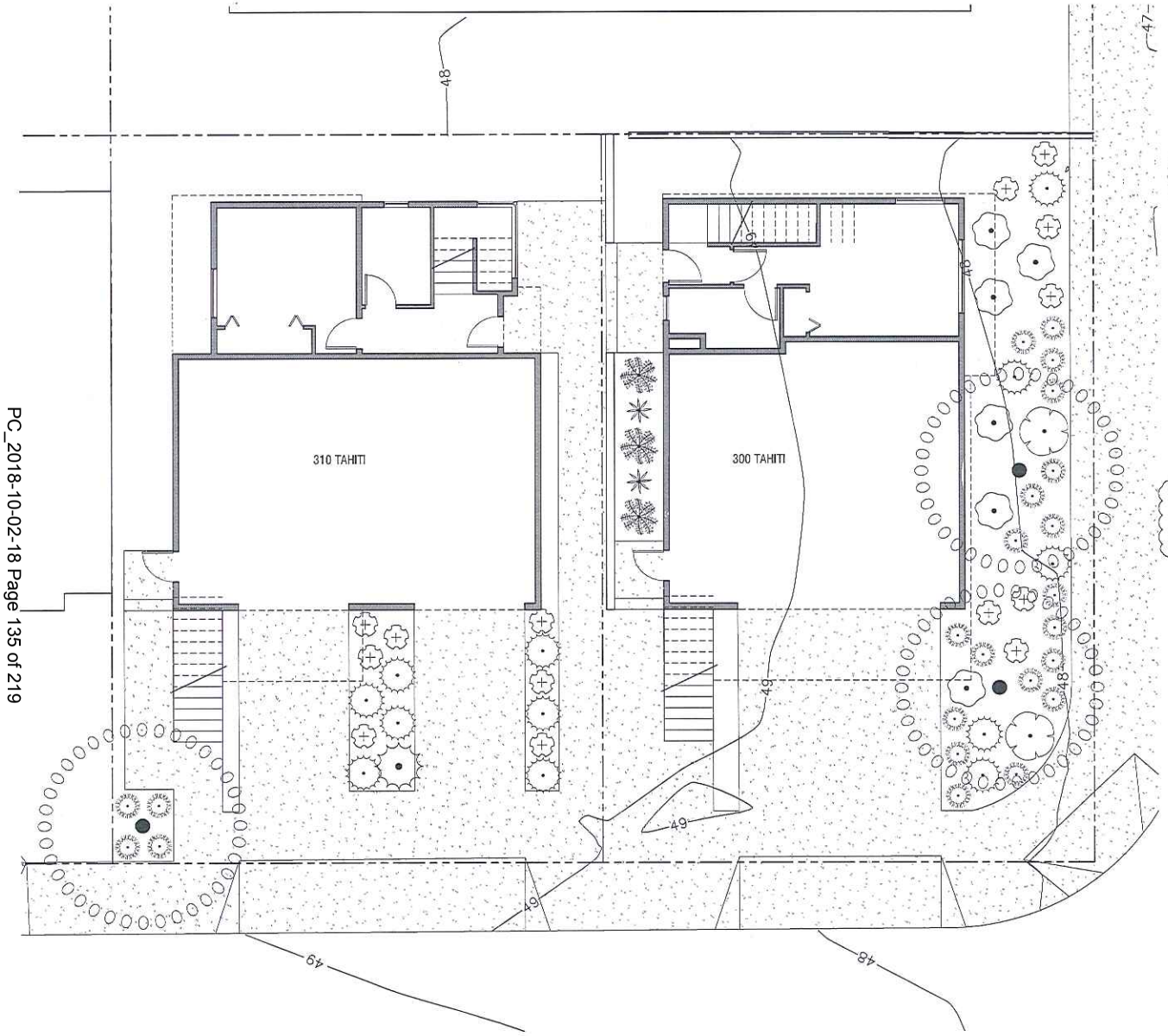
DRWN BY: MR
CHKD BY: JD

DATE	SUBMITTAL
MONTH	1 PLANNING RESUBMIT

ARCHITECTURAL SITE PLAN

A1.1

EXHIBIT E



1 LANDSCAPE SITE PLAN

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

IMPERMEABLE SURFACE CALCULATIONS

EXISTING IMPERMIOUS AREA:	4,333 SQ FT
ROOFTOPS AND DECKS:	1,771 SQ FT
DRIVEWAYS AND WALKWAYS:	1,629 SQ FT
TOTAL GROSS IMPERVIOUS AREA:	1,46150 FT
TOTAL LANDSCAPED AREA:	473 SQ FT (16%)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
	3	Agonis flexuosa / Peppermint Tree	15 gal	Size: 25-35` tall and 15`-33` wide WUCOLS PF: ,1-,3
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**REMARKS**
	1	Agave attenuata `Nova` / Blue Clone	5 gal	Size: 3`-4` tall and wide WUCOLS PF = ,1 - ,3
	14	Anigozanthos x `Yellow Gem` / Yellow Gem Kangaroo Paw	1 gal	Size: 4`-5` tall x 2` wide WUCOLS PF: ,1-,3
	2	Asparagus densiflorus / Foxtail Fern	1 gal	Size: 1`-2` tall and wide WUCOLS PF = ,4 - ,6
	23	Helictotrichon sempervirens / Blue Oat Grass	1 gal	Size: 1`-2` tall and wide WUCOLS PF = ,1-,3
	6	Lantana sellowiana `Lavender Swirl` TM / Trailing Lantana	1 gal	Size: 8-12"tall and 3-5` wide WUCOLS PF = ,1-,3
	12	Lomandra longifolia `Breeze` / Dwarf Mat Rush	1 gal	Size: 2-3` tall and 3`-4` wide WUCOLS PF = ,1-,3
	2	Perovskia atriplicifolia / Russian Sage	5 gal	Size: 3-4` tall and wide WUCOLS PF = ,1-,3
	3	Polystichum munitum / Western Sword Fern	1 gal	Size: 2`-3` tall and 2`-4` wide WUCOLS PF = ,4 - ,6

LANDSCAPING FEATURES IMPLEMENTED ON PROJECT

ALL PROPOSED LANDSCAPE PLANTING IS TO BE DROUGHT TOLERANT WITH A LOW "P" PLANT FACTOR AS DEFINED BY WUCOLS. LANDSCAPING PLANTING SHALL BE IRRIGATED WITH AN IRRIGATION CONTROLLER AND WEATHER SENSORS AND CONTROL VALVES. ALL PLANTS SHALL BE IRRIGATED WITH POINT SOURCE DRIP EMITTERS TO REDUCE WATER CONSUMPTION.

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info@tenoverstudio.com
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JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-39770
7.31.2018
RENEWAL

LICENSED ARCHITECT
STATE OF CALIFORNIA

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NOT FOR CONSTRUCTION

PLANNING SET

STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRWN BY: MR
CHKD BY: JD

DATE	SUBMITTAL
10/2018	PLANNING RESUBMIT

EXHIBIT E

LANDSCAPE SITE PLAN

A1.2

DOOR SCHEDULE

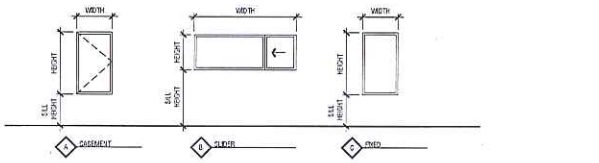
OPENING	OPENING SIZE		DOOR			FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	MAT	FIN	MAT	FIN		
001	10'-0"	7'-0"	E	AL	PTD	AL	FF	1	
002	3'-0"	7'-0"	B	AL	PTD	AL	FF	3	TEMPERED GLASS
003	3'-0"	7'-0"	A	AL	PTD	AL	FF	1	TEMPERED GLASS
004	2'-6"	7'-0"	C	WD	PTD	WD	FF	7	
005	6'-0"	7'-0"	D	WD	PTD	WD	FF	1	
006	3'-0"	7'-0"	D	VN	PTD	WD	FF	1	
007	4'-0"	7'-0"	D	VN	PTD	WD	FF	2	

DOOR ABBREVIATIONS: WD = WOOD PTD = PAINTED VN = VINYL AL = ALUMINUM

WINDOW SCHEDULE

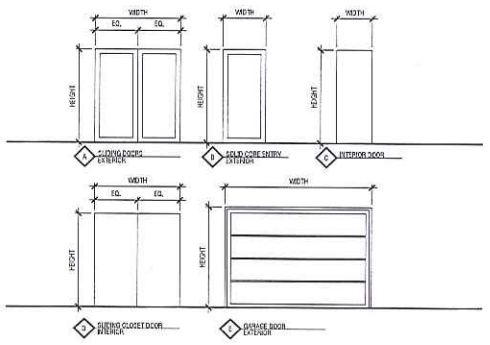
OPENING	OPENING SIZE		WINDOW		FRAME		QUANTITY	NOTES
TAG	WIDTH	HEIGHT	TYPE	SILL HEIGHT	MAT	FIN		
001	9'-0"	3'-0"	C	3'-0"	AL	PTD	1	
002	2'-6"	7'-0"	A	1'-0"	AL	PTD	3	
003	2'-6"	3'-0"	C	4'-0"	AL	PTD	1	
004	2'-6"	3'-0"	A	5'-0"	AL	PTD	3	
005	3'-0"	3'-0"	A	4'-0"	AL	PTD	2	
006	3'-0"	2'-6"	A	8'-2"	AL	PTD	3	
007	2'-6"	2'-6"	A	8'-2"	AL	PTD	2	
008	6'-0"	3'-0"	B	3'-0"	AL	PTD	4	
009	9'-0"	7'-0"	B	1'-0"	AL	PTD	1	
010	5'-0"	2'-6"	B	8'-2"	AL	PTD	1	
011	3'-0"	7'-0"	B	1'-0"	AL	PTD	2	

WINDOW ABBREVIATIONS: PTD = PAINTED VN = VINYL AL = ALUMINUM



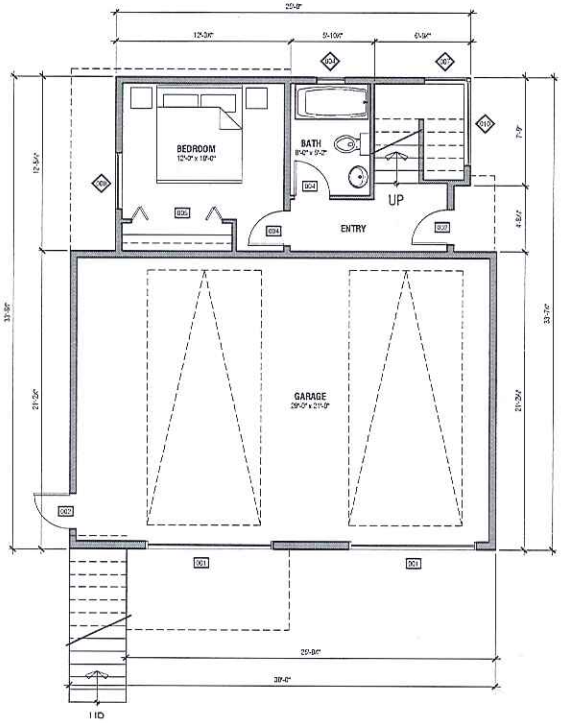
4 WINDOW TYPES

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



5 WINDOW TYPES

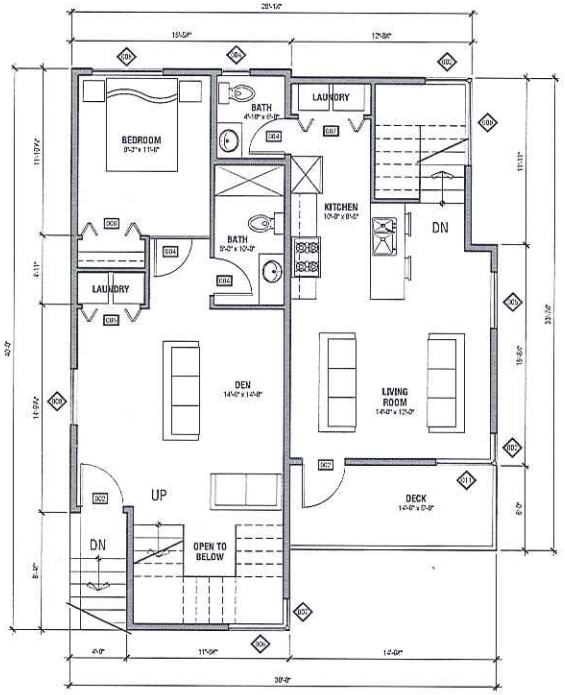
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN

310 TAHITI

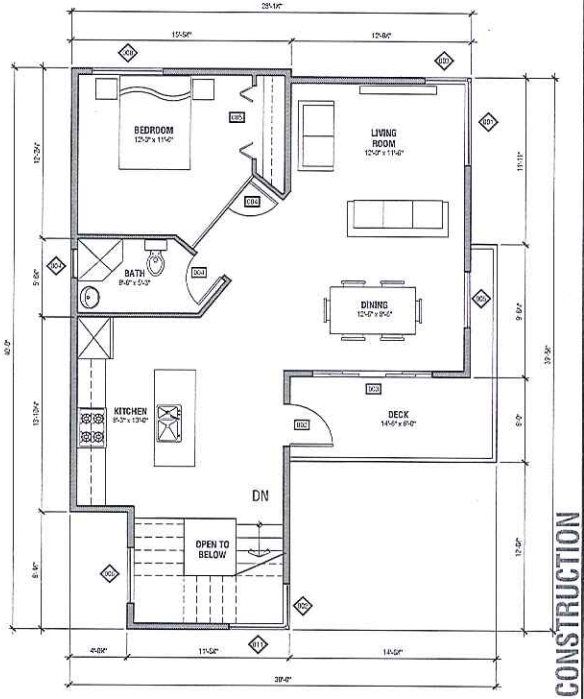
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN

310 TAHITI

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



3 THIRD FLOOR PLAN

310 TAHITI

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

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LICENSED ARCHITECT JAMES M. DUFFY NOT FOR CONSTRUCTION C-28778 7.31.2019 RENEWAL STATE OF CALIFORNIA

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NOT FOR CONSTRUCTION

PLANNING SET

STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRAWN BY: MR
CHKD BY: JS

DATE	SUBMITTAL
10.2018	1 PLANNING RESUBMIT

EXHIBIT E

310 TAHITI
FLOOR PLAN

A2.0

ROOF LINE HEIGHTS

EAST WEST DIRECTION: 95% OF ELEVATION SITS ABOVE 25'
ALL PLATE HEIGHTS ARE LOCATED BELOW 25'IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 28'-0"

NORTH SOUTH DIRECTION: 100% OF ROOF LINE SITS ABOVE 25'
ALL PLATE HEIGHTS ARE LOCATED BELOW 25'IN HEIGHT
THE MAX HEIGHT OF THE BUILDING IS 28'-0"

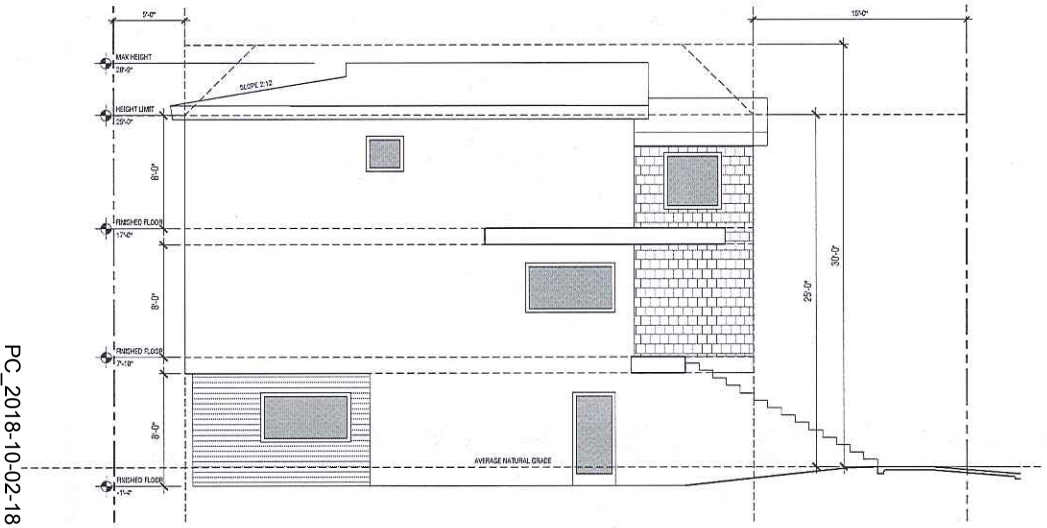
EXTERIOR ELEVATIONS LEGEND

ALLURA MAPLE TRADITIONAL FIBER CEMENT LAP SIDING

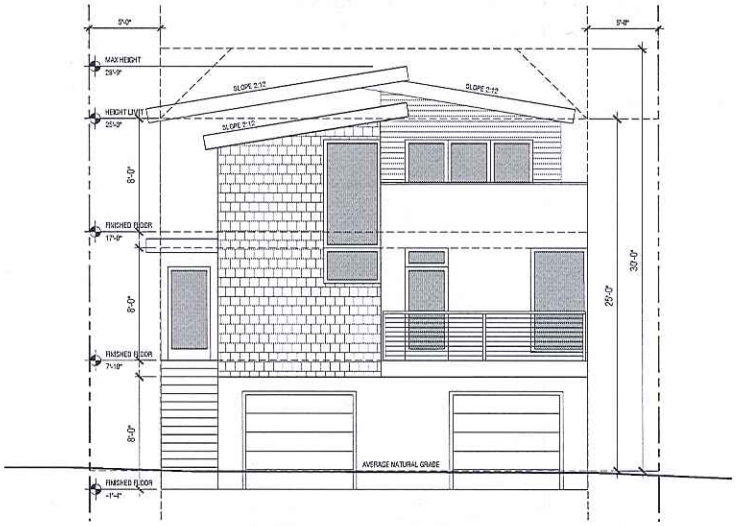
ALLURA PEWTER 5" STRAIGHT EDGE PERFECTION SHINGLE

ALLURA COASTAL BLUE TRADITIONAL FIBER CEMENT LAP SIDING

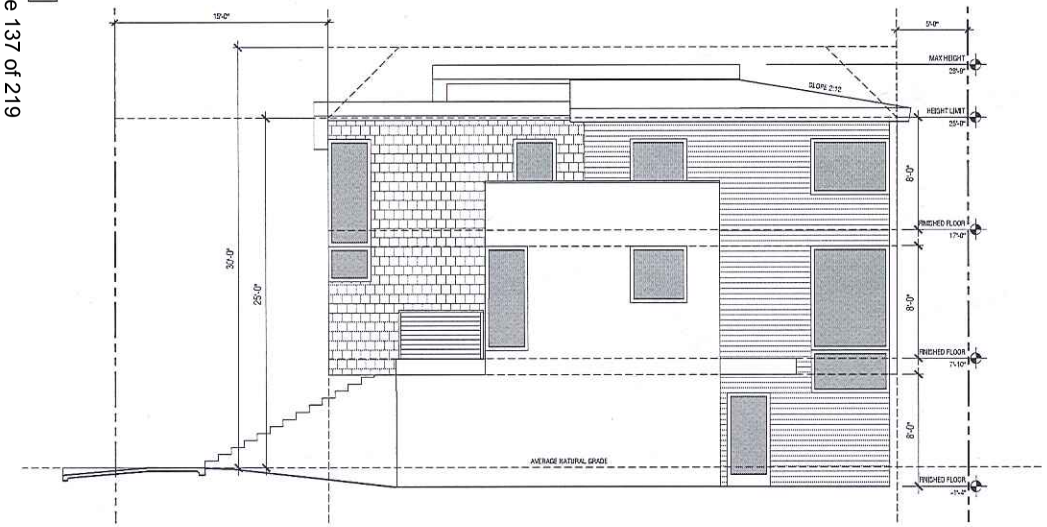
GLACIER WHITE P-100 SMOOTH STUCCO SIDING



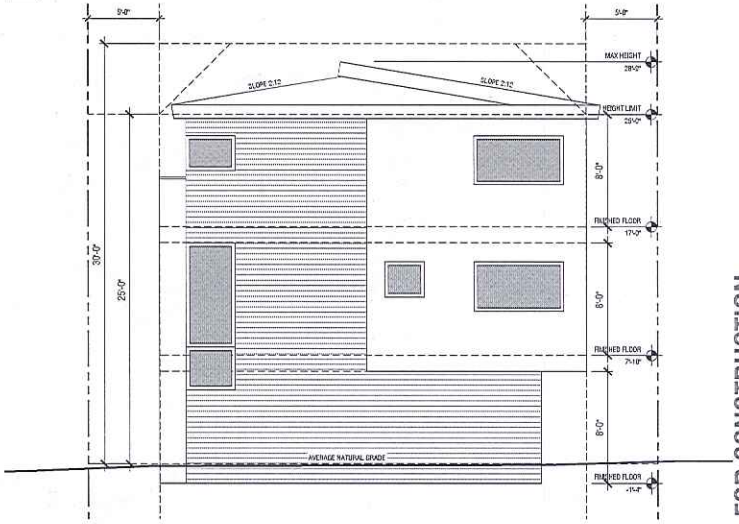
1 EAST ELEVATION
310 TAHITI



2 NORTH ELEVATION
310 TAHITI



3 WEST ELEVATION
310 TAHITI



4 SOUTH ELEVATION
310 TAHITI

NOT FOR CONSTRUCTION

TEN OVER STUDIO, INC
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JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-39778
7.31.2019
RENEWAL

PLANNING SET

STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

DRWN BY: MR
CHKD BY: JS

DATE: SUBMITTAL
1 10/2018 PLANNING RESUBMIT

EXHIBIT E

310 TAHITI
EXTERIOR
ELEVATIONS

A3.0

EXHIBIT E

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C23359
RENEWAL

STOLLMEYER RESIDENCES

PLANNING SET

310 TAHITI, MORRO BAY, CALIFORNIA 93442

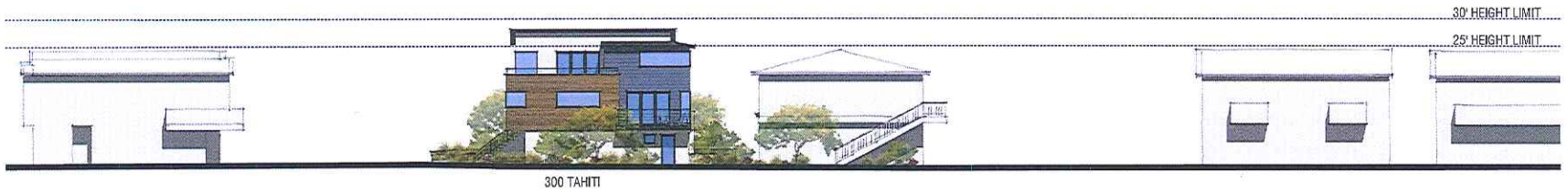
RENDERED VIEWS

NOT FOR CONSTRUCTION

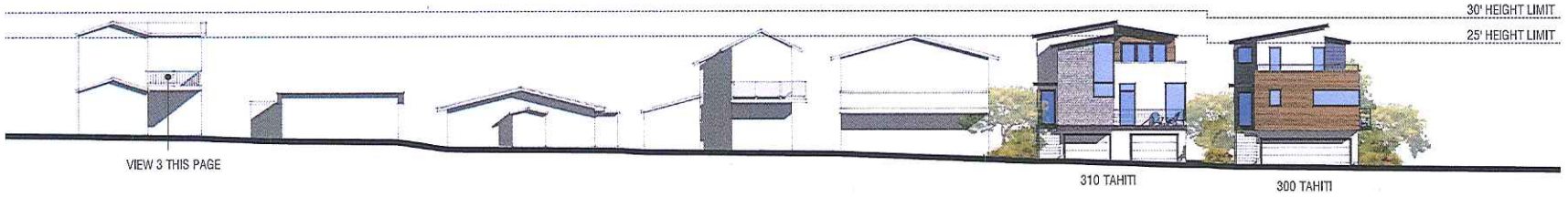
1 FRONT VIEW OF UNITS

2 VIEW FROM MAIN STREET

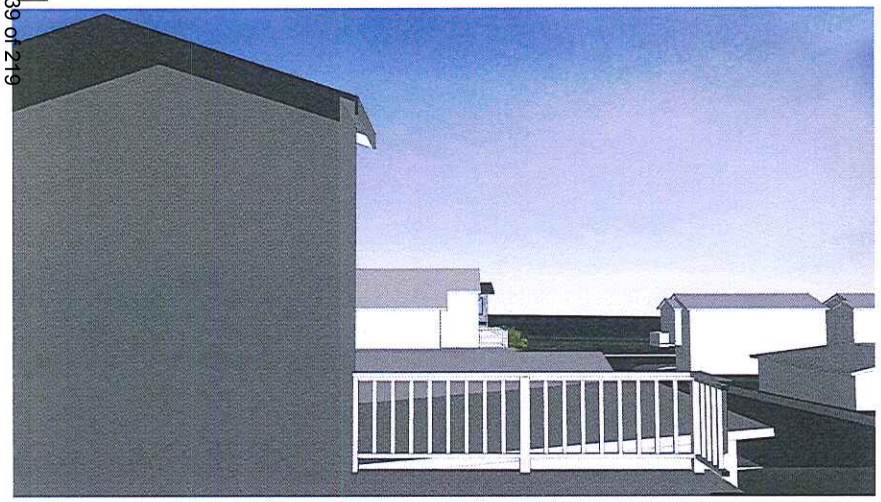
3 VIEW FROM TAHITI STREET



1 MAIN STREET ELEVATION



2 TAHITI STREET ELEVATION



3 VIEW FROM NEIGHBOR DECK



4 VIEW FROM ACROSS THE STREET

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JAMES M. DUFFY
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C-38778
7.31.2019
RENEWAL

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PLANNING SET

STOLLMEYER RESIDENCES

310 TAHITI, MORRO BAY, CALIFORNIA 93442

DATE	SUBMITTAL
10/18	PLANNING RESUBMIT

RENDERED VIEWS

EXHIBIT E

EXHIBIT E

Morro Bay Planning Commission

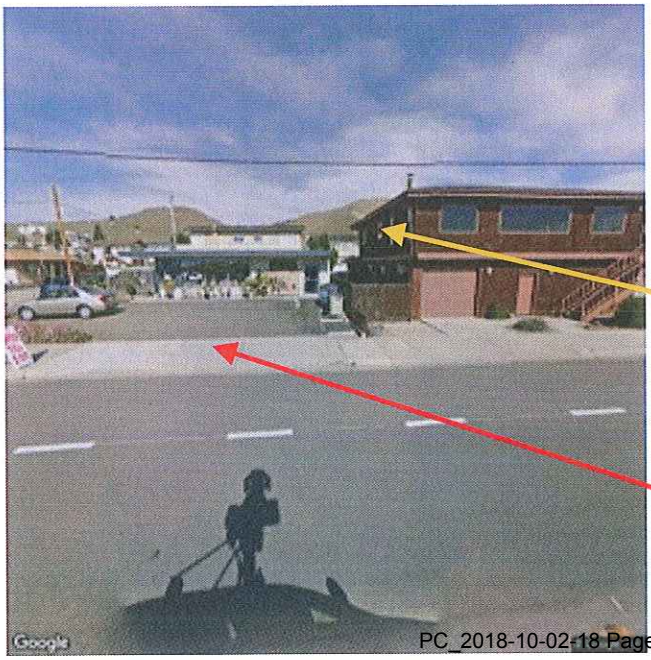
301 Trinidad Home-Owner Statement: Impact of proposed development at 300 and 310 Tahiti Street, Morro Bay

Written on behalf of long-time Morro Bay resident and 301 Trinidad home-owner James 'Jim' Ross by Kirstin Broome (Trustee of the James Albert Ross Living Trust, and niece)

Jim Ross would like to ask the Morro Bay Planning Commission to strongly take into account the impact that the current proposed development at 300/310 Tahiti Street (Tahiti Development) will have on the privacy of his home at 301 Trinidad Street (Home) and his first floor rental unit at 311 Trinidad Street. The Tahiti Development, in its size, number of unit/residents, and in its close placement to Jim's Home of over 30 years will significantly impact the privacy, natural light, view, quietness of the residence, and potentially negatively impact the value of Jim's Home.

He kindly asks that in reviewing this proposal, you give consideration to the home-owners and residents boarding this proposed development. Though in the plans Jim's Home is just a grey shape located next to the proposed development, in life it is the dream home of Jim Ross, a long-time member of the Morro Bay community.

Jim built his home in 1984, and has appreciated the wonderful views and the privacy afforded to his second floor residence, and to his tenant at 311 Trinidad. When reviewing the current plans for the Tahiti Development, it is clear that not only will these new developments be quite large in comparison to Jim's home, the south-facing windows, and south/west corner deck of the development will allow residents to look into the north-facing windows to Jim's main living area and two bedrooms. In addition, it will over-look a previously private deck located to the rear of Jim's home, and the private back yard of his tenant.



This is a street view of Jim's home and the current privacy and views afforded to his home. The proposed Tahiti Development will have a very significant impact on the privacy and quality of Jim's Home.

Windows on the north side of Jim's Home

Location of proposed Tahiti Development

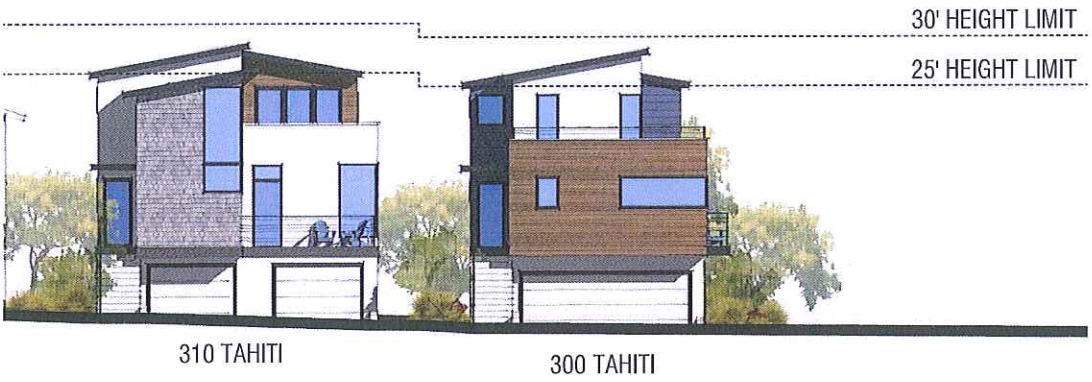


This is the view from Main Street from the plans, on this illustration it looks like there will be a good deal of space between the two buildings. But the plans call for the 300 Tahiti Development to be built 5.33' from the fence boundary. This will not afford much space between the Tahiti Development and Jim's Home. The significant difference in height is clear. There isn't a tree in front of Jim's Home, it is the location of a garage door.

The residential design guidelines allow for a roof-line variance over the standard 25' of up to 30' for a maximum of 30% of the buildings roof sq. 300 Tahiti proposes 96% of roof line for the East West direction, and 100% of the roof line on the North South direction sit about 25'. For 310 Tahiti proposes 95% of the roof line for the East West direction, and 96% of the North South Direction sit above 25'. With a max height of both buildings being between 28'9"



Proposed view from corner of Main/Tahiti Streets. Jim's Home in back.



Proposed view from Tahiti Street, Jim's home is not outlined to the rear of these buildings in this illustration. Though the roof of 301 Trinidad street sits below 25'. The Tahiti Developments are three story buildings, which differs significantly from the one and two story homes (including Jim's Home) in this area.

Jim fully supports the creation of more high-density housing in Morro Bay, and is happy to hear that the local government and Planning Commission support the building of accessory dwelling units, and of other ways to effectively and conscientiously create more housing in Morro Bay.

Though Jim respectfully asks that the Commission also take into account the impact some of these developments may have on the current and longterm residents of those neighborhoods. Please consider both the impact of these developments themselves on the neighborhood, and the impact of setting a precedent for other developments to similarly push against the boundaries of the the Morro Bay Residential Design Guidelines in these neighborhoods.

Thank you very much for taking these concerns from a neighboring homeowner into consideration as you review the Tahiti Development buildings proposal.

James 'Jim' Ross (homeowner 301 Trinidad)
Kirstin Broome (Trustee, James Albert Ross Living Trust)

EXHIBIT E

EXHIBIT E

City of Morro Bay

MAY 31 2018

Rec'd City Hall

300 Tahiti and 310 Tahiti

Please don't sell our neighborhood for the cost of a couple building permits. Yet evermore big imposing box houses are wrong for our neighborhood and wrong for the city of Morro Bay. It will destroy the character of our neighborhood and damage the view from Main Street, as well as Highway One.

We finally have a couple of business that are harmonious and an asset to North Morro Bay. We value those businesses and they are an excellent fit for our neighborhood. The leather and boot shop has found a more suitable location on Main Street as has the tattoo shop run by a veteran and his wife. They run a very clean business with zero tolerance for drugs or alcohol neither on nor in the clientele. They have been gradually cleaning up a location that hasn't always been so tidy. The neighbors all like the owners and can count on a smile and wave when walking by. The business has ample parking in their lot which really opens the view for the many locals, tourists and tour buses travelling North or South on Main Street and Highway One. It gives them a glimpse of the quaint town we once had and still should have.

I will list some of the many reasons why you should choose to say no to this development.

- The houses are too big, boxy and out of character with our neighborhood
- It will heavily impact the views for Sicily St, Trinidad, Tahiti, Vashon, and likely a couple more
- They are just too imposing and will create parking problems assuring impacts for the above listed areas
- It won't be enjoyable to view for any direction of traffic for Main St or Highway One. I often prefer to look up at the hills and the lovely canyon that cuts through our area and visible to all traffic

I urge you to please say no to this development and have some compassion on the many thousands of people this will impact forever.

I thank you for considering another viewpoint.

Sincerely,

Name: DAN Sedley address: 3300 Tide Ave

EXHIBIT E

City of Morro Ba
MAY 3 1 2018
Rec'd City Hall

300 Tahiti and 310 Tahiti

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Paul Allen
390 TRINIDAD

EXHIBIT E

City of Morro Bay
MAY 3 1 2018
Rec'd City Hall

300 Tahiti and 310 Tahiti

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I thank you for considering another viewpoint.

Sandy French

3290 Tide Av.

300 Tahiti and 310 Tahiti

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I thank you for considering another viewpoint.

Sincerely,

Name: Doreen Dunton

Address: 361 Tahiti St.

AGENDA NO: B-3

MEETING DATE: October 2, 2018

Staff Report

TO: **Planning Commissioner** **DATE: September 24, 2018**

FROM: **Joan Gargiulo, Assistant Planner**

SUBJECT: **Conditional Use Permit (#UP0-515) and Parking Exception (#AD0-131)** for the construction of a 362 sq. ft. addition with roof-top deck to an existing 528 sq. ft. nonconforming single-family residence located within the MCR/R-4/SP Zoning District and outside of the Coastal Commission Appeals Jurisdiction.

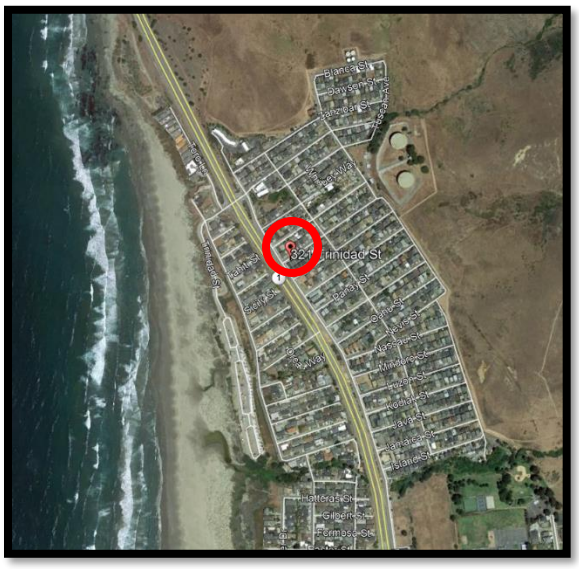
RECOMMENDATION:
CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 29-18** which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamped received August 24, 2018.

APPLICANT:
Shelley Kenney

DESIGNER:
Johnny Kudla

LEGAL DESCRIPTION/APN:
065-042-010

PROJECT DESCRIPTION:
The Applicant is requesting Conditional Use Permit and Parking Exception approval for a 362 sq. ft. single-story addition to an existing 528 sq. ft. nonconforming residence. The project includes a request to allow for an open uncovered parking space in the driveway to provide for the required on-site parking space.



Prepared By: JG Department Review: _____

PROJECT SETTING:
The project is located in the North Morro Bay neighborhood, designated as Planning Area 1 in the Local Coastal Plan. The parcel at 321 Trinidad Street is located to the east of Highway 1 and North Main Street, south of Yerba Buena Street, and north of San Jacinto Street

Adjacent Zoning/Land Use			
North:	MCR/R-4/SP Mixed Commercial and Residential	**South:**	MCR/R-4/SP Mixed Commercial and Residential
East:	R-1/S.1 Single-Family Residential	**West:**	State Route Highway 1

Site Characteristics	
Site Area	2,400 sq. ft.
Existing Use	Single-Family Residential
Terrain	Virtually Level and Developed
Vegetation/Wildlife	None
Archaeological Resources	N/A
Access	Trinidad Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed Use (Mixed Commercial and Residential)
Base Zone District	MCR/R-4
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	North Main Street Specific Plan Area
Coastal Zone	Located Outside of the Coastal Appeal Jurisdiction

PROJECT ANALYSIS:

Background

The existing nonconforming single-family residence is located in a neighborhood consisting of both one and two-story mainly residential development. The parcel is located in the MCR/R-4/SP zoning district, directly adjacent to the R-1/S.1 single-family residential zoning district to the east. The project site is located outside of the Coastal Commission Appeal Jurisdiction.

The Applicant is proposing to add a master bedroom and bathroom to the rear of the existing structure and to remodel the interior of the existing habitable area.





Existing Site

Zoning Ordinance Standards			
	Standards	**Existing**	**Proposed Addition**
Front Setback	15 feet	20 feet	20 feet
Interior Side Setback	5 feet	3'8"	5 feet
Rear Setback	5 feet	18'1"	5 feet
Height	30 feet	12'8"	12'8"
Lot Coverage	Max. 60%	22%	38%
Parking	2 Car Garage	**One in Driveway**	**One Car in Driveway**

Project Evaluation

Current requirements of the Morro Bay City Zoning Ordinance (the "Zoning Ordinance") pertaining to the front yard and eastern side yard setbacks and parking requirements render the existing structure nonconforming. However, additions to nonconforming

structures may be permitted with the approval of a Conditional Use Permit, subject to certain findings (Morro Bay Municipal Code Section (MBMC) 17.56.160). The proposed addition is in conformance with all setback, height, lot coverage and other development requirements of the MBMC.

North Main Street Specific Plan Area
The project is located in Area A of the North Main Street Specific Plan Area at the northern end of North Main Street in an area comprised mainly of residential uses as allowed by Section 17.40.110 of the MBMC. The Specific Plan encourages roof line variation and discourages flat roofs to preserve view corridors to the west which in this case in not relevant as the Applicant is proposing a single-story addition with a pitched roof.

Parking
The project proposes no change to the existing driveway area and parking arrangement. The project has been conditioned to require driveway surface improvements that meet the requirements set forth in the parking section of the MBMC. As per Section 17.44.020 of the Zoning Ordinance, single-family residential development requires two covered and enclosed parking spaces in the MCR/R-4/SP zone. The existing residence includes on uncovered parking space located partially within both the front and side setback. Parking requirements in the immediately adjacent R-1 residential neighborhood starting one lotto the east require that a single-family residence of 1,000 sq. ft. or less provide for one covered parking space. The Applicant is proposing a total of 890 sq. ft. of habitable floor area on an existing parcel where the construction of a single garage or carport structure would require either major reconstruction or a variance/parking exception to locate the structure within the side and front setback. The approval of a parking exception for one uncovered parking space to be located in the driveway will be consistent with the parking limitations on other residences in the immediate area. Exceptions to parking standards require the following findings to be made:

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

In the immediate area, single-family residential development of 1,000 sq. ft. or less requires on-site parking of one car. The proposed project provides parking for one car in the driveway, outside of the public right-of-way similar to many homes in the neighborhood.

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 parking area will remain in its current location, entirely outside of the Public Right-of-Way; sight distance is adequate for vehicles maneuvering into and out of the driveway.

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

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

Conditional Use Permit Requirement

The Zoning Ordinance, subsection 17.56.160A, requires approval of a conditional use permit for additions to any structure which is nonconforming with any provision of this title. The project proposes to add a 362 square-foot addition to a nonconforming structure. As noted above, the structure is nonconforming with regard to the front and side-yard setbacks and parking situation. Approval of a Conditional Use Permit requires the following findings to be made:

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

2. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use.
The applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.

3. The project is suitable for conforming uses and will not impair the character of the zone in which it exists.
The project proposes an addition to single-family dwelling unit, which is an allowed use in the zoning district. The surrounding neighborhood is developed with one and two-story single-family and multi-family development.

4. It is not feasible to make the structure conforming without major reconstruction of the existing structure.
Major reconstruction would be necessary to meet the required front and side-yard setbacks and to accommodate a garage or carport on site.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on Friday, Saturday, September 22, 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 minor addition to a single-family residence in a residential zone and the project will have no potentially significant environmental impacts. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The proposed project is relatively minor in nature. With incorporation of the recommended findings and conditions, approval of the project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Mixed-Use land use designation and because the Zoning Ordinance allows exceptions to the parking standards (MBMC Section 17.44.050), and additions to nonconforming structures upon approval of a conditional use permit (MBMC section 17.56.160).

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-515 and Parking Exception #ADO-131 for the proposed addition to a nonconforming structure for the project at 321 Trinidad Street, as shown on plans date stamped received August 24, 2018, by adopting Planning Commission **Resolution 29-18** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 29-18
Exhibit B – Plan Reductions

RESOLUTION NO. PC 29-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (UP0-515) AND PARKING EXCEPTION (AD0-131) TO ALLOW AN ADDITION TO A NONCONFORMING RESIDENCE AT 321 TRINIDAD 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 2, 2018, for considering Conditional Use Permit UP0-515 and Parking Exception AD0-131 for a 362 sq. ft. addition to an existing 528 sq. ft. nonconforming residence at 321 Trinidad Street located within the MCR/R-4/SP zoning district and outside of the Coastal Commission Appeal Jurisdiction; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1 for an addition to an existing residential structure in an urbanized area. Additionally, none of the exceptions found in CEQA Section 15300.2 apply to this project.

Conditional Use Permit Findings

1. The establishment, operation, and maintenance of the residential use applied for will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing in the neighborhood as the proposed residential development is an allowed use in the zone.

2. The proposed project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City as the

project conforms to all of the development standards set forth in the zoning ordinance.

3. The project is consistent with the General Plan and Local Coastal Plan as residential development is allowed in residential zones and the project conforms to all pertinent provisions of the Zoning Ordinance.

Parking Exception Findings

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. In the immediate area, single-family residential development of 1,000 sq. ft. or less requires a one car garage or carport. The parking exception allows for parking of one car in the driveway, outside of the public right-of-way.

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 parking area will be entirely outside of the Public Right-of-Way; sight distance is adequate for vehicles maneuvering into and out of the driveway.

3. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property. The Applicant's parking proposal is reasonable given similar parking arrangements in the project vicinity and given the footprint and construction of the existing buildings on site.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit UPO-515 and Parking Exception AD0-131 for property located at 321 Trinidad Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated September 24, 2018, for the project at 321 Trinidad Street (APN:065-042-010) depicted on plans received by the City on August 24, 2018, as part of Conditional Use Permit UP0-515 and Parking Exception AD0-131 on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this

entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

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

PLANNING CONDITIONS

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

2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

5. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction

of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".

2. North Main Street Specific Plan: The proposed project is located in Sub-area C of this Specific Plan Area and subject to the following conditions:

    a. Curb, gutter, sidewalk, and street trees: In addition to any other improvements found necessary by the Planning Commission, the applicant is required to maintain or replace curb, gutter, sidewalks and street trees pursuant to City Standards and Municipal Code Section 14.44. Sidewalks and driveway approaches shall conform to current ADA requirements. Sidewalks shown conform to existing sidewalks and are acceptable as submitted.

3. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.

4. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).

5. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Show locations and types of BMPs to be implemented.

6. Grading and Drainage: Indicate on plans the finished floor elevation and all existing and proposed drainage pipes and structures.

7. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

8. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

9. Frontage Improvements: Per MBMC 14.44.030, frontage improvements are required whenever the value of the proposed on-site improvements is greater than fifty percent of the value of the existing structure as determined by the City Engineer.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

    a. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITIONS

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. The Title sheet of the plans shall include:
    a. Street address, lot, block, track and Assessor Parcel Number.
    b. Description of use.

c. Type of construction.
d. Height of the building.
e. Floor area of the building(s).
f. Vicinity map.

All construction will conform to the 2016 California Building Code (CBC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 Green Building Code, 2016 California Residential Code and Accessibility Standards where applicable and all City codes as they apply to this project.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

4. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as appropriate. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

5. The owner shall comply with the City's Special Inspection Program. Special inspections may be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

7. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, and truss calculations.

8. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.

9. Fire sprinklers, shall be required by City Codes.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. Certification of compliance with the soils report shall be submitted to the Building Division prior to foundation approvals. A final report certifying compliance with the soils report or grading plans shall be submitted to the Building Division prior to final approvals.

3. A licensed surveyor or engineer shall verify pad elevations, and setbacks, prior to foundation inspection, and roof elevations, prior to roof sheeting inspection, when determined necessary by the planning division.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

1. Prior to building division final approval all required inspections from the other various departments must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

D. CONDITIONS SUBJECT TO ONGOING COMPLIANCE:

1. COMPLIANCE WITH APPLICABLE LAWS. All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

FIRE CONDITIONS

1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

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

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 2nd day of October 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Gerald Luhr

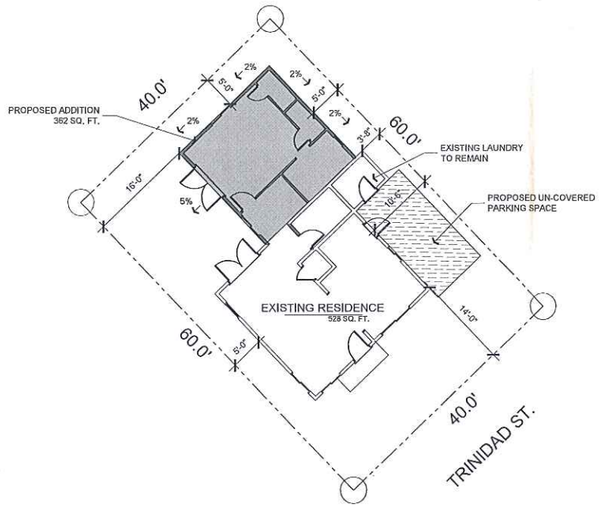
ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 3rd day of July 2018.

EXHIBIT B

ARCHITECTURAL & STRUCTURAL PLANS FOR KELLEY ADDITION



SITE PLAN

1" = 10'-0"

SHEET INDEX

A-1.1	SITE PLAN
A-2.1	FLOOR PLAN
GC-1	RESIDENTIAL MANDATORY MEASURES
S-1.1	FOUNDATION PLAN
S-2.1	ROOF FRAMING PLAN
D-1.1	RESIDENTIAL MANDATORY MEASURES
D-2.1	RESIDENTIAL MANDATORY MEASURES
SSP-1	STRUCTURAL SEPCS
SSP-2	STRUCTURAL SPECS

SLO COUNTY INFORMATION SEARCH

Assessment Number:	065-042-010
Owner Name:	Kenney Paul W & Shelly L
Street Address:	321 Trinidad St
Community Code:	Morro Bay
Tax Rate Area:	006-002
Parcel Size:	3,400 SF
Link to Map:	065042010
Assessed Value:	341,700
Land Value:	280,500
Improvements:	61,200
Personal Property:	0
Fixtures Value:	0
Total Exemption:	7,000
Net:	334,700
Structure Type:	Residence
Original Size:	528
Addition Size:	0
Total Area:	528
Year Built:	1953
Bedrooms:	1
Bathrooms:	1
Levels:	1
Parking:	None

LOT COVERAGE
EXISTING: 22%
PROPOSED: 38%

PROJECT INFORMATION

OWNER	SHELLY KENNEY
PROJECT ADDRESS	321 TRINIDAD ST, MORRO BAY, CA 93442
APN	065-042-010
PHONE	559-799-4178

PROJECT STATISTICS

LOT SIZE	3,400 SQ. FT.
OCCUPANCY	R-3
CONSTRUCTION TYPE	VB
BUILDING HEIGHT	~~14'-0"~~ 12'8"
EXISTING RESIDENCE	528 SQ. FT.
PROPOSED ADDITION	362 SQ. FT.

PROJECT DESCRIPTION

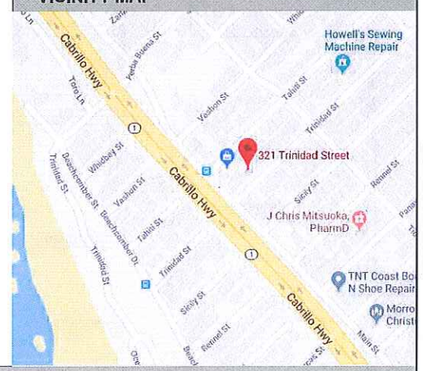
PROPOSED ADDITION TO EXISTING RESIDENCE WITH EXEMPTION FOR NON-COVERED PARKING SPACE ON PROPERTY

CORRESPONDENCE

PROFESSIONAL ENGINEER
JK ENGINEERING
JOHN A. KUDLA
610 10TH ST, STE A
PASO ROBLES, CA 93446
LIC.# : C5652
805.423.3077

DRAFTSMAN/DESIGNER
JJK DESIGN
JOHNNY KUDLA
610 10TH ST, STE A
PASO ROBLES, CA 93446
(605) 423-3079

VICINITY MAP



1. ALL WORK SHALL CONFORM WITH THE:
   2016 CBC (2012 IBC AND CALIFORNIA AMENDMENTS)
   2016 CEC (2011 NEC AND CALIFORNIA AMENDMENTS)
   2016 CMC (2012 IAPMO UMC AND CALIFORNIA AMENDMENTS)
   2016 CPC (2012 IAPMO UPC AND CALIFORNIA AMENDMENTS)
   2016 CENC AND T-24,
   2016 CALIFORNIA GREEN BUILDING CODE
   2016 CFC (2012 IFC AND CALIFORNIA AMENDMENTS)
2. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARHCITECT/ ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
4. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
6. CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
8. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
9. ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
10. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
11. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
12. THE CONTRACTOR AND ALL SUB-CONTRACTORS WILL BE HELD ACCOUNTABLE TO THE ABOVE GENERAL NOTES FOR THE CONSTRUCTION OF THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
14. THIS SET OF PLANS TO BE ON JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES OR REVISIONS TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. [CBC 108]
15. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE ON FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
16. UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREA SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
17. CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
18. TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STATEMENT AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY SHALL INCLUDE ON THE COVER SHEET A WET- SIGNED STATEMENT FROM THE PROJECT'S DESIGN ENGINEER THAT TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION. [BSP]
19. VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
20. A COPY OF SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
21. ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.

RECEIVED
OCT 02 2018
Community Development Dept.

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PLAN PREPARED FOR:

SHELLY KENNEY
321 TRINIDAD STREET
MORRO BAY, CA 93442

REVISION LOG

REV.	DESCRIPTION	DATE

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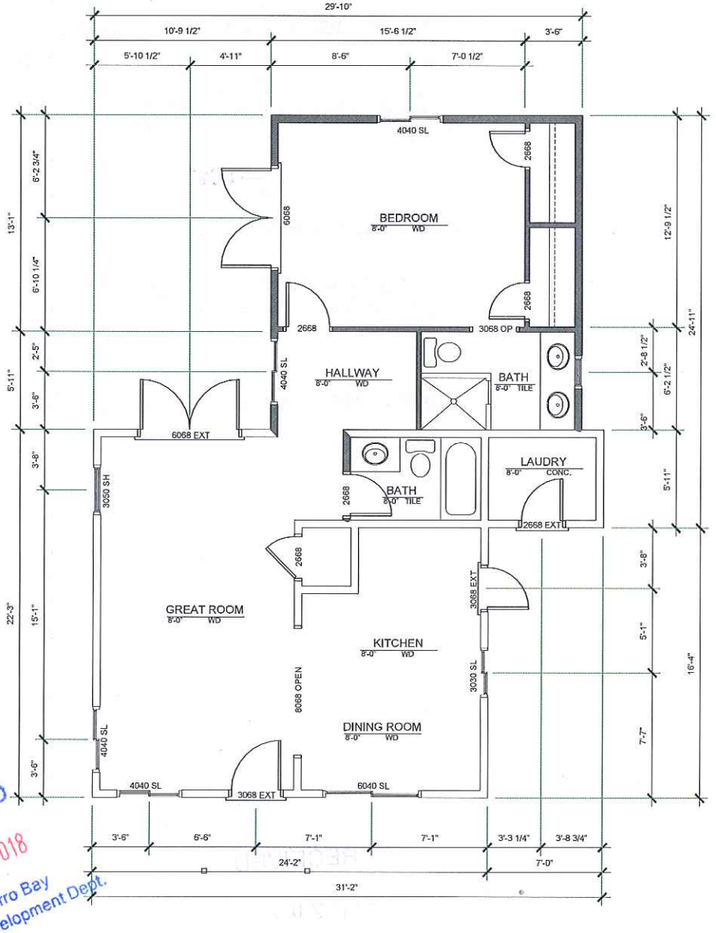
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SHEET NUMBER:

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EXHIBIT B



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FLOOR PLAN #1

EXISTING FLOOR PLAN = ~~528~~ 528 SQ. FT.
PROPOSED ADDITION = ~~490~~ 362 SQ. FT.
1/4" = 1'

FLOOR PLAN NOTES

1. THE FOLLOWING ARE REQUIRED FOR AN ATTACHED GARAGE: NO OPENINGS ARE PERMITTED FROM THE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES. [R302.5.1]
   A. SPECIFY SELF-CLOSING, SELF-LATCHING, TIGHT-FITTING, 1 3/8" THICK SOLID WOOD DOOR, 1 3/8" THICK SOLID/HONEYCOMB STEEL DOOR, OR 20-MINUTE RATED DOOR FOR OPENING BETWEEN GARAGE AND DWELLING.
2. BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED TO THE OUTSIDE WITH AN ENERGY STAR COMPLIANT FAN RATED FOR 50CFM. UNLESS OPERATING AS PART OF A WHOLE HOUSE VENTILATION SYSTEM THE FAN SHALL HAVE HUMIDITY CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%. [CGBSC 4.506.1] TOILET ROOMS SHALL BE PROVIDED WITH 50CFM MECHANICAL VENTILATION. [CMC TABLE 403.7]
3. PROVIDE TANKLESS GAS WATER HEATER. 1ST HOUR RATING OF 67 MIN. FOR 3 BR/ 2.5 BA. PRESSURE RELIEF VALVE W/ A FULL SIZED DRAIN OF GALVANIZED STEEL, HARD DRAWN COPPER, CPVC, PB OR LISTED RELIEF VALVE DRAIN TUBE WITH FITTINGS TO THE EXTERIOR OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2 FEET NOR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD. THE THERMAL END BEING UNTHREADED. CONDENSATE DRAIN TO PENETRATE THE EXTERIOR WALL NO HIGHER THAN 2" FROM THE BOTTOM OF THE PLATFORM.
2. VENT DRYER TO EXTERIOR. MAXIMUM ALLOWABLE RUN SHALL NOT EXCEED 14'-0" WITH A MAXIMUM OF (2)-TWO 90° TURNS.
3. F.A.U. IN ATTIC ON PLATFORM. PROVIDE SWITCH, LIGHT, AND OUTLET NEAR ACCESS AND UNIT.
4. AIR CONDENSING UNIT ON CONCRETE PAD.
5. SMOKE ALARMS: HARD-WIRED SMOKE ALARMS WITH A BATTERY BACKUP ARE REQUIRED. SHOW ALL LOCATIONS WITH A SYMBOL ON THE PLAN. [R314] PROVIDE SMOKE ALARMS AS FOLLOWS.
   a. IN EACH SLEEPING ROOM.
   b. CENTRALLY LOCATED IN ROOMS AND CORRIDORS GIVING DIRECT ACCESS TO EACH SLEEPING AREA.
   c. SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 20' FROM A PERMANENTLY INSTALLED COOKING SURFACE. (SEE R314.3.3 FOR OPTIONS WHEN THIS WOULD PREVENT PLACEMENT OF A REQUIRED ALARM). SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 3' OF A BATHROOM DOOR UNLESS THIS WOULD PREVENT PLACEMENT OF A REQUIRED SMOKE ALARM. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 3' OF THE TIP OF A CEILING-SUSPENDED FAN OR SUPPLY REGISTERS OF A FORCED AIR HEATING SYSTEM.
   d. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OTHER ALARMS IN THE DWELLING UNIT.
   e. IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ROOMS AND CORRIDORS GIVING DIRECT ACCESS TO EACH SLEEPING AREA.
9. CARBON MONOXIDE ALARMS (CO ALARMS): HARD-WIRED AND INTERCONNECTED CO ALARMS WITH A BATTERY BACKUP ARE REQUIRED. SHOW ALL LOCATIONS WITH A SYMBOL ON THE PLAN. [R315] PROVIDE CO ALARMS AS FOLLOWS.
   a. OUTSIDE OF AND WITHIN CLOSE PROXIMITY TO EACH SLEEPING ROOM.
   b. CO ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OTHER ALARMS IN THE DWELLING UNIT.
   c. OUTSIDE OF AND WITHIN CLOSE PROXIMITY TO EACH SLEEPING ROOM.
10. WALL IN SHOWERS AND TUBS WITH SHOWERHEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO 6' (72") ABOVE DRAIN. WALL PANELS AND TILE IN TUB/SHOWER AND SHOWER AREAS ARE TO BE IN COMPLIANCE WITH ASTM STANDARDS (NO "GREEN BOARD"). ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. [R307.2]
11. AT EXTERIOR DOORS, PROVIDE A CONCRETE LANDING (36" DEEP X DOOR WIDTH) WITH A MINIMUM SLOPE OF ¼" PER FOOT FOR DRAINAGE AT ALL EXTERIOR DOORS. THE LANDING SHALL NOT BE MORE THAN 1.5" LOWER THAN THE THRESHOLD OF THE DOORWAY AT THE MAIN EXIT DOOR AND MAY BE 7.75" MAXIMUM LOWER THAN THE THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING. A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NO MORE THAN 2 RISERS PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY. [R311.3]
12. GUARDS (GUARDRAILS) ARE REQUIRED AT FLOOR AND ROOF OPENINGS, LANDINGS, BALCONIES, AT OPEN SIDES OF STAIRS OVER 30" IN HEIGHT AND AT WINDOWS WITH OPENING LESS THAN 24" ABOVE THE FLOOR AND GREATER THAN 6' FROM GRADE. DETAIL OR NOTE THE FOLLOWING TO SHOW COMPLIANCE: [R312]
   D. GUARDRAILS TO BE 42" MINIMUM IN HEIGHT.
   E. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH OR 43/8" SPHERE CANNOT PASS THROUGH AT THE OPEN SIDE OF STAIRS. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIRS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD SHALL NOT ALLOW THE PASSAGE OF A 6" SPHERE.
   F. PROVIDE CONNECTION DETAILS OF GUARD/HANDRAIL ON OPEN SIDE OF BALCONIES, DECKS, LANDINGS, AND STAIRS ADEQUATE TO SUPPORT A 50 PLF DISTRIBUTED LOAD OR SINGLE CONCENTRATED 200 LB. LOAD AT A RIGHT ANGLE TO THE TOP RAIL. [CBC1607.8.1.]
10. ALL GLAZING IN HAZARDOUS LOCATIONS, AS INDICATED BELOW, MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. [R308.1, R308.4]
   H. GLAZING IN DOORS, WALLS AND ENCLOSURES WITH THE EXPOSED EDGE OF GLAZING LESS THAN 60" ABOVE DRAIN INLET, FOR BATHTUBS, SHOWERS, WHIRLPOOLS, SPAS, ETC.
   I. GLAZING WITHIN 24" OF EITHER SIDE PARALLEL TO A DOOR IN THE CLOSED POSITION AND GLAZING WITHIN 24" ON THE WALL PERPENDICULAR TO THE HINGE SIDE OF AN IN-SWINGING DOOR.
   J. GLAZING PANELS OVER 9 SQ. FT. HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND WITHIN 36", HORIZONTALLY, OF A WALKING SURFACE.

FIXTURE FLOW RATE REQUIRMENTS:

THE FOLLOWING FIXTURES SHALL BE OF WATER CONSERVATION:

RESIDENTIAL:

WATER CLOSETS:	1.28 GALLON PER FLUSH MAXIMUM
SHOWER HEAD FLOW:	2.0 GALLON PER MINUTE AT 60 PSI
LAVATORY / SINK FIXTURE:	1.2 GALLON PER MINUTE AT 60 PSI
KITCHEN FAUCETS:	2.2 GALLON PER MINUTE AT 60 PSI

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PLAN PREPARED FOR:

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REVISION LOG

REV.	DESCRIPTION	DATE

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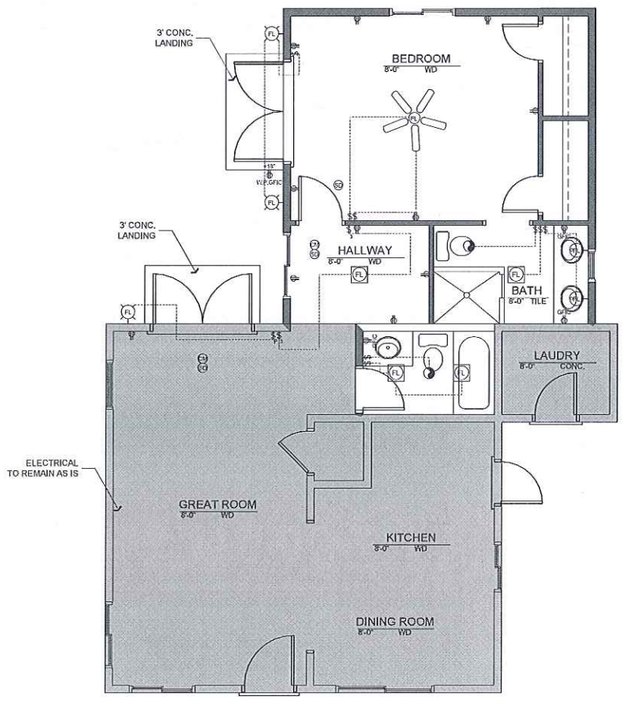
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DRAWN BY JJK
DATE 7/16/2018 1:12 PM
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-2.1

EXHIBIT B



ELECTRICAL PLAN

1/4" = 1'

LIGHTING NOTES

1. Luminaire Requirements

A. Luminaire Efficacy: All installed luminaires shall be high efficacy in accordance with TABLE 150.0-A.

B. Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.

C. Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings shall meet all of the following requirements:

i. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and

ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; ii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and

iv. For luminaires with handwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and

v. Shall not contain screw base sockets; and

vi. Shall contain light sources that comply with References Joint Appendix JA8, including the elevated temperature requirements, and that are marked "JA8-2016-E" as specified in Reference Joint Appendix JA8.

D. Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.

E. Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than five watts of power per luminaire or exhaust fan as SECTION 150.0 – MANDATORY FEATURES AND DEVICES 2016 Building Energy Efficiency Standards Page 237 determined in accordance with Section 130.0(c). Night lights shall not be required to be controlled by vacancy sensors.

F. Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k). EXCEPTION to Section 150.0(k)1F: Lighting installed by the manufacturer in kitchen exhaust hoods.

G. Screw based luminaires. Screw based luminaires shall meet all of the following requirements:

i. The luminaires shall not be recessed downlight luminaires in ceilings; and

ii. The luminaires shall contain lamps that comply with Reference Joint Appendix JA8; and

iii. The installed lamps shall be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.

EXCEPTION to Section 150.0(k)1G: Luminaires with hard-wired ballasts for high intensity discharge lamps.

H. Enclosed Luminaires. Light sources that are not marked "JA8-2016-E" shall not be installed in enclosed luminaires.

2. Interior Lighting Switching Devices and Controls.

A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.

B. Exhaust fans shall be switched separately from lighting systems.

EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same switch as the fan provided the lighting can be switched OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate for an extended period of time.

C. Luminaires shall be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.

D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.

E. No controls shall bypass a dimmer or vacancy sensor function where that dimmer or vacancy sensor has been installed to comply with Section 150.0(k).

F. Lighting controls shall comply with the applicable requirements of Section 110.9.

G. An Energy Management Control System (EMCS) may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, the EMCS requirements in Section 130.5(f), and complies with all other applicable requirements in Section 150.0(k)2.

H. An Energy Management Control System (EMCS) may be used to comply with vacancy sensor requirements in Section 150.0(k) if at a minimum it provides the functionality of a vacancy sensor in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, the EMCS requirements in Section 130.5(f), and complies with all other applicable requirements in Section 150.0(k)2.

I. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.

J. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.

K. Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8. EXCEPTION 1 to Section 150.0(k)2K: Luminaires in closets less than 70 square feet. EXCEPTION 2 to Section 150.0(k)2K: Luminaires in hallways.

L. Undercabinet lighting shall be switched separately from other lighting systems.

SECTION 150.0 – MANDATORY FEATURES AND DEVICES Page 238 2016 Building Energy Efficiency Standards

3. Residential Outdoor Lighting. In addition to meeting the requirements of Section 150.0(k)1A, luminaires providing residential outdoor lighting shall meet the following requirements, as applicable:

A. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, shall meet the requirement in item I and the requirements in either item ii or item iii:

i. Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of items ii or iii below; and

ii. Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours; or

iii. Controlled by one of the following methods:

a. Photocontrol and automatic time switch control. Controls that override to ON shall not be allowed unless the override shall automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours.; or

b. Astronomical time clock. Controls that override to ON shall not be allowed unless the override shall automatically return the astronomical clock to its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours;or

c. Energy management control system which meets all of the following requirements:

At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9; meets the installation Certification requirements in Section 130.4; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

B. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements:

i. Shall comply with Section 150.0(i)3A; or

ii. Shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

C. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by Section 150.0(i)3B or 150.0(k)3D shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

D. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

4. Internally illuminated address signs. Internally illuminated address signs shall:

A. Comply with Section 140.8; or

B. Shall consume no more than 5 watts of power as determined according to Section 130.0(c).

5. Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

6. Interior Common Areas of Low-rise Multi-Family Residential Buildings.

A. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires and controlled by an occupant sensor.

B. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall:

i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and

SECTION 150.0 – MANDATORY FEATURES AND DEVICES 2016 Building Energy Efficiency Standards Page 239

ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully on and off from all designed paths of ingress and egress.

HIGH EFFICACY LIGHTING NOTES

1. HIGH-EFFICACY LUMINAIRES AND VACANCY SENSORS ARE REQUIRED IN THESE AREAS, \BATHROOMS, GARAGE, LAUNDRY AND UTILITY ROOM.

LEGEND

- 115 V DUPLEX RECEPTACLE @ +18" AFF. U.O.N.
- 115 V GFIC DUPLEX RECEPTACLE
- 3-WAY SWITCH
- SINGLE POLE SWITCH
- OCCUPANT SENSOR SWITCH
- MOTION SENSOR SWITCH
- SMOKE DETECTOR, HARD-WIRED TOGETHER
- GAS STUB (SIZE AS REQ'D)
- ELECTRIC SUB-PANEL
- FAN
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- RECESSED CAN LIGHT FIXTURE. FLUORESCENT
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED EXTERIOR FIXTURE, DOWNCAST
- CEILING MOUNTED HIGH EFFICACY PENDANT FIXTURE IN KITCHEN
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FAN w/ LIGHT FIXTURE PROVIDE SEPARATE SWITCH FOR FAN & LIGHT
- 2X4 FLUORESCENT LIGHT FIXTURE
- EXISTING ELECTRIC AND UTILITIES TO REMAIN AS IS.
- ---- ALL LIGHTING TO BE HIGH EFFICACY UNLESS NOTED OTHERWISE

CONT. WHOLE BUILDING VENTILATION RATE

LEGEND

PER TABLE 4-7 2008 RESIDENTIAL COMPLIANCE MANUAL
1478 SQ. FT. WITH 3 BDRMS
Qfan = 0.01(1412) + 7.5(3+1)
Qfan = 14.12 + 7.5(4)
Qfan = 14.12 + 30
Qfan = 44.12 CFM
CONTINUOUS FAN FLOW REQUIRED (CFM) = 44.12 CFM
-USE 4"Ø MIN DUCT, 56' ALLOWED FOR FLEX DUCT - 114' ALLOWED FOR SMOOTH DUCT. DEDUCT 15' OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW, OR FITTING.

BATH FAN NOTE:
A BATHROOM IS DEFINED AS ANY ROOM CONTAINING A BATHTUB, A SHOWER, A SPA, OR SIMILAR SOURCE OF MOISTURE. EACH BATHROOM IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2, TABLE 7.1.

SOUND RATING AND CONTINUOUS OPERATION:
THE WHOLE BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY, AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 ZONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH, BUT THE SWITCH MUST BE LABELED TO INFORM THE HOME OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN THAT IS INTENDED TO RUN CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM THIS MAY BE SIMPLE AS "VENTILATION CONTROL" OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN THE HOUSE IS IN USE" OR :KEEP ON EXCEPT WHEN GONE OVER 7 DAYS" OR FAN IS TO BE LEFT ON TO INSURE INDOOR AIR QUALITY".

ELECTRICAL NOTES

1. PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH #4 UPPER GROUND TO FOUNDATION
2. PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO WASHER AND DRYER
3. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN KITCHEN MOUNTED AT +44"ABOVE FINISH FLOOR (TYP). OUTLETS SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG COUNTER AND ON ALL COUNTER AREAS WIDER THAN 12"
4. AT LEAST ONE RECEPTACLE OUTLET MUST BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 2 FT OR MORE AND A SHORT DIMENSION OF 1 FT OR MORE [210.52(C)(2)]. AT LEAST ONE RECEPTACLE OUTLET MUST BE INSTALLED AT EACH PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 2 FT OR MORE (AND A SHORT DIMENSION OF 1 FT OR MORE), MEASURED FROM THE CONNECTING EDGE [210.52(C)(3)]
5. PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO STOVE, COOKTOP, AND/OR OVENS (TYP). ALSO PROVIDE ELECTRICAL FOR EXHAUST HOOD ABOVE COOKTOP (TYP)
6. PROVIDE OUTLET AND SWITCH FOR DISPOSAL
7. PROVIDE 110V OUTLET AT +42" ABOVE FINISHED FLOOR AND WATER FOR ICE MAKER AT REFRIGERATOR
8. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH FLOOR (TYP).
9. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. EXCEPTION: WHERE THE 20-AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED WITH CORD CONNECTED AND FIXED EQUIPMENT LOADS.
10. PENDENT LIGHTS, CEILING FANS & TRACK LIGHTING ARE PROHIBITED IN THE AREA ABOVE BATHTUBS.
11. WATER-PROOF GFIC OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING (TYP).
12. PROVIDE BLOCKING AT CEILING FAN AND LIGHTS. PROVIDE SEPARATE SWITCH FOR LIGHTS & FAN. USE AN APPROVED ELECTRICAL BOX DESIGNED TO SUPPORT CEILING FAN. CEILING FANS WEIGHING IN EXCESS OF 35-70 POUNDS SHALL BE SUPPORTED AS REQUIRED BY SEC 314.27, 422-18, BOX MARKED FOR WEIGHT
13. BOND THE HOT AND COLD WATER LINES AND GAS LINES AT THE WATER HEATER.
14. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI) AND TAMPER RESISTANT. (CEC210.12)
15. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CEC T-403.7. FANS TO BE ENERGY-STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATED SYSTEM, FANS MUST BE ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
16. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN GARAGE MOUNTED AT 44" ABOVE FINISH FLOOR (TYP)
17. CEILING MOUNTED OUTLET FOR GARAGE DOOR OPENER. PROVIDE AND INSTALL APPROVED GARAGE DOOR OPENER WITH REMOTE CONTROL.
18. LAUNDRY RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS. BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NED 210-52 (F)-LOCATION 210.10(C)(2) DEDICATED.
19. PROVIDE SCHEDULE 40 PVC CONDUIT FROM THE LOAD SIDE OF THE NEW ELECTRICAL PANEL DISCONNECT TO ATTIC AREA. CONDUIT SIZE SHALL BE AS FOLLOWS:
    - 100A 20 AMPS @ 120 VOLTS (1) ¾" CONDUIT
    - 120A 24 AMPS @ 120 VOLTS (1) ¾" CONDUIT
    - 150A 30 AMPS @ 120 VOLTS (1) ¾" CONDUIT
    - 200A 40 AMPS @ 120 VOLTS (1) 1" CONDUIT
    - 400A 80 AMPS @ 120 VOLTS (1) 1½" CONDUIT
20. 18" DEEP NON-COMBUSTIBLE HEARTH IN FRONT OF AND 12" BEYOND FIREPLACE OPENING.
21. NAPOLEON BGD36CF GRANDVILLE GAS BURNING FIRE PLACE, BROCHURE ATTACHED.

*** SPECIAL NOTE: PRE WIRE FOR FUTURE EV VEHICLE AND A 1" RACEWAY FROM THE PANEL TO A LISTED ENCLOSURE IN THE GARAGE.

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PLAN PREPARED FOR:

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REVISION LOG

REV.	DESCRIPTION	DATE

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SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
A-2.2

EXHIBIT B

2016 CAL GREEN BUILDING STANDARD CODES: RESIDENTIAL MANDATORY MEASURES

SITE DEVELOPEMENT:

4.106.1 GENERAL. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

INDOOR WATER USE:

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS. NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS:

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS:

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE. SEC'NON 4.304

OUTDOOR WATER USE:

4.304.1 IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS
   THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S), SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

NOTE: MORE INFORMATION REGARDING IRRIGATION CONTROLLER FUNCTION AND SPECIFICATIONS IS AVAILABLE FROM THE IRRIGATION ASSOCIATION.

ENHANCED DURABILITY AND REDUCED MAINTENANCE:

4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN-SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING:

4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB-SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1. NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.4 LBS./SQ. FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. [HR] PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED TWO (2) POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 50-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4, NOTES:

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

BUILDING MAINTENANCE AND OPERATION:

4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HV AC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   d. LANDSCAPE IRRIGATION SYSTEMS.
   e. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. FIREPLACES

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

SECTION 4.504 POLLUTANT CONTROL:

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504,2,1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRIN-GENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITYMANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE, SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCALLIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504,2,3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES U SING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™GOLD.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4,504,4 RESILIENT FLOORING SYSTEMS, WHERE RESILIENT FLOORING IS I I INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

1. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM.
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFOMIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES U SING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

4,504,5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHAH MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4,504.5.

4,504,5,1 DOCUMENTATION, VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269 OR EUROPEAN 636 3S STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY, SECTION 4.505 INTERIOR MOISTURE CONTROL 4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION. 4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

1. A 4-INCH-THICK (101.6 RNRN) BASE OF L/2INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGING AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL. 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET -APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST:

4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF.C; 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
   B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

SECTION 4.507 ENVIRONMENTAL COMFORT: I I 4.507.1 RESERVED

4,507,2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: 30

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ ACCA 2 MANUAL J-2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ ACCA 1 MANUAL D-2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
   EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

TABLE 4.504.1
ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	730 550
Specialty primers, sealers and underc

EXHIBIT B

SITE DEVELOPMENT

7.1 PREPARATION OF BUILDING PAD

1. IT IS ANTICIPATED THAT A GRADED ENGINEERED FILL PAD WILL BE DEVELOPED FOR THE PROPOSED ADDITION TO / REMODEL OF THE EXISTING RESIDENCE WITH FOOTINGS FOUNDED IN ENGINEERED FILL. ALTERNATIVE RECOMMENDATIONS ARE PROVIDED IN THE EVENT THAT CONVENTIONAL GRADING IS NOT POSSIBLE DUE TO SITE CONSTRAINTS, WITH AN ASSOCIATED REDUCTION IN SOIL BEARING CAPACITY.
2. FOR THE DEVELOPMENT OF AN ENGINEERED FILL PAD, THE NATIVE MATERIAL SHOULD BE OVEREXCAVATED AT LEAST 36 INCHES BELOW EXISTING GRADE, 12 INCHES BELOW THE BOTTOM OF THE FOOTINGS, TO COMPETENT MATERIAL, OR TO TWO-THIRDS THE DEPTH OF THE DEEPEST FILL (MEASURED FROM THE BOTTOM OF THE DEEPEST FOOTING); WHICHEVER IS GREATEST. THE LIMITS OF OVEREXCAVATION SHOULD EXTEND A MINIMUM OF 5 FEET BEYOND THE PERIMETER FOOTING, TO PROPERTY LINES, OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST. THE EXPOSED SURFACE SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES; MOISTURE CONDITIONED TO 3% OVER OPTIMUM MOISTURE CONTENT, AND COMPACTED AT A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557-12). THE OVER-EXCAVATED MATERIAL MAY THEN BE PROCESSED AS ENGINEERED FILL. ONSITE SOIL AND ROCK MATERIAL IS SUITABLE AS FILL MATERIAL PROVIDED IT IS PROCESSED TO REMOVE CONCENTRATIONS OF ORGANIC MATERIAL, DEBRIS, AND OTHER PARTICLES.
3. WHERE GRADING OPERATIONS ARE LIMITED DUE TO SITE CONSTRAINTS AND GRADING OF A BUILDING PAD ABOVE IS NOT FEASIBLE, THE FOUNDATIONS FOR THE PROPOSED ADDITION / REMODEL MAY BE EXCAVATED TO A MINIMUM DEPTH OF 24 INCHES BELOW LOWEST ADJACENT GRADE. THE EXPOSED SOIL WITHIN THE FOOTING EXCAVATIONS SHOULD BE MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557-12). THIS WILL RESULT IN A REDUCED ALLOWABLE SOIL BEARING CAPACITY. SOILS WITHIN THE SLAB-ON-GRADE AREA SHOULD BE EXCAVATED TO APPROXIMATE SLAB SUB-GRADE ELEVATIONS, OR TO COMPETENT MATERIAL, WHICHEVER IS DEEPEST. THE EXPOSED SURFACE OF THE SLAB ON-GRADE AREA SHOULD BE MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557-12). FOLLOWING GRADING OPERATIONS, FOOTING AND SLAB SOILS SHOULD BE MAINTAINED IN A MOIST CONDITION PRIOR TO CONCRETE PLACEMENT.
4. THE RECOMMENDED SOIL MOISTURE CONTENT SHOULD BE MAINTAINED DURING CONSTRUCTION AND FOLLOWING CONSTRUCTION OF THE PROPOSED DEVELOPMENT. WHERE SOIL MOISTURE CONTENT IS NOT MAINTAINED, DESICCATION CRACKS MAY DEVELOP WHICH INDICATE A LOSS OF SOIL COMPACTION, LEADING TO THE POTENTIAL FOR DAMAGE TO FOUNDATIONS, FLATWORK, PAVEMENTS, AND OTHER IMPROVEMENTS. SOILS THAT HAVE BECOME CRACKED DUE TO MOISTURE LOSS SHOULD BE REMOVED SUFFICIENT DEPTH TO REPAIR THE CRACKED SOIL AS OBSERVED BY THE SOILS ENGINEER, AND THE REMOVED MATERIAL SHOULD BE MOISTURE CONDITIONED TO APPROXIMATELY 3 PERCENT OVER OPTIMUM VALUE, AND COMPACTED.

NOTE: FOR ALL OTHER RECOMMENDATIONS AND REQUIREMENTS NOT STATED HERE, THE CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR HAS ANY QUESTIONS, PLEASE CONTACT GEOSOLUTIONS, INC.

SPECIAL INSPECTION NOTES:

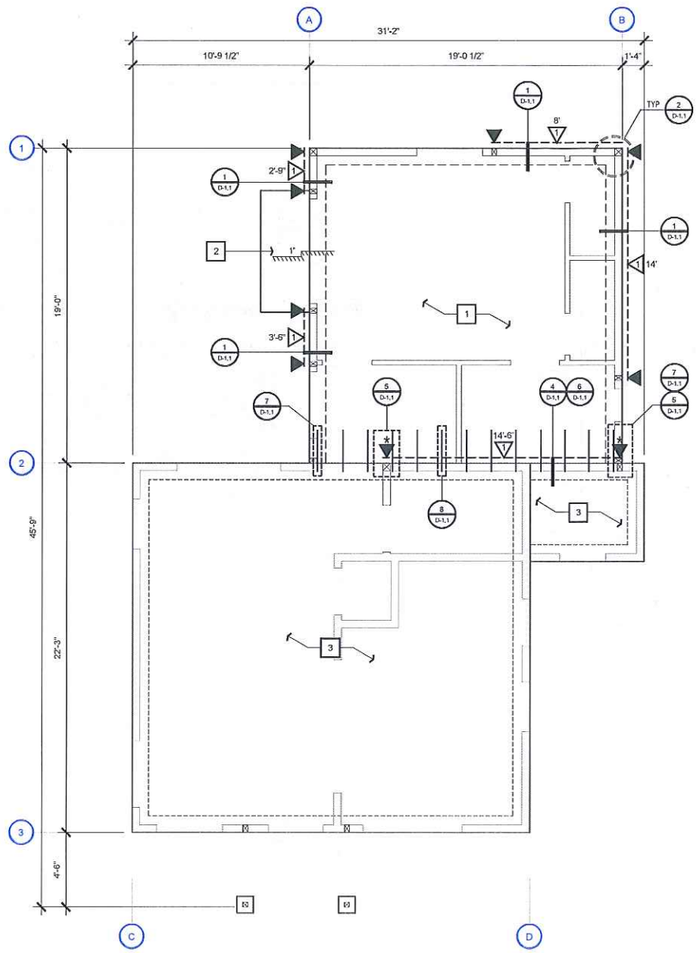
1. The engineer accepts no responsibility for special inspections during construction, or for the method or form of construction. Job site visits by the engineer do not constitute an official inspection.
2. Where "CONTINUOUS INSPECTION", "PERIODIC INSPECTION", or "SPECIAL INSPECTION" is required on the plans, the contractor, owner, or his agent shall employ an independent, approved* testing and inspection agency to provide a Deputy Inspector on site, Said Deputy Inspector shall understand that they as such, are acting as the agent of the engineer, architect, and governing jurisdictions. (CBC 1703.1.1)
3. Continuous Special Inspection, except where Periodic Special Inspection is allowed below, is required for the following:
   - Concrete: reinforcing, placing of concrete, during taking of test specimens, etc., as specified by CBC Table 1705.3 (except not required for foundation concrete if f'c design strength is not more than 2500 psi, and for site work concrete fully supported on earth),
   - Masonry: during preparation and taking of masonry test specimens, placing of all masonry units, placement of masonry reinforcement, inspection of grout space immediately prior to closing of cleanouts, during all grouting operations, etc., as specified by CBC Table 1705.4.
   - Epoxy/adhesive anchors in concrete and masonry per current "ICC' report.
   - Structural wood: periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs,

   Exception: Not required where shear wall fastener spacing is more than 4 inches on center.

   - High strength bolts: installation of high strength bolts shall be periodically inspected in accordance with current AISC specifications.
   - Shop welding*: if not performed in an approved fabrication shop per CBC Section 1705.2.
   - Field welding-: of load supporting steel members.

   * the special inspector need not be continuously present during welding of single-pass fillet welds not exceeding 5/16" size, provided the materials, qualifications of welding procedures, and welder certifications are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.
4. Special inspection shall be provided/or the following specific phases of construction:

Item	Required?	Remarks
A. Soils compliance prior to foundation inspection.	YES	GeoSolutions, Inc.
B. Moisture Meter Test for Framing Members	YES	City / County Inspector
C. Epoxy Holdowns	YES	JK Engineering
D. Titen HD Screw Anchor Installation	YES	JK Engineering



FOUNDATION PLAN

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

FOUNDATION VERIFICATION LETTER REQ'D

PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:

1. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT,
2. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED,
3. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.

ANCHOR BOLT NOTE

2 X SILL PLATE ----------> USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS
3 X SILL PLATE ----------> USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

ASTM F1554 GR. 36 ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" BUT NOT LESS THAN 4" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE. MINIMUM TWO ANCHOR BOLTS PER SHEARWALL. PROVIDE 0.229" THICK x 3" SQUARE FLAT PLATE WASHER W/ ANCHOR BOLTS (SIMPSON BPS5/8-3). **WASHERS MUST BE WITHIN 1/2" OF STRUCTURAL SHEATHING.**

EPOXY HOLDOWN KEY

▼ = HDU2 W/ 5/8" Ø ASTM F1554 GR. 36 ALL THREAD

USE 4X D.F. #2 POST AT HOLDOWN CONNECTIONS.

EPOXY ALL THREAD PER EPOXY NOTE ON FOUNDATION PLAN AND DETAIL (5/D-1.1). VERIFY ANCHOR BOLTS AT SHEARWALL WITH SHEARWALL SCHEDULE. IF ADDITIONAL ANCHOR BOLTS ARE REQUIRED INSTALL TITEN HD ANCHOR BOLTS PER DETAIL (6/D-1.1)

✱ EPOXY HOLDOWN NOTE

BASE MATERIAL TEMPERATURE MUST BE 50°F OR ABOVE AT TIME OF INSTALLATION. FOR BEST RESULTS, MATERIAL SHOULD BE BETWEEN 70°F AND 80°F AT TIME OF APPLICATION. TO WARM MATERIAL, STORE CARTRIDGES IN A WARM, UNIFORMLY HEATED AREA OR STORAGE CONTAINER. DO NOT IMMERSE CARTRIDGE IN WATER TO FACILITATE WARMING. MIXED MATERIAL IN NOZZLE CAN HARDEN IN 30 MINUTES AT TEMPERATURES OF 70°F AND ABOVE. USE ONLY APPROPRIATE SIMPSON STRONG-TIE MIXING NOZZLE IN ACCORDANCE WITH SIMPSON STRONG-TIE INSTRUCTIONS. MODIFICATION OR IMPROPER USE OF MIXING NOZZLE MAY IMPAIR EPOXY PERFORMANCE. SIMPSON **SET-XP EPOXY** HAS A 24-MONTH SHELF LIFE FROM DATE OF MANUFACTURE IN UNOPENED SIDE-BY-SIDE CARTRIDGE (ALWAYS CHECK EXPIRATION DATE ON PRODUCT LABEL - DO NOT USE EXPIRED PRODUCT).

HOLE PREPARATION INSTRUCTIONS:

1. DRILL 1/8" LARGER DIAMETER HOLE THAN SPECIFIED ALL THREAD INTO EXISTING FOOTING TO ACHIEVE **MINIMUM 12" EMBEDMENT INTO EXISTING FOOTING**.
2. BLOW - REMOVE DUST FROM HOLE WITH OIL-FREE COMPRESSED AIR FOR A MINIMUM 4 SECONDS. COMPRESSED AIR NOZZLE MUST REACH THE BOTTOM OF THE HOLE. COMPRESSED AIR PRESSURE MUST BE 80-PSI MINIMUM.
3. BRUSH - CLEAN WITH A NYLON BRUSH FOR A MINIMUM OF 4 CYCLES. BRUSH SHOULD PROVIDE RESISTANCE TO INSERTION. IF NO RESISTANCE IS FELT, THE BRUSH IS WORN AND MUST BE REPLACED.
4. BLOW - REMOVE DUST FROM HOLE WITH OIL-FREE COMPRESSED AIR FOR A MINIMUM OF 4 SECONDS. COMPRESSED AIR NOZZLE MUST REACH THE BOTTOM OF THE HOLE. COMPRESSED AIR PRESSURE MUST BE 80-PSI MINIMUM.

CARTRIDGE PREPARATION INSTRUCTIONS:

1. DISPENSE - DISPENSE ADHESIVE TO SIDE UNTIL PROPERLY MIXED (UNIFORM COLOR) DISPENSES FROM CARTRIDGE.

EPOXY INSTALLATION INSTRUCTIONS INTO VERTICAL DRY AND DAMP HOLES:

1. FILL HOLE 1/2 - 2/3 FULL, STARTING FROM BOTTOM OF HOLE TO PREVENT AIR POCKETS. WITHDRAW NOZZLE AS HOLE FILLS UP.
   JK ENGINEERING RECOMMENDS ALL CONTRACTORS USE SIMPSON PISTON PLUG DELIVERY SYSTEM (MODEL #: PP75-RP10 FOR 3/4" DILL BIT DIAMETER) FOR EPOXY INSTALLATION. CONTRACTOR SHALL INSERT PISTON PLUG TO BOTTOM OF DRILLED HOLE AND DISPENSE ADHESIVE UNTIL HOLE IS 1/2 TO 2/3 FULL. THE USE OF THE PISTON PLUG SYSTEM ALLOWS THE CONTRACTOR TO KNOW EXACTLY HOW MUCH EPOXY IS IN THE HOLE AND AVOIDS POSSIBLE AIR POCKETS.
2. INSERT CLEAN, OIL FREE ANCHOR, TURNING SLOWLY UNTIL THE ANCHOR CONTACTS THE BOTTOM OF THE HOLE.
3. DO NOT DISTURB ANCHOR UNTIL FULLY CURED.
   BASE MATERIAL TEMP = 50°F ---> CURE TIME = 72 HOURS
   60°F ---> CURE TIME = 48 HOURS
   +70°F ---> CURE TIME = 24 HOURS

TITEN SCREW ANCHOR INSTALLATION

1. DRILL A HOLE IN THE BASE MATERIAL USING A CARBIDE DRILL BIT THE SAME DIAMETER AS THE NOMINAL DIAMETER OF THE ANCHOR TO BE INSTALLED. DRILL THE HOLE TO THE SPECIFIED EMBEDMENT DEPTH PLUS A 1/2" DEEPER OVERALL TO ALLOW THE THREAD TAPPING DUST TO SETTLE.
2. BLOW HOLE CLEAN USING COMPRESSED AIR.
3. INSERT THE ANCHOR THROUGH THE FIXTURE AND INTO THE HOLE. TIGHTEN THE ANCHOR INTO THE BASE MATERIAL.
4. TIGHTEN THE ANCHOR INTO THE BASE MATERIAL UNTIL THE HEX-WASHER HEAD CONTACTS THE FIXTURE.

NOTES:

USE A TITEN HD SCREW ANCHOR ONE TIME ONLY - INSTALLING THE ANCHOR MULTIPLE TIMES MAY RESULT IN EXCESSIVE THREAD WEAR AND REDUCE LOAD CAPACITY. OVERSIZED HOLES IN BASE MATERIAL WILL REDUCE OR ELIMINATE THE MECHANICAL INTERLOCK OF THE THREADS WITH THE BASE MATERIAL AND REDUCE THE ANCHOR'S LOAD CAPACITY.

☐ FOUNDATION CALLOUTS

1. 4" CONCRETE SLAB -- SEE CONCRETE NOTE.
2. PROVIDE 4" CONCRETE PAD OUTSIDE EXTERIOR DOOR WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND (THICKEN PERIMETER). SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM. PAD SHALL BE MINIMUM 3'-0" DEEP AND AS WIDE AS DOORWAY PLUS 6 INCHES ON EACH SIDE.
3. EXISTING ASSUMED 4" CONCRETE SLAB W/ #3 BARS @ 18" O/C EACH WAY AND 12" WIDE X 18" DEEP CONTINUOUS PERIMETER FOOTINGS W/ (1)-#4 BAR TOP AND BOTTOM.

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SEP 20 2018
City of Morro Bay
Community Development Dept.

SHEAR WALL SCHEDULE

	SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE CONNECTOR [3,5,11,12]	SILL PLATE NAILS [4] @ SUB-FLR	½" ø A.B. [4,6] @ FHD
1	280	15/32" OSB (ID# 24/0)	N	8d @ 6 - 12	RBC @ 18" o/c or LPT4 @ 24" o/c	16d @ 6" o/c	48" o/c
2 [8]	430	15/32" OSB (ID# 24/0)	N	8d @ 4 - 12	RBC @ 12" o/c or LPT4 @ 18" o/c	16d @ 4.5" o/c	40" o/c
3 [8]	550	15/32" OSB (ID# 24/0)	N	8d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 12" o/c	16d @ 3.5" o/c	32" o/c
4 [8]	665	15/32" OSB (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 10" o/c	16d @ 3.0" o/c	26" o/c
5	870	15/32" OSB (ID# 24/0)	N	10d @ 2 - 12	RBC @ 6" o/c or LPT4 @ 8" o/c	5DW/SD 22x6" SCREWS @ 6" O/C	20" o/c
5 3X6	1330	15/32" OSB (ID# 24/0)	Y	10d @ 3 - 12	LTP4 @ 8" o/c	(2)-Rows SDW/SD 22x6" SCREWS @ 6" O/C	12" o/c
7 3X6	1740	15/32" OSB (ID# 24/0)	Y	10d @ 2 - 12	LTP4 @ 4" o/c	(2)-Rows SDW/SD 22x6" SCREWS @ 6" O/C	10" o/c

FOOTNOTES:

1. All sheathing to be Struct I panel grade and fully blocked.
2. Refer to "Vertical Diaphragm Notes" for material and application specifications.
3. All nails specified are common. Where "air gun" nailing is used, care shall be taken to use true common nail equivalents.
4. Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts. Plate washer is required to be within 1/2" of plywood sheathing.
5. If referenced detail does NOT show A35's and only H1 clips at truss to top plate / beam connection, then H1 clips were designed to handle shear transfer and additional A35's are NOT required at that wall line. Only provide A35's when referenced detail shows them and calls out required spacing ---> See Footnote #12.
6. Use RBC @ 2x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector".
7. Ok to use (1) A35 clip in lieu of (1) H1 as needed.
8. Studs shall be 3x minimum @ panel edges. Use 3x P.T.D.F. bottom plate for Shear Panel 6 & 7. Use 2x P.T.D.F. bottom plate for Shear Panels 1-5. Stagger nails @ double top plate and panel edges.
9. Stagger nails at opposite sides of wall.
10. Provide a double rim joist and staggered SDWS screws by 3".
11. Install LTP4 with 8d common nails only.
12. Apply A35 / LTP4's per shearwall schedule for length of shearwall when referenced detail states "Per Shearwall Schedule." If referenced detail states A35 / LTP4's at incremental spacing along "x-ore length of wall," the contractor shall provided them across entire length of wall and NOT just at shearwall. (No additional fasteners are required at shearwalls when detail references along entire length of wall)

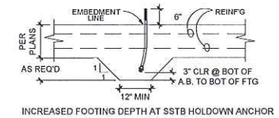
HOLDOWN KEY

▼ = HDU2 W/ SB5/8x24. USE 4X D.F. #2 POST W/ HOLDOWN. SEE DETAIL (3/D-1.1)

HOLDOWN NOTES:

1. HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
2. HDU HOLDOWNS MAY BE INSTALLED 18" MAXIMUM ABOVE TOP OF CONCRETE.

SB HOLDOWN ANCHOR DETAIL



INCREASED FOOTING DEPTH AT SSTB HOLDOWN ANCHOR (WHERE APPLICABLE)

SOIL NOTE

SOILS EXPANSION INDEX:	LOW
REPORT #:	SL10782-1
BY:	GEOSOLUTIONS, INC.
DATED:	JUNE 28, 2018

THE SOILS REPORT REFERENCED IS PART OF THESE PLANS AND ALL RECOMMENDATIONS THERE IN SHALL BE COMPLIED WITH.

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O/C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 15-MIL STEGO WRAP MEMBRANE. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB.

FOOTINGS SHALL BE 12 INCHES WIDE X 24 INCHES DEEP WITH (2)-#5 BARS TOP AND BOTTOM (PER SOILS REPORT).

NOTE THAT DEPTH OF FOOTING SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY OR MAY NOT BE THE SAME AS FINISHED GRADE. USE #3 REINFORCEMENT BARS SET 3" MINIMUM ABOVE THE BOTTOM OF THE FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

CONTRACTOR SHALL KEEP ALL EXCAVATED FOOTING / SLAB AREAS IN A MOISTENED STATE UNTIL CONCRETE IS PLACED.

CONCRETE SLABS SHALL BE SAW CUT 3/4" DEEP @ 15' O/C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

SOILS ENGINEER SHALL VERIFY ALL FOOTINGS AND SLAB AREAS PRIOR TO CONTRACTOR PLACING FORMS AND STEEL REINFORCEMENT.

FOUNDATION NOTES:

1. STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 2500 PSI MINIMUM.
2. ALL HOLDOWNS AND BRACKETS IN CONCRETE SHALL BE SET IN PLACE PRIOR TO FOUNDATION INSPECTION.
3. A COPY OF THE SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
4. VERIFY ALL HOLDOWNS AND ANCHOR BOLTS LOCATIONS WITH FLOOR PLAN.
5. THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING A BUILDING DIVISION FOUNDATION INSPECTION.
6. PRIOR TO CALLING FOR BUILDING DIVISION FOUNDATION INSPECTION, PRELIMINARY GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DIVISION GRADING INSPECTOR.
7. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO, OR HOOKED AROUND, REINFORCING STEEL OR OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL. (SEC 1633.2.4.2 #8)
8. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
9. SLABS SHALL BE SAW CUT 3/4" DEEP @ 15" O.C. GRIDS WITHIN 24 HOURS OF SLAB POUR.
10. PROVIDE FINAL SOILS REPORT PRIOR TO FOUNDATION INSPECTION. THIS REPORT SHALLCERTIFY THAT THE SOIL PREPARED IS TO THE PRELIMINARY SOIL REPORT AND THE SOIL CONDITION IS SUITABLE FOR THE PROPOSED STRUCTURE. THIS REPORT SHALL BE SIGNED AND WET STAMPED BY THE SOIL ENGINEER.
11. SOIL ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO CONCRETE POURING AND OBSERVE ALL REQUIRED MOISTURE CONDITIONS OF UNDER-SLAB AREAS.
12. PRIOR TO POURING FOUNDATION, A LICENSED PROFESSIONAL SHALL PERFORM A FOUNDATION PAD INSPECTION. A LETTER IS TO BE SENT TO THE PLAN CHECK DIVISION AND CERTIFY THAT THE CONSTRUCTION OF THE PAD IS TO THE SITE PLAN AND TO THE ARCHITECTURAL PLAN; AND NO DEVIATION FROM THE APPROVED PLANS.

H.D. GALVANIZED SIMPSON HARDWARE

CONTRACTOR SHALL NOTE THAT **ALL EXTERIOR SIMPSON CONNECTORS MUST CONSIST OF THEIR HOT-DIP GALVANIZED FINISH.** NOTE THAT ALL NAILS AND SCREWS USED FOR THESE MECHANICAL FASTENERS SHALL ALSO BE HOT-DIP GALVANIZED.

ENGINEERING JK 239-4151
John A. Kudla
Civil Engineering & Structural Design
R.C.E. #50552
610 10th ST. UNIT "A" PASO ROBLES, CA.

PLAN PREPARED FOR:
SHELLY KENNEY
321 TRINIDAD STREET
MORRO BAY, CA 93442

REVISION LOG

REV.	DESCRIPTION	DATE

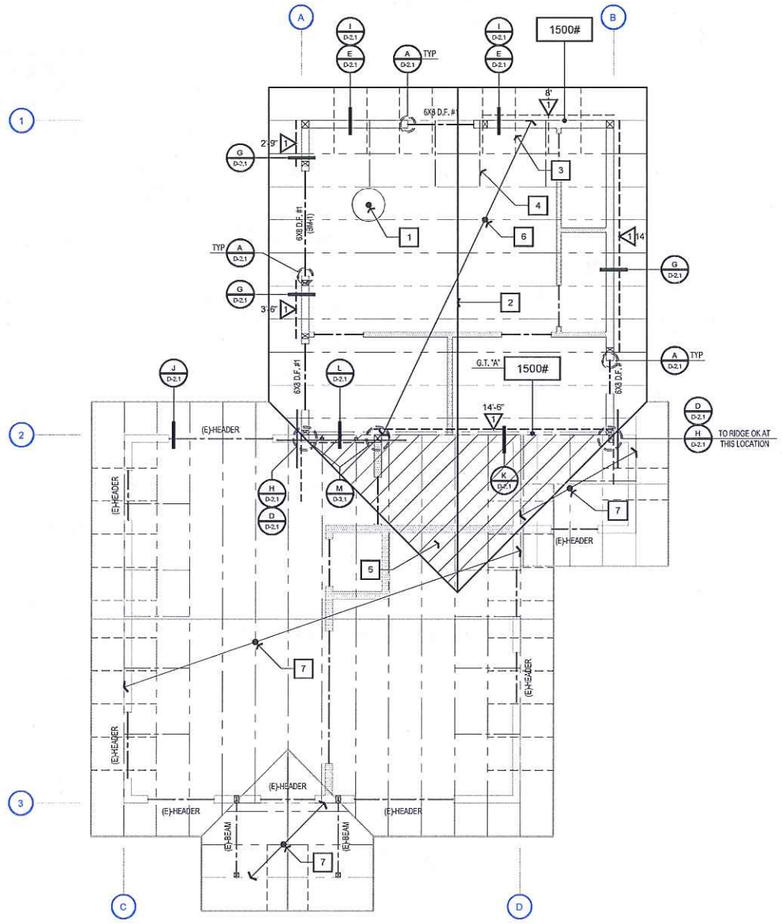
These drawings are the exclusive property of J.K. Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.K. Engineering and John Kudla is prohibited.

PROJECT NO. 18-0115-17
DRAWN BY DJK
DATE: 07/13/18
SHEET TITLE: KENNEY STRUCTURAL DWG

FOUNDATION PLAN

SHEET NUMBER:
S-1.1

EXHIBIT B



ROOF FRAMING PLAN

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

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SEP 20 2018
City of Morro Bay
Community Development Dept.

ENGINEERED ROOF TRUSS NOTES:

1. THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN **APPROVED JOB COPY** OF THE TRUSS SUBMITTALS IS ISSUED BY THE APPROPRIATE CITY / COUNTY BUILDING DIVISION.
2. ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILED SHOP DRAWINGS SHALL BE APPROVED BY THE PROJECT ENGINEER OR ARCHITECT PRIOR TO THE INSTALLATION OF THE TRUSSES.
3. TRUSS MEMBERS AND COMPONENTS SHALL **NOT** BE CUT, NOTCHED, DRILLED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
4. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
5. TRUSS MANUFACTURER SHALL PROVIDE A TRUSS PLACEMENT DIAGRAM THAT IDENTIFIES THE PROPOSED LOCATION FOR EACH INDIVIDUALLY DESIGNATED TRUSS AND REFERENCE THE CORRESPONDING TRUSS DESIGN DRAWINGS (TO BE INCLUDED IN THE SUBMITTAL PACKAGE AND WITH THE SHIPMENT OF TRUSSES.)
6. ALL TRUSS DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO ORDERING AND MANUFACTURING OF TRUSSES. **EITHER THE CONTRACTOR OR TRUSS COMPANY IS RESPONSIBLE** TO GO TO THE FIELD AND MEASURING THE ACTUAL FRAMING DIMENSIONS PRIOR TO ORDERING TRUSSES.
7. TRUSS FABRICATOR SHALL BE APPROVED IN ACCORDANCE WITH CBC SECTION 1704.2. TRUSS FABRICATOR SHALL PROVIDE DOCUMENTATION TO JUSTIFY DURING SUBMITTAL; INCLUDING NAME AND PHONE NUMBER OF THE AGENCY INSPECTING THE SHOP OPERATIONS.
8. TRUSS MANUFACTURER SHALL PROVIDE REQUIRED TYPICAL OR INDUSTRY STANDARD NOTES AND DETAILS IN THE TRUSS PACKAGE REGARDING REQUIREMENTS FOR BRACING AND INSTALLATION OF TRUSSES.
9. TRUSS TO TRUSS CONNECTIONS SHALL BE SPECIFIED ON THE TRUSS DESIGN DRAWINGS.
10. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION WITHIN TWO FEET OF THE CENTER OF THE BOTTOM CHORD: **IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS, THE DESIGN LOAD (AXIAL LOAD), AND THE SPACING OF TRUSSES.**
11. PLANS, DETAILS, AND CALCULATIONS SHALL BE REVIEWED BY THE JOB ARCHITECT / ENGINEER PRIOR TO SUBMITTAL TO THE CITY / COUNTY FOR APPROVAL.
12. ALL TRUSS CALCULATIONS AND DETAILS ARE TO BE PREPARED AND SIGNED BY A REGISTERED ARCHITECT / ENGINEER.

AXIAL LOADED TRUSSES

??????#

ALL AXIAL LOADED TRUSSES TO BE IN LINE WITH SHEAR PANELS AS SHOWN ON FRAMING PLAN AND ROOF PLY TO BE NAILED WITH 8d NAILS @ 6 O.C. ALONG ENTIRE LENGTH OF TRUSS.
AT ALL AXIAL LOADED G.T.'S OR (2) PLY AXIAL LOADED TRUSSES **PROVIDE 8d @ 6" O/C FROM ROOF SHEATHING INTO BOTH TOP CHORD MEMBERS OF TRUSS.** STAGGER NAILS ON BOTH TOP CHORD MEMBERS AND NAIL FOR ENTIRE LENGTH OF TRUSS, (THEREFORE THERE SHOULD BE TWO ROWS OF 8d @ 6" O/C ALONG MULTI PLY TRUSS)

PROJECT DESIGN CRITERIA

GOVERNING BUILDING CODE			
2016 CALIFORNIA RESIDENTIAL CODE			
2016 CALIFORNIA BUILDING CODE			
GENERAL PARAMETERS			
CONSTRUCTION TYPE	TYPE V-B		
NUMBER OF STORIES	1		
MAX HEIGHT (ABV. GRADE)	12'-0"		
ROOF - (LIVING)	DL / LR	18 / 20	PSF
ROOF - (PORCH)	DL / LR	15 / 20	PSF
WALLS - EXTERIOR	DL	10	PSF
WALLS - INTERIOR	DL	8	PSF
GEOTECHNICAL PARAMETERS			
BEARING PRESSURE	1000	PSF	
LATERAL PASSIVE PRESSURE	250	PCF	
EFP (REST / ACTIVE)	50 / 70	PCF	
FRICTION COEFFICIENT	0.30		
WIND DESIGN PARAMETERS			
DESIGN PROCEDURE	SIMPLIFIED		
BASIC WIND SPEED	110 MPH		
EXPOSURE	B		
RISK CATEGORY	II		
INTERNAL PRESSURE COEFF.	N/A		
DESIGN LATERAL WIND PRESSURE	15.96 PSF (ZONE - A)		
DESIGN VERTICAL WIND PRESSURE	13.86 PSF (ZONE - E)		
SEISMIC DESIGN PARAMETERS			
DESIGN PROCEDURE	EQUIV. FORCE		
SITE CLASS	D		
IMPORTANCE FACTOR	1.00		
OCCUPANCY CATEGORY	II		
MAPPED SPECTRAL RESPONSE	SS = 1.120	S1 = 0.4136	
SPECTRAL RESPONSE COEFFICIENT	SDS = 0.785	SD1 = 0.437	
SEISMIC DESIGN CATEGORY	SDC = D		
SEISMIC FORCE RESISTING SYSTEM	WOOD STRUCTURAL RATED PANEL		
RESPONSE MODIFICATION FACTOR	R = 6.5		
DESIGN BASE SHEAR	0.11W		
ANALYSIS PROCEDURE USED	ASD		

SPECIAL INSPECTION REQUIRED

THE CONTRACTOR SHALL NOTE THAT SPECIAL INSPECTION IS REQUIRED FOR THIS PROJECT. FOR THE SPECIAL INSPECTIONS REQUIRED ON THIS PROJECT SEE THE SPECIAL INSPECTION NOTES ON SHEET S-1.1.

SHEAR WALL SCHEDULE

	SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE CONNECTOR [2,3,4,5,12]	SILL PLATE NAILS [6] @ SUB-FLR	½" Ø A.B.[11] @ FND
1	280	15/32" OSB (ID# 24/0)	N	8d @ 6 - 12	RBC @ 18" o/c or LPT4 @ 24" o/c	16d @ 6" o/c	48" o/c
2	430	15/32" OSB (ID# 24/0)	N	8d @ 4 - 12	RBC @ 12" o/c or LPT4 @ 16" o/c	16d @ 4.5" o/c	40" o/c
3	550	15/32" OSB (ID# 24/0)	N	8d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 12" o/c	16d @ 3.5" o/c	32" o/c
4	665	15/32" OSB (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 10" o/c	16d @ 3.0" o/c	26" o/c
5	870	15/32" OSB (ID# 24/0)	N	10d @ 2 - 12	RBC @ 6" o/c or LPT4 @ 8" o/c	SDWS0 22x6" SCREWS @ 6" O/C	20" o/c
5&10	1330	15/32" OSB (ID# 24/0)	Y	10d @ 3 - 12	LTP4 @ 5" o/c	(2)-Rows SDWS0 22x6" SCREWS @ 6" O/C	12" o/c
1&10	1740	15/32" OSB (ID# 24/0)	Y	10d @ 2 - 12	LTP4 @ 4" o/c	(2)-Rows SDWS0 22x6" SCREWS @ 6" O/C	10" o/c

FOOTNOTES:
1 All sheathing to be Struct I panel grade and fully blocked
2 Refer to "Vertical Diaphragm Notes" for material and application specifications.
3 All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalents.
4 Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts. Plate washer is required to be within 1/2" of plywood sheathing.
5 If referenced detail does NOT show A35's and only H1 clips at truss to top plate / beam connection, then H1 clips were designed to handle shear transfer and additional A35's are NOT required at that wall line. Only provide A35's when referenced detail shows them and nails (at required spacing --> See Footnote #12
6 Use PSC @ 24 sill plate to rim joist or solid blocking with spacing per "Top Plate Connector".
7 Ok to use (1) A35 clip in lieu of (1) RBC as needed.
8 Studs shall be 3x minimum @ panel edges. Use 2x P.T.D.F. bottom plate for Shear Panel 6 & 7. Use 2x P.T.D.F. bottom plate for Shear Panels 1-5. Stagger nails @ double top plate and panel edges.
9 Stagger nails at opposite sides of wall.
10 Provide a double rim joist and stagger SDWS screws by 3".
11 Install LTP4 with 8d common nails only.
12 Apply A35 / LTP4'S per shearwall schedule for length of shearwall when referenced detail states "Per Shearwall Schedule." If referenced detail states A35 / LTP4'S at incremental spacing using "entire length of wall," the contractor shall provided them across entire length of wall and NOT just at shearwall. (No additional fasteners are required at shearwalls when detail references along entire length of wall)

ROOF FRAMING PLAN CALLOUTS

1. PROVIDE 5/8" APA RATED EXPOSURE-1 OSB RADIANT BARRIER ROOF SHEATHING (SPAN INDEX 40/20) WITH 8d @ 6" - 6" - 12". CASE 1 LAYOUT.
2. SOLID BLOCK AT RIDGE. (TYP)
3. 2X6 D.F. #2 FLAT OUTRIGGERS @ 24" O/C ON ALL GABLE ENDS.
4. 2X6 D.F. #2 OUT-OF-PLANE WALL BRACING @ 48" O/C. SEE DETAIL (E/D-2.1)
5. CALIFORNIA FRAMING. CONTINUE ROOF SHEATHING UNDER CALIFORNIA FRAMING AND SOLID BLOCK AT HIPS AND VALLEYS. PROVIDE 22" X 30" OPENING FOR ATTIC ACCESS AND ATTIC VENTILATION IN ROOF SHEATHING UNDER CALIFORNIA FRAMING. BLOCK OUT OPENING AND EDGE NAIL SHEATHING. SEE DETAIL (F/D-2.1)
6. PRE-ENGINEERED ROOF TRUSSES @ 24" O/C BY OTHERS.
7. EXISTING ASSUMED CUT & STACK ROOF SYSTEM TO REMAIN. (NO CHANGE)

ROOF FRAMING PLAN LEGEND

=	NEW EXTERIOR WALLS: EXISTING EXTERIOR WALLS: (PLATE HEIGHT = 8'-0")	2X6 D.F. #2 STUDS @ 16" O/C 2X4 D.F. #2 STUDS @ 16" O/C
=	NEW INTERIOR NON-BEARING WALLS: NEW PLUMBING WALLS: (PLATE HEIGHT = 8'-0")	2X4 D.F. #2 STUDS @ 16" O/C 2X6 D.F. #2 STUDS @ 16" O/C SEE DETAILS (C/D-2.1)
=	CALIFORNIA FRAMING:	SEE DETAIL (F/D-2.1)

ROOF FRAMING NOTES:

1. USE H-1 CLIPS AT EACH TRUSS / RAFTER TO TOP PLATE / BEAM CONNECTIONS.
2. USE H10A-2 CLIPS AT ALL (2)-PLY / G.T. / DBL RAFTER TO TOP PLATE / BEAM CONNECTIONS. IF G.T. IS LARGER THAN TWO PLY APPLY HGA10 AT G.T. TO TOP PLATE / BEAM CONNECTION.
3. WHERE H-1 CLIP DOES NOT FIT FOR STANDARD SINGLE PLY TRUSS PROVIDE H2.5A AT TRUSS TO TOP PLATE W/ A35 AT NEXT ADJACENT EAVE BLOCK TO TOP PLATE CONNECTION.
   ALTERNATE CONNECTION: PROVIDE HGA10 AT TRUSS TO TOP PLATE.
4. PROVIDE EAVE BLOCKS BETWEEN EACH TRUSS W/ 8d AT 6" O.C. AND PROVIDE VENT BLOCKS AT EVERY THIRD TRUSS IF APPLIES.
5. PROVIDE 5/8" APA RATED EXPOSURE-1 OSB RADIANT BARRIER ROOF SHEATHING (SPAN INDEX 40/20) WITH 8d @ 6" - 6" - 12", CASE 1 LAYOUT.
6. ROOF UNDER LAYMENT SHALL COMPLY WITH CBC 1507 AND APPLICABLE TABLES. USE 30# FELT UNDERNEATH ALL ROOF MATERIALS.
7. FASCIA TO BE 2X8 HEM FIR.
8. PROVIDE DIAGONAL BRACING AT GABLE ENDS AS PER TRUSS MANUFACTURER SPECIFICATIONS.
9. ALL GABLE END TRUSSES SHALL HAVE RADIANT BARRIER APPLIED TO BACK OF TRUSS.

FRAMING NOTES:

1. ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM:
   6X8 D.F. #1 AT 2X6 D.F. #2 STUD WALLS (U.O.N.)
   ALL INTERIOR NON-BEARING HEADERS SHALL BE 4X8 D.F. #2 OR 6X8 D.F. #1.
   WINDOW / DOOR OPENING NOTE: ALL WINDOW / DOOR OPENINGS SHALL BE CONNECTED PER DETAIL (A/D-2.1) U.O.N.
2. ALL TOP PLATES TO HAVE 48" MIN. LAP AT SPLICES WITH **(12)-16d NAILS** STAGGERED PER LAP CONNECTION. NAILS SHALL BE INSTALLED VERTICALLY (PERPENDICULAR TO TOP PLATE). **(DO NOT INSTALL NAILS AT ANGLE)**
   EXISTING LINE-2 TOP PLATE LAP SPLICE NOTE: CONTRACTOR SHALL FIELD VERIFY EXISTING TOP PLATE LAP CONNECTIONS. CONTRACTOR SHALL ADD NAILS AS REQUIRED AT EXISTING TOP PLATE LAPS **OR** ADD (2)-CS16x30" STRAPS AT EXISTING DOUBLE TOP PLATE SPLICES WHERE LAP DOES NOT OCCUR IF NOT PER STATED ABOVE.
3. ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.
4. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
5. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
6. SHOWER COMPARTMENT AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER CRC R307.2. FIBER-CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB AND SHOWER AREAS AS WELL AS WALL PANELS IN SHOWER AREAS PER CRC R702.4.2.
7. ALL COIL STRAPS ARE TO BE EVENLY DISTRIBUTED ONTO BOTH MEMBERS BEING CONNECTED. (U.O.N.)
8. ALL INTERIOR NON-BEARING WALLS TO BE ANCHORED TO CONCRETE SLAB W/ SIMPSON SHOT FINS (MODEL #: PDPAN-287 - MECHANICALLY GALVANIZED) @ 24" O/C MAX SPACING. SHOT PINS SHALL BE CENTERED ON SILL PLATES.
9. ALL COIL STRAPS ARE TO BE **FULLY NAILED** UNLESS OTHERWISE NOTED ON SPECIFIED DETAIL.

H.D. GALVANIZED SIMPSON HARDWARE

CONTRACTOR SHALL NOTE THAT **ALL EXTERIOR SIMPSON CONNECTORS MUST CONSIST OF THEIR HOT-DIP GALVANIZED FINISH**, NOTE THAT ALL NAILS AND SCREWS USED FOR THESE MECHANICAL FASTENERS SHALL ALSO BE HOT-DIP GALVANIZED.

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PLAN PREPARED FOR:

SHELLY KENNEY
321 TRINIDAD STREET
MORRO BAY, CA 93442

REVISION LOG

REV.	DESCRIPTION	DATE

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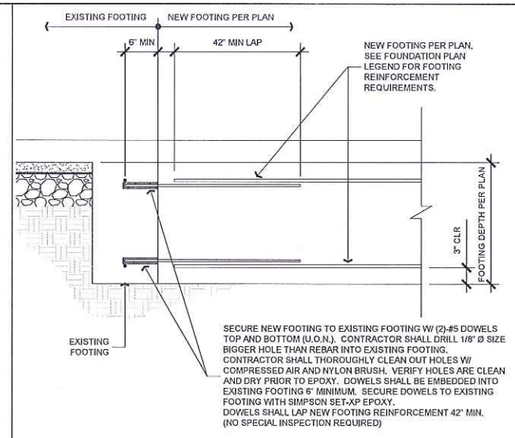
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DRAWN BY DJK
DATE: 07/13/18
SHEET TITLE: KENNEY STRUCTURAL.DWG

ROOF FRAMING PLAN

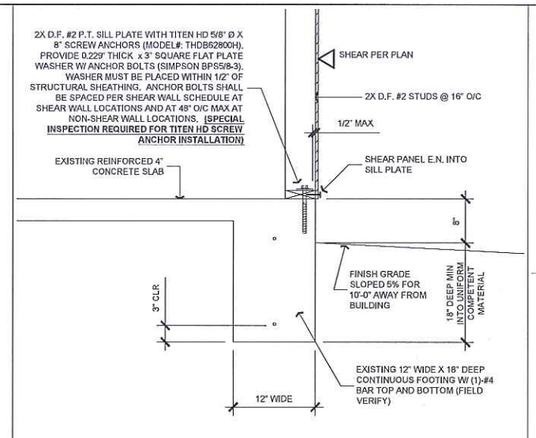
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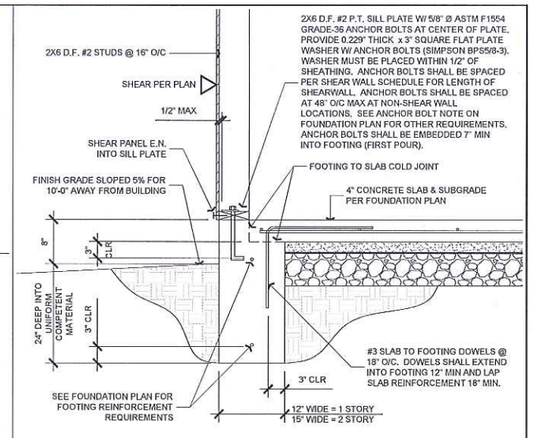
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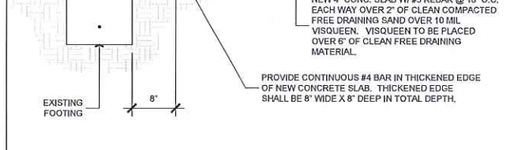
7 NEW FTG TO EXISTING FTG DOWELING



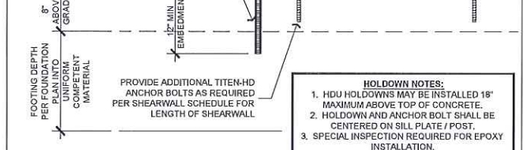
4 EXTERIOR FOOTING



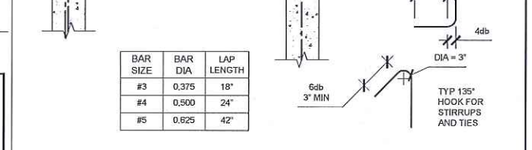
1 EXTERIOR FOOTING



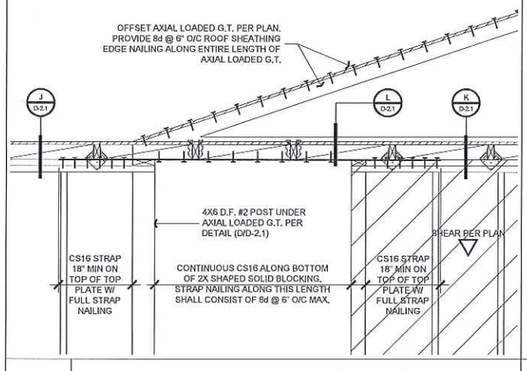
8 NEW SLAB TO EXISTING FTG DOWELING



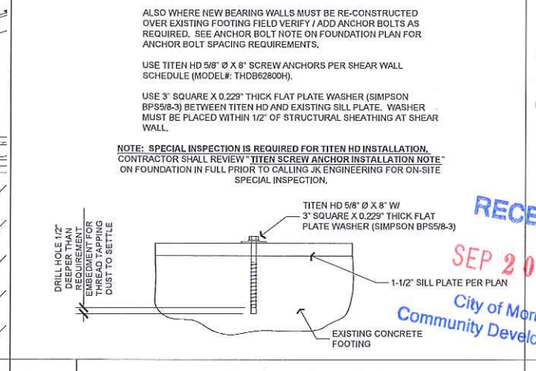
5 EPOXY HOLDOWN DETAIL



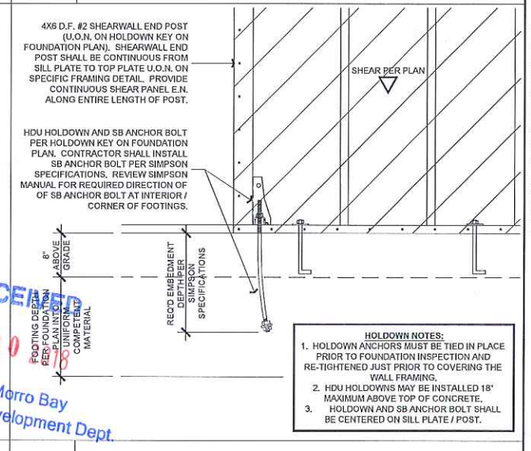
2 TYPICAL HORIZONTAL REINFORCING



9 DRAG / CHORD FORCE CONNECTIOIN



6 NEW ANCHOR BOLTS TO (E)-FOOTING



3 HDU HOLDOWN & SB ANCHOR BOLT DETAIL

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PLAN PREPARED FOR:
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321 TRINIDAD STREET
MORRO BAY, CA 93442

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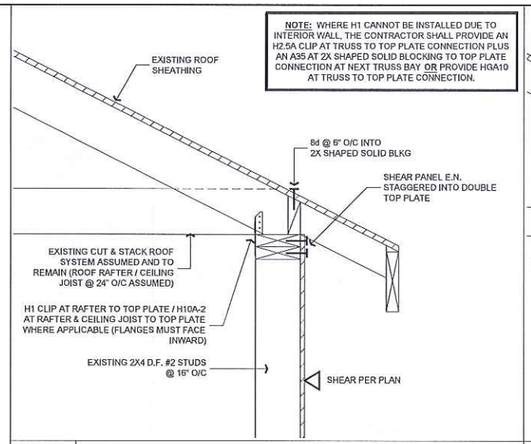
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FILE NAME DJK
DRAWN BY 07/13/18
DATE FOUNDATION DETAILS.DWG
SHEET TITLE:

STRUCTURAL DETAILS

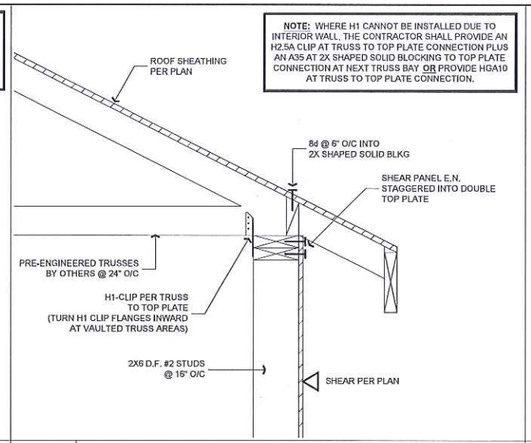
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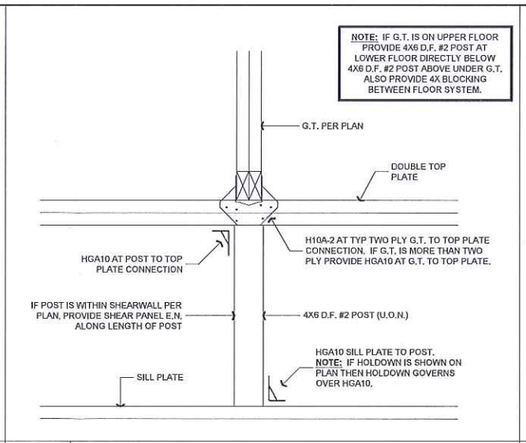
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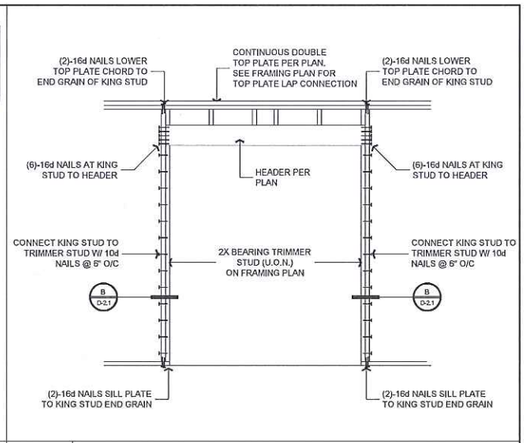
J SHEAR TRANSFER - RAFTER / CJ. EAVE CON.



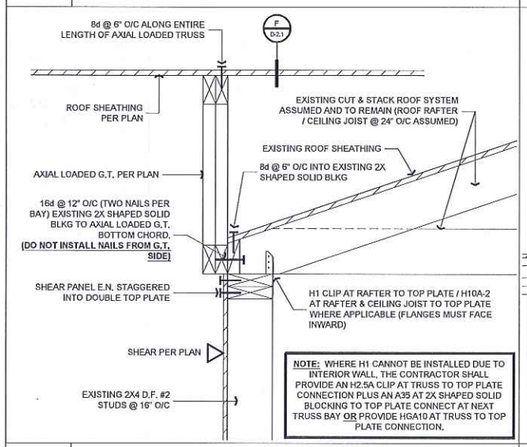
G SHEAR TRANSFER - TRUSS EAVE CONNECTION



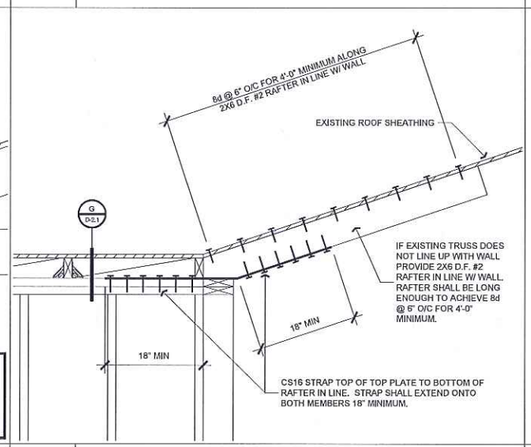
D TYP GIRDER TRUSS CONNECTION



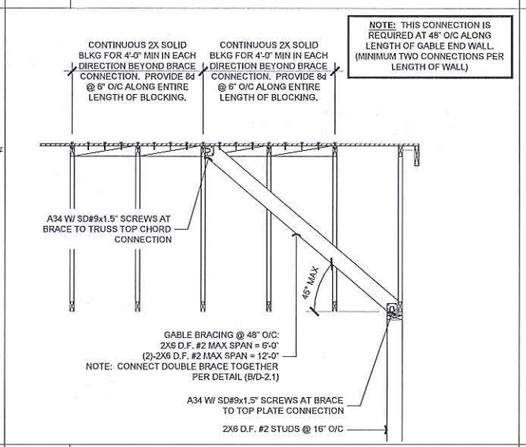
A TYP FRM AT WINDOW / DOOR OPENING (U.O.N.)



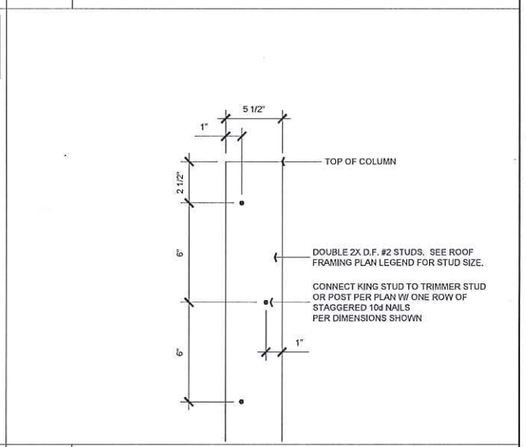
K SHEAR TRANSFER - LAYOUT TRANSITION



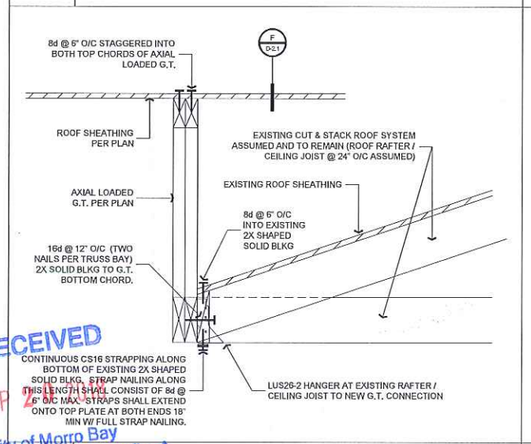
H RE-ENTRANT CORNER CONNECTION



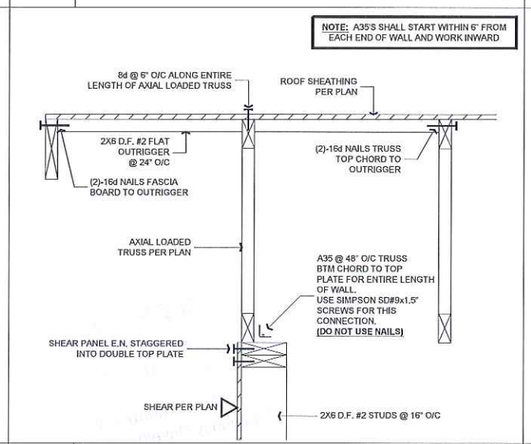
E OUT-OF-PLANE CONNECTION AT GABLE END



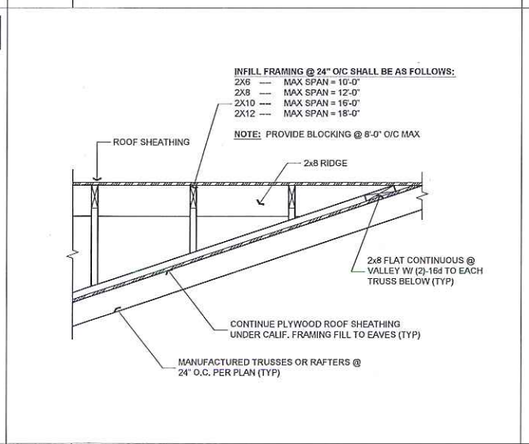
B BUILT UP DOUBLE STUD COLUMN



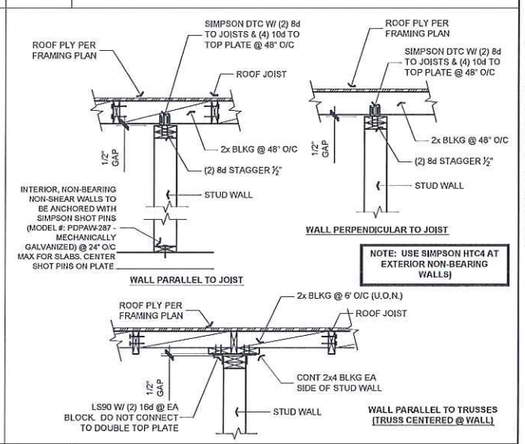
L SHEAR TRANSFER - (E)-ROOF TO (N)-G.T.



I SHEAR TRANSFER - GABLE END TRUSS



F CALIFORNIA FRAMING



C INTERIOR NON-BRG WALL DETAIL

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PROJECT NO. 18-013-17
DRAWN BY DJK
DATE: 07/13/18
SHEET TITLE: KENNEY STRUCTURAL DWG

STRUCTURAL DETAILS

SHEET NUMBER:
D-2.1

EXHIBIT B

GENERAL NOTES

1. THE FOLLOWING NOTES, DETAILS, SCHEDULES & SPECIFICATIONS SHALL APPLY TO ALL PHASES OF THIS PROJECT UNLESSSS SPECIFICALLY OTHERWISE NOTED (UON). NOTES AND DETAILS ON THE STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK
2. ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY APPLICABLE CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ENGINEER.
3. REFER TO THE ARCHITECTURAL PLANS FOR THE FOLLOWING:
   3.1. DIMENSIONS
   3.1. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR WALL LOCATIONS.
   3.2. SIZE AND LOCATION OF ALL FLOOR, ROOF AND WALL OPENINGS
   3.3. SIZE AND LOCATION OF ALL DRAINS, SLOPES, DEPRESSIONS, STEPS, ETC.
   3.4. SPECIFICATION OF ALL FINISHES & WATERPROOFING
   3.5. ALL OTHER NON-STRUCTURAL ELEMENTS
4. REFER TO THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE FOLLOWING:
   4.1. SIZE AND LOCATION OF ALL EQUIPMENT
   4.2. PIPE RUNS, SLEEVES, HANGERS AND TRENCHES
   4.3. ALL OTHER MECHANICAL, ELECTRICAL OR PLUMBING RELATED ELEMENTS
5. DO NOT SCALE STRUCTURAL PLANS. CONTRACTOR SHALL USE ALL WRITTEN DIMENSIONS ON ARCHITECTURAL PLANS.
6. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT IF PLACED ON FLOOR OR ROOF SO AS TO NOT OVERLOAD THE FRAMING. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND/OR BRACING AS REQUIRED.
7. SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, WHILE SOMETIMES SHOWN ON THE STRUCTURAL PLANS FOR GENERAL INFORMATION PURPOSES ONLY, ARE SOLELY THE DESIGN RESPONSIBILITY OF OTHERS.
8. THE ENGINEER WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION DELINEATED BY THESE PLANS. IT SHOULD BE UNDERSTOOD THAT THE CONTRACTOR OR HISHER AGENT(S) SHALL SUPERVISE AND DIRECT ALL WORK AND SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. PERIODIC OBSERVATIONS BY THE ENGINEER, HIS STAFF OR REPRESENTATIVES ARE NOT INTENDED TO INCLUDE VERIFICATION OF DIMENSIONS OR REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.
9. MODIFICATIONS OF THE PLANS, NOTES, DETAILS AND SPECIFICATIONS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
10. ALL WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES PERFORMING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ONLY APPROVED STRUCTURAL PLANS ARE USED DURING THE COURSE OF CONSTRUCTION. THE USE OF UNAPPROVED DOCUMENTS SHALL BE AT THE CONTRACTOR'S OWN RISK. CORRECTIONS OF ALL WORK BASED ON SUCH DOCUMENTS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
12. THESE PLANS AND SPECIFICATIONS REPRESENT THE STRUCTURAL DESIGN ONLY. NO INFORMATION NOR WARRANTY IS PROVIDED FOR THE WORK OF ANY OTHER CONSULTANT (ARCHITECT, MECHANICAL, ELECTRICAL, ETC.). THIS INCLUDES, BUT IS NOT LIMITED TO, WATERPROOFING, DRAINAGE, VENTILATION, ACCESSIBILITY, OR DIMENSIONS.

FOUNDATIONS

1. REFER TO STRUCTURAL DESIGN PARAMETERS SECTION ON SHEET S-1.1 FOR ALL SOIL DESIGN VALUES USED IN CALCULATIONS.
2. SOILS VALUES PER GEOLOGICGEOTECHNICAL REPORT REFERENCED ON FOUNDATION PLAN. THIS REPORT AND ALL RECOMMENDATIONS CONTAINED THEREIN ARE TO BE CONSIDERED A PART OF THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE SOILS REPORT FROM THE OWNER. A COPY OF THE SOILS REPORT SHALL BE ON THE JOB SITE DURING THE COURSE OF CONSTRUCTION.
4. UNEXPECTED SOIL CONDITIONS: ALLOWABLE VALUES AND SUBSEQUENT FOUNDATION DESIGNS ARE BASED ON SOIL CONDITIONS WHICH ARE SHOWN BY TEST BORINGS. ACTUAL SOIL CONDITIONS WHICH DEVIATE APPRECIABLY FROM THAT SHOWN IN THE TEST BORINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. ALL COMPACTION, FILL, BACKFILLING AND SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT SOILS REPORT OR CBC APPENDIX CHAPTER J. ALL SUCH WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT SOILS ENGINEER.
6. EXCAVATE TO REQUIRED DEPTHS AND DIMENSIONS (AS INDICATED IN THE DRAWINGS), CUT SQUARE AND SMOOTH WITH FIRM LEVEL BOTTOMS. CARE SHALL BE TAKEN NOT TO OVER-EXCAVATE FOUNDATION AT LOWER ELEVATION AND PREVENT DISTURBANCE OF SOILS AROUND HIGH ELEVATION.
7. FOUNDATIONS SHALL BE POURED IN NEAT EXCAVATIONS.
8. EXCAVATE ALL FOUNDATIONS TO REQUIRED DEPTHS INTO COMPACTED FILL (AS PER PLANS AND DETAILS) AND AS VERIFIED BY THE BUILDING OFFICIAL AND/OR SOILS ENGINEER.
9. ALL FOUNDATIONS SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE BUILDING OFFICIAL AND/OR A REPRESENTATIVE OF THE SOILS ENGINEER PRIOR TO FORMING AND PLACEMENT OF REINFORCING OR CONCRETE.
10. FOUNDATIONS SHALL NOT BE POURED UNTIL ALL REQUIRED REINFORCING STEEL, FRAMING HARDWARE, SLEEVES, INSERTS, CONDUITS, PIPES, ETC. AND FORMWORK IS PROPERLY PLACED AND INSPECTED BY THE APPROPRIATE BUILDING OFFICIAL/INSPECTOR(S).
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR IN CHARGE OF FRAMING TO PROPERLY POSITION ALL HOLDDOWN BOLTS, ANCHOR BOLTS, COLUMN BASES, AND ALL OTHER CAST-IN-PLACE HARDWARE. REFER TO TYPICAL DETAILS. ALL HARDWARE TO BE SECURED PRIOR TO FOUNDATION INSPECTIONS.
12. THE SIDES AND BOTTOMS OF DRY EXCAVATIONS MUST BE MOISTENED JUST PRIOR TO PLACING CONCRETE; CONVERSELY, DE-WATER FOOTINGS AS REQUIRED TO REMOVE STANDING WATER AND TO MAINTAIN OPTIMUM WORKING CONDITIONS.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND THE PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL SAFETY ORDINANCES. THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, BRACING AND SHORING REQUIRED.

CONCRETE

1. ALL CONCRETE SHALL HAVE:
   1.1. AN ULTIMATE COMPRESSIVE STRENGTH (F'C) OF 2500 PSI AT 28 DAYS (UON).
   1.2. A MAXIMUM SLUMP OF 5" AT POINT OF PLACEMENT FOR SLABS AND FOOTINGS. CAISSONS SHALL HAVE A 4" TO 6" SLUMP AT "DRY" HOLES AND A 6" - 8" SLUMP AT "WET" HOLES.
   1.3. A W/C RATIO OF 0.55 OR LESS FOR ALL SLABS, WALLS, AND COLUMNS, AND 0.60 OR LESS FOR ALL FOUNDATIONS.
   1.4. A NORMAL DRY-WEIGHT DENSITY (UON)
2. SPECIAL INSPECTION IS NOT REQUIRED, EXCEPT WHERE SPECIFIED HEREIN, ON THE STRUCTURAL PLANS, OR BY THE BUILDING DEPARTMENT. AS A MINIMUM, SPECIAL INSPECTION IS ALWAYS REQUIRED ON:
   2.1. STRUCTURAL SLABS, FLAT PLATES
   2.2. WALLS, COLUMNS, BEAMS
   2.3. PILES, CAISSONS
   2.4. WELDING OF REINFORCEMENT, INSTALLATION OF MECHANICAL BAR SPLICE DEVICES, EPOXY APPLICATIONS

   WHEN REQUIRED OR SPECIFIED, SPECIAL INSPECTION SERVICES SHALL CONFORM TO CBC CHAPTER 17 AND SHALL BE PROVIDED BY AN ICC CERTIFIED INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.

   THE BUILDING DEPARTMENT RESERVES THE RIGHT TO WAIVE OR REQUIRE THE SPECIAL INSPECTION REQUIREMENTS (CBC 1704.1 AND 1704.4) . NOTHING IN THESE PLANS WAIVES THE BUILDING DEPARTMENT RIGHT TO REQUIRE SPECIAL INSPECTION ON AT ANY POINT AND ON ANY MATERIAL.
3. TESTING OF MATERIALS USED IN CONCRETE CONSTRUCTION MUST BE PERFORMED AS NOTED ON STRUCTURAL PLANS OR AT THE REQUEST OF THE BUILDING DEPARTMENT TO DETERMINE IF MATERIALS ARE QUALITY SPECIFIED. TESTS OF MATERIALS AND OF CONCRETE SHALL BE MADE BY AN APPROVED AGENCY AND AT THE EXPENSE OF THE OWNER; SUCH TESTS SHALL BE MADE IN ACCORDANCE WITH THE STANDARDS LISTED IN CBC TABLE 1705.3.

   WHEN TESTING OF CONCRETE IS REQUIRED, FOUR (4) TEST CYLINDERS SHALL BE TAKEN FROM EACH 150 YARDS, OR FRACTION THEREOF, POURED IN ANY ONE DAY. ONE (1) CYLINDER SHALL BE TESTED AT SEVEN (7) DAYS; TWO (2) AT 28 DAYS; ONE (1) SHALL BE HELD IN RESERVE. IF CONTRACTOR ELECTS TO HAVE ADDITIONAL TESTS PERFORMED FOR 'EARLY-BREAK' RESULTS, ADDITIONAL TEST CYLINDERS MUST BE TAKEN. AT NO TIME SHALL THE CONTRACTOR INSTRUCT THE TESTING AGENCY TO PERFORM TESTS ON A SCHEDULE DIFFERENT THAT ABOVE WITHOUT THE PRIOR AUTHORIZATION OF THE ENGINEER.

   CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE TESTING REQUIREMENTS OF THE BUILDING DEPARTMENT. COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO ENGINEER AND BUILDING DEPARTMENT FOR REVIEW IN A TIMELY MANNER.
4. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONCRETE WHICH FAILS TO ATTAIN SPECIFIED 28 DAY COMPRESSIVE STRENGTH IF SO DIRECTED BY THE ENGINEER. ANY DEFECTS IN THE HARDENED CONCRETE SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND/OR ARCHITECT OR THE HARDENED CONCRETE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL CONCRETE WORK SHALL CONFORM WITH CBC CHAPTER 19.
6. ALL CEMENT SHALL BE PORTLAND CEMENT TYPE I OR II AND SHALL CONFORM TO ASTM C 150.
7. ALL AGGREGATES SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZES:
   7.1. FOOTINGS: 1-1/2"
   7.2. ALL OTHER WORK: 1"
8. WHERE NOT SPECIFICALLY DETAILED, THE MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE:
   8.1. PERMANENTLY EXPOSED TO EARTH OR WEATHER
      8.1.1. CAST AGAINST EARTH: 3"
      8.1.2. CAST AGAINST FORMS: 2"
   8.2. NOT EXPOSED TO EARTH OR WEATHER
      8.2.1. SLABS, WALLS, JOISTS: 3/4"
      8.2.2. BEAMS, GIRDERS, COLUMNS: 1-1/2"
9. MINIMUM LAP SPLICE LENGTH FOR ALL REINFORCING STEEL SHALL BE 48 BAR DIAMETER (UON) ON THE STRUCTURAL PLANS AND/OR DETAILS. ALL LAP SPLICES TO BE STAGGERED.
10. ALL ANCHOR BOLTS USED IN CONCRETE CONSTRUCTION THAT SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS (UON):
    10.1. 5/8" DIA.: 7"
    10.2. 3/4" DIA.: 8"
    10.3. 7/8" DIA.: 9"
    10.4. 1" DIA.: 10"

    OVERALL LENGTH OF ANCHOR BOLTS SHALL BE COORDINATED WITH SILL PLATE REQUIREMENTS AS INDICATED ELSEWHERE IN THESE SPECIFICATIONS. ALL ANCHOR BOLTS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL.
11. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS, AND ANY OTHER HARDWARE TO BE CAST IN CONCRETE SHALL BE WELL SECURED IN POSITION PRIOR TO FOUNDATION INSPECTION. ALL HARDWARE TO BE INSTALLED IN ACCORDANCE WITH RESPECTIVE MANUFACTURER'S SPECIFICATIONS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR LOCATIONS OF EMBEDDED ITEMS.
12. LOCATIONS OF ALL CONSTRUCTION JOINTS, OTHER THAN SPECIFIED ON THE STRUCTURAL PLANS, SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO FORMING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES. ALL SURFACES TO RECEIVE FRESH CONCRETE SHALL BE MAINTAINED CONTINUOUSLY WET AT LEAST THREE (3) HOURS IN ADVANCE OF CONCRETE PLACEMENT.

    UNLESSSS SPECIFICALLY DETAILED OR OTHERWISE NOTED, CONSTRUCTION AND CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE SLABS-ON-GRADE. JOINTS SHALL BE LOCATED SUCH THAT THE AREA DOES NOT EXCEED 400 SQ. FEET.
13. THE ARCHITECT, ENGINEER AND APPROPRIATE INSPECTORS SHALL BE NOTIFIED IN A TIMELY MANNER FOR A REINFORCEMENT INSPECTION PRIOR TO THE PLACEMENT OF ANY CONCRETE.
14. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND THE ENGINEER PRIOR TO PLACING SLEEVES,PIPES, DUCTS, CHASES, CORING AND OPENING ON OR THROUGH STRUCTURAL CONCRETE BEAMS, WALLS, FLOORS, AND ROOF SLABS UNLESSSS SPECIFICALLY DETAILED OR NOTED ON THE PLANS. ALL PILES OR CONDUITS PASSING THROUGH CONCRETE MEMBERS SHALL BE SLEEVED WITH STANDARD STEEL PIPE SECTIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL FORMWORK. FORMS SHALL BE PROPERLY CONSTRUCTED, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG, AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED FOR CONCRETE SUPPORT. JOINTS IN FORMWORK SHALL BE TIGHTLY FITTED AND BLOCKED, AND SHALL PRODUCE A FINISHED CONCRETE SURFACE THAT IS TRUE AND FREE FROM BLEMISHES. FORMS FOR EXPOSED CONCRETE SHALL BE PRE-APPROVED BY THE ARCHITECT TO ENSURE COMPLIANCE WITH DESIGN INTENT.
16. REMOVE FORM WORK IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
    16.1. FORMS AT SLAB EDGE: 1 DAY
    16.2. SIDE FORMS AT FOOTINGS: 2 DAYS
    16.3. ALL OTHER VERTICAL SURFACES: 7 DAYS
    16.4. BEAMS, COLUMNS, GIRDERS: 15 DAYS
    16.5. ELEVATED SLABS: 28 DAYS

    ENGINEER RESERVES THE RIGHT TO MODIFY REMOVAL SCHEDULE ABOVE BASED ON FIELD OBSERVATIONS, CONCRETE CONDITIONS, AND/OR CONCRETE TEST RESULTS.
17. ALL CONCRETE (EXCEPT SLABS-ON-GRADE 6" OR LESS) SHALL BE MECHANICALLY VIBRATED AS IT IS PLACED. VIBRATOR TO BE OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE. THE VIBRATOR SHALL NOT BE USED TO CONVEY CONCRETE, NOR SHALL IT BE PLACED ON REINFORCING AND/OR FORMS. CONCRETE IN CAISSONS SHALL BE PLACED AND CONSOLIDATED IN AN APPROVED MANNER.
18. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT.
19. CONCRETE SHALL NOT BE PERMITTED TO FREE FALL MORE THAN SIX (6) FEET. FOR HEIGHTS GREATER THAN SIX (6) FEET, USE TREMIE, PUMP OR OTHER METHOD CONSISTENT WITH APPLICABLE STANDARDS.
20. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR ALL CONCRETE WITH ULTIMATE COMPRESSIVE STRENGTH GREATER THAN 2500 PSI TO ARCHITECT AND ENGINEER FOR APPROVAL SEVEN (7) DAYS PRIOR TO PLACEMENT. MIX DESIGNS SHALL BE PREPARED BY AN APPROVED TESTING LABORATORY. SUFFICIENT DATA MUST BE PROVIDED FOR ALL ADMIXTURES.
21. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL DIMENSIONS, SLAB DEPRESSIONS, SLOPES, DRAINS, CURBS, AND CONTROL JOINTS.

REINFORCEMENT

1. REINFORCING STEEL SHALL BE TO DEFORMED, CLEAN, FREE OF RUST, GREASE OR ANY OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BOND.
2. ALL BARS SHALL CONFORM TO ASTM A615, GRADE 60 MINIMUM (UON ON STRUCTURAL PLANS), EXCEPT THAT #3 & #4 BARS MAY BE GRADE 40. ALL WELD WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
3. REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706. ALL WELDING OF REINFORCEMENT SHALL BE SUBJECT TO SPECIAL INSPECTION.
4. 4. CONTRACTOR SHALL TAKE NECESSARY STEPS (STANDARD TIES, ANCHORAGE DEVICES, ETC.) TO SECURE ALL REINFORCING STEEL IN THEIR TRUE POSITION AND PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.
5. FABRICATION, PLACEMENT AND INSTALLATION OF REINFORCING STEEL SHALL CONFORM TO:
   5.1. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE
6. SHOP DRAWINGS FOR FABRICATION OF REINFORCING STEEL SHALL BE APPROVED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS ARE NOT REQUIRED FOR SLABS-ON-GRADE OR FOUNDATIONS UON ON THE STRUCTURAL PLANS.
7. HEATING OF REINFORCING STEEL TO AID IN BENDING AND SHAPING OF BARS IS NOT PERMITTED. ALL BENDS IN REINFORCING STEEL ARE TO BE MADE COLD. ALL BEND RADII SHALL CONFORM TO CRSI MANUAL OF STANDARD PRACTICE.
8. REFER TO CONCRETE AND MASONRY NOTES FOR SPECIFIC MINIMUM SPLICE LENGTH AND SPLICE STAGGERING REQUIREMENTS. LAP WELDED WIRE FABRIC (WWF) REINFORCEMENT TWO (2) MODULES MINIMUM (UON). ALL SPLICES ARE TO BE STAGGERED.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL AND CONNECTIONS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS, SEISMIC PROVISIONS SUPPLEMENTS NO. 1 AND 2, AND CODE OF STANDARD PRACTICE AS AMENDED TO DATE.
2. STEEL FABRICATION SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION.
3. MATERIALS:
   3.1. TUBE SECTIONS ("TS" OR "HSS") SHALL CONFORM TO ASTM A500 GR. B.
   3.2. PIPE SECTIONS SHALL BE WELDED SEAMLESS PIPE CONFORMING TO ASTM A53 GR. B OR ASTM A501.
      3.2.1. STD INDICATES STANDARD WALL
      3.2.2. EXT INDICATES EXTRA STRONG
      3.2.3. DBL INDICATES DOUBLE EXTRA STRONG
   3.3. ALL OTHER MATERIAL (PLATE, BARS, ETC.) SHALL CONFORM TO ASTM A36 (UON)
4. BOLTS:
   4.1. ALL BOLTS SHALL BE ASTM F1554 GRADE 36 (UON) ON THE STRUCTURAL PLANS.
   4.2. HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 AND A490, WHEN SPECIFIED, SHALL REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CBC SECTION 1705.2.
   4.3. THREADED ROD, WHERE SPECIFIED, SHALL CONFORM WITH ASTM F1554 GRADE 36 (UON) ON THE STRUCTURAL PLANS.
5. BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" LARGER THAN THE SPECIFIED BOLT DIAMETER.
   5.1. WELDING:
   5.2. ALL WELDING SHALL BE PERFORMED USING SMAW, GMAW OR FCAW PROCESSES.
   5.3. ALL WELDED CONNECTIONS TO BE WELDED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS D1.1.
   5.4. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
   5.5. ALL WELDING SHALL BE PERFORMED WITH E70XX ELECTRODES WITH A MINIMUM CVN TOUGHNESS OF 20 FTLB AT -20OF.
   5.6. WELD LENGTHS SPECIFIED ON THE PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE THE MINIMUM SIZE WELDS AS SPECIFIED IN SECTION 1.17.2 OF THE AISC MANUAL OF STEEL CONSTRUCTION 9TH EDITION.
   5.7. NO FIELD WELDING SHALL BE PERMITTED UON ON THE PLANS OR DETAILS.
6. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS. BURNING OR TORCHING OF HOLES IS NOT PERMITTED UNDER ANY CIRCUMSTANCES.
7. ALL STRUCTURAL STEEL SHALL BE PAINTED ONE SHOP COAT AND TOUCHED-UP IN THE FIELD WITH READ LEAD (OR APPROVED ZINC CHROMATE PRIMER) AS NECESSARY.
8. ANY STEEL MEMBER INTERFACING WITH WOOD FRAMING SHALL HAVE 1/2" DIAMETER STUDS WELDED AT 24" O.C. FOR ATTACHMENT OF WOOD NAILERS. THRU-BOLTING OF NAILERS SHALL NOT BE PERMITTED UON ON THE PLANS OR DETAILS.
9. PROVIDE HOT DIP GALVANIZING OR 3" MINIMUM CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE.

MASONRY

1. SPECIAL INSPECTION IS REQUIRED FOR MASONRY WALLS PER CBC 1704.5
2. MASONRY UNITS: SHALL CONFORM TO ASTM C90, GRADE N, TYPE I, MEDIUM-WEIGHT. THE COMPRESSIVE STRENGTH OF THE MASONRY, F'M, SHALL BE 1500 PSI MINIMUM. REFER TO CBC 2103.
3. MORTAR: SHALL BE TYPE S, WITH A STRENGTH OF 1800 PSI MINIMUM @ 28 DAYS, PROPORTIONED IN CONFORMANCE WITH CBC TABLE 21-A. WHEN THE SPECIFIED MASONRY STRENGTH, F'M, IS GREATER THAN 2000 PSI, THEN THE MORTAR SHALL BE TYPE M. MORTAR STRENGTH SHALL BE EQUAL TO OR GREATER THAN THE MASONRY STRENGTH. F'M. NO MORTARS SHALL BE USED THAT HAVE STOOD FOR MORE THAN ONE-HOUR.
4. GROUT: STRENGTH SHALL BE NO LESS THAN 2500 PSI@ 28 DAYS. CEMENT CONTENT OF THE GROUT SHALL BE INCREASED, AS NECESSARY, TO ACHIEVE THE SPECIFIED MASONRY ASSEMBLY STRENGTH, F'M, AND ADEQUATE WORKABILITY. GROUT COMPRESSIVE STRENGTH, WHEN TESTED PER UBC STANDARD NO. 21-18 SHALL EQUAL OR EXCEED THE CONCRETE MASONRY UNIT STRENGTH. ALL GROUT ADDITIVES SHALL RECEIVE THE PRIOR APPROVAL OF THE ENGINEER AND THE BUILDING OFFICIAL.
5. ADMIXTURES: SHALL NOT BE PERMITTED IN MORTAR OR GROUT UNLESS SUSTAINING DATA HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER. FIRE CLAY, DIRT AND OTHER DELETERIOUS MATERIALS ARE PROHIBITED.
6. AGGREGATES: SAND FOR MORTAR SHALL CONFORM TO ASTM C144 EXCEPT THAT NOT LESS THAN 3% OF THE SAND SHALL PASS THE NUMBER 100 SIEVE. SAND AND PEA GRAVEL FOR GROUT SHALL CONFORM TO ASTM C404, TABLE 1, COARSE AGGREGATE, EXCEPT WHEN OTHER GRADINGS ARE SPECIFICALLY APPROVED BY THE ENGINEER.
7. WATER USED FOR MORTAR AND GROUT SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, SALTS, ALKALI, AND ORGANIC MATERIALS.
8. STEEL REINFORCING: SHALL CONFORM TO ASTM A615, GRADE 60, CLEAN AND FREE OF RUST, EXCEPT THAT #3 BARS MAY BE GRADE 40. REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706, AND THE WELDING SHALL BE SPECIAL INSPECTED.
9. ANCHOR BOLTS: SEE THE "STRUCTURAL STEEL" SPECIFICATIONS SECTION HEREIN.
10. ALL CELLS SHALL BE SOLID GROUTED (OR "FULLY GROUTED). MASONRY UNITS SHALL BE LAID IN RUNNING BOND. SURFACES TO BE CLEANED OF ALL LOOSE DEBRIS PRIOR TO SETTING BLOCK. CELLS TO BE IN VERTICAL ALIGNMENT SUCH THAT MINIMUM VERTICAL UNOBSTRUCTED CORE (EXCLUDING HORIZONTAL BARS) IS 2¼"X 3" FOR GROUT POURS UP TO 4 FEET AND 3"X3" FOR GROUT POURS UP TO 6 FEET.
11. ALL BED JOINTS ARE TO BE FULL-BEDDED IN MORTAR. END WALLS AND CROSS WEBS FORMING CELLS TO BE FILLED SHALL BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT. ALL HEAD JOINTS ARE TO BE SOLIDLY FILLED AT LEAST 1½" BELOW TOP OF MASONRY. HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1½" BELOW TOP OF MASONRY.
12. GROUT LIFTS SHALL NOT EXCEED 5 FEET 4 INCHES. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION IMMEDIATELY AFTER PLACING TO HELP ENSURE FILLING OF ALL VOIDS. RECONSOLIDATION BY VIBRATION MUST BE DONE AFTER THE INITIAL WATER LOSS AND BEFORE INITIAL SET. FOR GROUT POURS EXCEEDING 5 FEET 4 INCHES, CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF EACH POUR. CLEANOUTS SHALL BE IN A VERTICAL BAR FOR EACH POUR, CONFORMING TO MSJC 3 2 F. CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING. WHERE CLEANOUTS ARE NOT PROVIDED, SPECIAL PROVISIONS MUST BE MADE TO KEEP THE BOTTOM AND SIDES OF THE GROUT SPACES, AS WELL AS THE MINIMUM TOTAL CLEAR AREA REQUIRED, CLEAN AND CLEAR PRIOR TO GROUTING. FOR GROUT POURS EXCEEDING 4 FEET, CONFORM TO CBC HIGH-LIFT GROUTING REQUIREMENTS.
13. REINFORCEMENT PLACEMENT:
    13.1. REINFORCING SHALL BE HELD SECURELY IN POSITION. VERTICAL BARS SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT MORE THAN 200 BAR DIAMETERS
    13.2. LAP SPLICES SHALL BE 40 BAR DIAMETERS MINIMUM (UON). ADJACENT BAR LAPS SHALL BE STAGGERED 3'-0" MINIMUM. HOOKS SHALL BE 16 BAR DIAMETERS (UON)
    13.3. REINFORCING BARS TO HAVE GROUT COVERAGE OF AT LEAST ONE BAR DIAMETER (½" MINIMUM) FROM INSIDE FACE OF SHELL, HOWEVER THE CLEAR DISTANCE FROM OUTSIDE FACE OF MASONRY TO THE REINFORCING SHALL NOT BE LESS THAN 2" WHEN MASONRY IS EXPOSED TO SOIL OR 1½" FOR OTHER CONDITIONS.
    13.4. THE CLEAR DISTANCE BETWEEN PARALLEL BARS IS 1" MINIMUM AND (AND SHALL NOT BE LESS THAN 1 BAR DIAMETER), EXCEPT THAT THE TWO BARS IN A CONTACT SPLICE SHALL BE IN CONTACT. THIS CLEAR DISTANCE REQUIREMENT ALSO APPLIES TO THE CLEAR DISTANCE BETWEEN A CONTACT SPLICE AND ADJACENT SPLICES OR BARS. [EXCEPTION: THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS IN COLUMNS AND PILASTERS IS 2.5 BAR DIAMETERS.
14. REFER TO THE STRUCTURAL DETAILS FOR WALL REINFORCING. AT A MINIMUM, BLOCK WALL VERTICAL REINFORCING SHALL BE #4 @ 18" O.C. AND HORIZONTAL REINFORCING SHALL BE #4 @ 16" O.C. AT LEAST ONE CONTINUOUS HORIZONTAL #4 BAR OR LARGER SHALL BE PLACED IN BOTH THE BOTTOM AND THE TOP COURSE OF MASONRY WALL, (UON).
15. SEE STRUCTURAL SHEETS FOR TYPICAL WALL DETAILS. AT A MINIMUM, DOOR AND WINDOW JAMBS SHALL HAVE 2 - #5 BARS, AND HEADERS (OR "LINTELS") SHALL HAVE 2 - #5 BARS, UON ON THE PLANS. JAMB AND LINTEL BARS SHALL EXTEND A MINIMUM OF 40 BAR DIAMETERS PAST THE OPENING.
16. JAMB REINFORCING STEEL SHALL EXTEND INTO THE FOUNDATION (OR DECK) BELOW WITH LAP BARS OF THE SAME DIAMETER BENT WITH 90-DEGREE STANDARD HOOKS INTO THE FOOTING OR DECK. JAMB STEEL SHALL CONTINUE TO THE TOP OF THE WALL, UNLESS DETAILED OTHERWISE ON THE PLANS, BUT SHALL NOT EXTEND LESS THAN 40 BAR DIAMETERS PAST THE OPENING.
17. MASONRY COLUMNS & PILASTERS: REFER TO THE STRUCTURAL DETAILS FOR REINFORCEMENT REQUIREMENTS. AT A MINIMUM, THERE SHALL BE #5 BARS AT EACH CORNER AND ENGAGE AT LEAST FOUR VERTICAL BARS AND/OR ANCHOR BOLTS WITH THE TIES. THE UPPERMOST TIE SHALL BE WITHIN 2" OF THE TOP OF THE CO

EXHIBIT B

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[a]

			Edges (inches)	Intermediate supports (inches)
31.	3/8" - 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall)	6	12
		6d box or deformed (2 1/2" x 0.113") (roof)	6	12
		2 1/2" x 0.113" nail (subfloor and wall)	6	12
		1 1/2" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
		2 1/2" x 0.113" nail (roof)	4	8
		1 1/2" 16 gage staple, 7/16" crown (roof)	3	6
32.	7/16" - 3/4"	8d common (2 1/2" x 0.131"); or 8d deformed (2" x 0.113")	6	12
		2 1/2" x 0.113" nail, or 2" 16 gage staple, 7/16" crown	4	8
33.	7/16" - 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12
OTHER EXTERIOR WALL SHEATHING				
34.	1/2" fiberboard sheathing[b]	1 1/2" galvanized roofing nail (7/16" head diameter); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6
35.	25/32" fiberboard sheathing[b]	1 1/2" galvanized roofing nail (7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

			Edges (inches)	Intermediate supports (inches)
36.	3/4" and less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
37.	7/8" - 1"	8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131")	6	12
38.	1 1/8" and less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
PANEL SIDING TO FRAMING				
39.	1/2" or less	6d corrosion-resistant siding (1 1/2" x 0.105"); or 6d corrosion-resistant casing (2" x 0.099")	6	12
40.	5/8"	8d corrosion-resistant siding (2 1/2" x 0.128"); or 6d corrosion-resistant casing (2 1/2" x 0.113")	6	12
INTERIOR PANELING				
41.	1/4"	4d casing (1 1/2" x 0.080"); or 4d finish (1 1/2" x 0.072")	6	12
42.	3/8"	6d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2306. Data for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis is in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

ROOF

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" x 0.131"); 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
		2-10d common (3 1/2" x 0.192") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
	Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c	Face nail
2.	Ceiling joists to top plate	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"), or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3.	Ceiling joist not attached to parallel rafter, laps over partions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5	Collar tie to rafter	3-10d common (3" x 0.148"), or 4-10d box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" x 0.148"), or 3-16d box (3 1/2" x 0.135"), or 4-10d box (3" x 0.128"), or 4-3" x 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail [c]
7.	Roof rafters to ridge valley or hip rafters, or roof rafter to 2-inch ridge beam	2-16d common (3 1/2" x 0.162"), or 3-10d box (3" x 0.128"), or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown, or	End nail
		3-10d common (3" x 0.148"), or 3-16d box (3 1/2" x 0.128"), or 4-10d box (3" x 0.128"), or 4-3" x 0.131" nails, or 4-3" 14 gage staples, 7/16" crown	Toenail

WALL

8.	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162")	24" o.c. face nail
		10d box (3" x 0.128"), or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162"); or	16" o.c. face nail
		16d box (3 1/2" x 0.135"); or	12" o.c. face nail
		3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10	Built up header (2" to 2" header)	16d common (3 1/2" x 0.162"); or	16" o.c. each edge, face nail
		16d box (3 1/2" x 0.135")	16" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toenail
12.	Top plate to top plate	16d common (3 1/2" x 0.162"); or	16" o.c. face nail
		10d box (3" x 0.128"), or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common (3 1/2" x 0.162"); or 12-10d box (3" x 0.128"), or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162"); or	16" o.c. face nail
		16d box (3 1/2" x 0.135"), or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 1/2" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown, or	Toenail
		2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17.	Top or bottom plate to stud	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End Nail
18.	Top plates, laps at corners and intersections	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"), or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
19.	1" brace to each stud and plate	2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"), or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
20.	1" x 6" sheathing to each bearing	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
21.	1" x 8" and wider sheathing to each bearing	2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail

FLOOR

22.	Joist to sill, top plate, or girder	3-8d common (2 1/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
23.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24.	1" x 6" subfloor or less to each joist	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
25.	2" subfloor to joist or girder	2-16d common (3 1/2" x 0.162")	Face nail
26.	2" planks (plank & beam – floor & roof)	2-16d common (3 1/2" x 0.162")	Each bearing, face nail
27.	Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192"	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box (3" x 0.128"), or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28.	Ledger strip supporting joists or rafters	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29.	Joist to band joist or rim joist	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
30.	Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

ENGINEERING
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John A. Kudla
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610 10th ST. UNIT 'A' PASO ROBLES, CA.

PLAN PREPARED FOR:
SHELLY KENNEY
321 TRINIDAD STREET
MORRO BAY, CA 93442

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.K. Engineering and John Kudla is prohibited.

PROJECT NO. 15-07-13-17
FILE NAME DJK
DRAWN BY 07/13/18
DATE STRUCTURAL SP.DWG

SHEET TITLE:
FASTENING SCHEDULE (CBC-2016 TABLE2304.10.1)

SHEET NUMBER:
SSP-2

RECEIVED
SEP 20 2018
City of Morro Bay
Community Development Dept.

P:\dk_Documents\2018 plans\new_Drafts\ASSISTRUCTURAL SP.dwg Kudla Engineering 7/13/2018 10:35:42 AM

AGENDA NO: B-4

MEETING DATE: October 2, 2018

Staff Report

TO: **Planning Commissioners** **DATE: September 25, 2018**

FROM: **Cindy Jacinth, Senior Planner**

SUBJECT: 945 Embarcadero (House of Juju): Precise Plan Conditional Use Permit (#UP0-446) for renovation of existing restaurant at 945 Embarcadero (City lease site 96 and 96W) converting existing rear interior storage to accommodate new dining and bar area with 71sf addition. Project also includes public access improvements along the bayside (west) and north side of the building, and access improvements to the adjacent Anchor Park, repair of seawall and 5 pilings which support the existing wharf.

RECOMMENDATION:

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

Adopt Planning Commission Resolution 30-18 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated July 10, 2018 (Exhibit F).

APPLICANT/AGENT: Stan Van Buerden, Applicant / Cathy Novak Consulting, Agent

LEGAL DESCRIPTION/APN: City lease sites 96 and 96W / 066-352-054

PROJECT DESCRIPTION/SUMMARY: The Applicant is seeking Precise Plan Conditional Use Permit approval for renovation of the House of Juju restaurant (City lease site 96 and 96W), public access improvements, and sleeving of 5 existing pilings and non-structural gunny sack batter wall repairs. This project is located in the WF/PD/S.4 zoning district and in the Coastal Commission Original Jurisdiction.

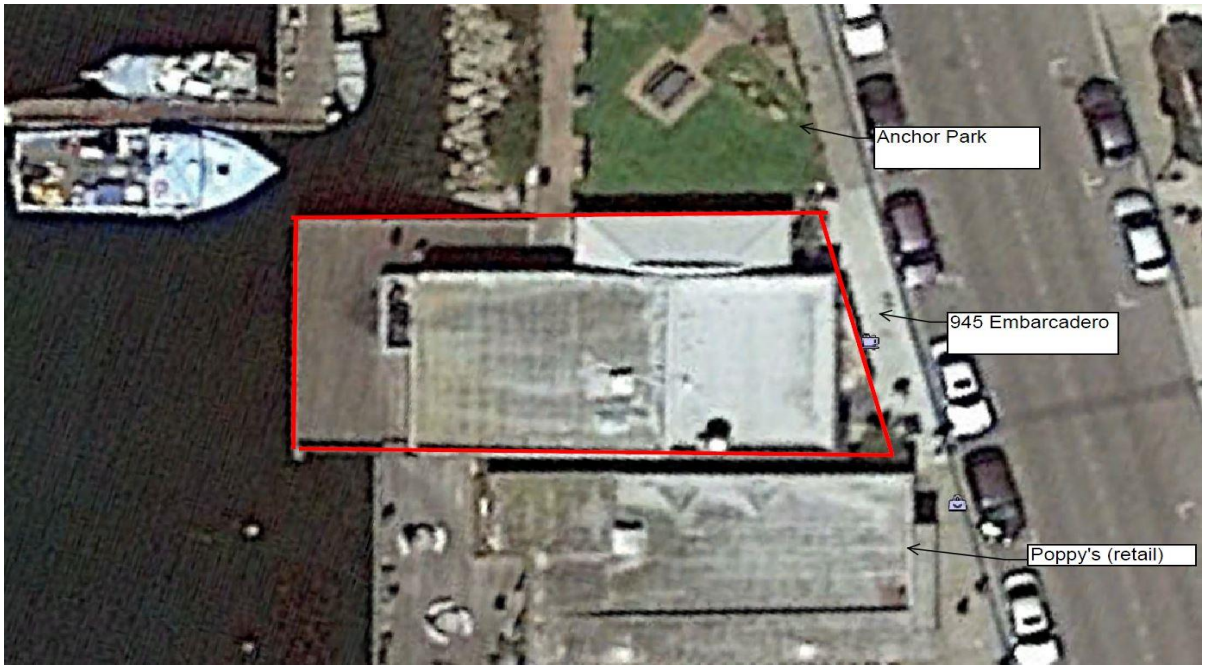
Specifically, the project proposes a remodel of the existing restaurant with additional seating to be added in the rear of the restaurant in an area currently used for storage. The amount of additional indoor dining area will be 296 square feet with a new indoor bar area of 139 square feet. The existing trash enclosure on the west side of the building is proposed to be relocated to the north side of the building by adding a 71 square foot addition to enclose the trash containers with a new roll-up door for trash

Prepared By:___CJ_____ Department Review: _____

access. Elevations page show the proposed addition and exterior materials to match with existing exterior finishes. No increase in height is proposed. (Exhibit F).

For public access improvements, the site plan shows a new public seating counter with windscreen is proposed as well as widening of the existing Harborwalk to 10 feet with angled connection north of the building to the adjacent Anchor Park. Coastal access signage is proposed which would state that seating is available for public use with no purchase necessary.

A coastal public access signage plan is shown on Plan sheet A1.2 with a proposed interpretive sign to be installed subject to coordination with the Historical Society and subject to review and approval by the Community Development Director (Planning condition 13).



General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Visitor-serving commercial uses
Base Zone District	WF, Waterfront Zoning district
Coastal Land Use Plan	Planning Area 6 - Bayfront
Zoning Overlay District	PD, Planned Development overlay (required to also obtain City Council approval of Concept Plan
Special Treatment Area	S.4
Combining District/Spec. Plan	N/A
Coastal Zone	Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit.
Parking Requirements for Restaurants (MBMC 17.44): Restaurant dining: 1 space/60 sf Outdoor dining (front): 1 space/120 sf	Current parking requirements based on existing uses present equals 9 spaces. Proposed project based on dining expansion would require 13 spaces. Applicant requests per City Council parking in-lieu Resolution 54-16 a waiver of in-lieu fees for the difference of the 4 required spaces. (Planning condition 12).
View Corridor Requirement	No view corridor requirement on single story (14ft) buildings on lease site width of less than 49 feet. Lease site is 41.43' wide.

CONCEPT PLAN REVIEW:

Under the Planned Development overlay requirements (MBMC 17.40.030), the project was reviewed by Planning Commission as Concept Plan review on September 5, 2017 and then by City Council on both October 10, 2017 and March 27, 2018. The City Council during its initial review continued the public hearing to request project changes to the proposed Harborwalk and Anchor Park improvements. Council direction was to delete proposed Anchor Park improvements in favor of reconstructing the Harborwalk in order to match the grade with the decking elevation of the lease site to the south, removing the small ramp structure and creating a smooth transition. As approved by Council, the applicant proposes to reconstruct the ten-foot wide Harborwalk, replacing the wood decking with fiberglass grating to match the existing decking elevation of the lease site to the south (95/95W). This is shown in the proposed south view simulation in Exhibit C.

The project description otherwise remains the same with the restaurant remodel,

outdoor screened public seating area, 71sf addition for trash enclosure, extension of Harborwalk to Anchor Park, and sleeving of existing wood pilings, and non-structural gunny sack batter wall seawall repairs.

PRECISE PLAN SUBMITTAL:

Precise plan applications are required to be submitted within one year of Concept Plan approval and for project locations within the Coastal Commission original jurisdiction typically after receipt of a coastal development permit (CDP) or CDP waiver. The project received a waiver (3-18-0323-W) from the Coastal Commission on July 12, 2018 (Exhibit D), The Precise Plan application submitted by the Applicant is consistent with the CDP Waiver approvals.

City Council resolution #14-18 included two new conditions (16 & 17) for the project (Exhibit D). The first added condition requires the outdoor trash containers to be noted on plans and designed to prevent wildlife disturbance. This is shown on the site plan sheet A1.1 (Exhibit F). The second condition requires the public access plans to include reference to the "Morro Bay Harborwalk" to denote the public lateral access area and is shown on plan sheet A1.2

Visual Simulations

As also shown to City Council during Concept Plan review, the Applicant has submitted visual simulations from two viewpoints both north and south (Exhibit D). Exterior finishes are included on this exhibit for the public access improvements including the stainless cable railing, wood/glass windscreen, and building façade. Elevations on the project plans (Exhibit E) show the proposed 71 square foot trash enclosure addition proposed with a flat roof. The cement siding, vinyl windows, and trim are proposed to match existing building character.

ENVIRONMENTAL:

As described in the Concept Plan staff reports, this project is subject to the requirements of the California Eelgrass Mitigation Policy (CEMP), administered by the National Marine Fisheries Service (NMFS) and has been conditioned accordingly. In addition, project construction BMP's have been added to minimize material containment, and require water area repair activities be monitored by a qualified biological monitor to ensure impacts to marine mammals are avoided. (Planning conditions 6-11).

The project is eligible for a categorical exemption under CEQA, Section 15301, Class 1d exempting existing facilities restoration or rehabilitation of deteriorated or damaged

structures to meet current standards of public health and safety. In addition, Section 15301, Class 1d also allows for exemptions in association with additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive. The project will not have an impact on an environmentally sensitive area based on the eelgrass planning survey submitted by Tenera Environmental dated November 24, 2015 and implementation of best management practices as conditioned by Planning conditions 6-11.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on September 21, 2018, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

The Precise Plan approval is the final discretionary hearing required for Conditional Use Permit approval. The proposed project would remodel an existing waterfront restaurant and provide new public access amenities to a City lease site property along a key visitor-serving waterfront area. The outdoor public seating would be available to the general public and the proposed project does not diminish or detract from existing public views of the water or of Morro Rock. The City Council has reviewed the project and accepted the Planning Commission's favorable recommendation with conditions. As proposed with the Precise Plan, the project is in substantial conformance with the Concept Plan approval as reviewed by both Planning Commission and the City Council.

The proposed project meets City goals in the Waterfront Master Plan and will add to the ambiance of the waterfront area. It is consistent with the City's General Plan and Local Coastal Program (LCP) and staff recommends approval.

EXHIBITS:

A – Planning Commission Resolution 30-18
B – Applicant's Project Description dated July 2018
C – Photo Simulations and Color and Materials
D – Concept Plan CUP Permit, 3-27-2018
E – CDP Waiver, #3-18-0323-W
F – Plans/ Reductions received July 10, 2018

Online links:
City Council staff report, March 27, 2018
http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/4566

City Council staff report, October 10, 2017
http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/4384

RESOLUTION NO. PC 30-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-446) FOR COMMERCIAL RESTAURANT REMODEL, IMPROVEMENTS TO PUBLIC ACCESS, AND REPAIR OF BATTERWALL AND 5 EXISTING PILINGS AT 945 EMBARCADERO, HOUSE OF JUJU

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on September 5, 2017, for the purpose of considering the Concept Plan approval of Conditional Use Permit #UP0-446 and adopted PC Resolution 23-17 to forward a favorable recommendation with conditions to the City Council for Concept Plan approval; and

WHEREAS, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on October 10, 2017 and March 27, 2018, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), and accepted the Planning Commission recommendation for approval of Concept Plan #UP0-446; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on October 2, 2018, for the purpose of considering a Precise Plan approval of Conditional Use Permit #UP0-446; and

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

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

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

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

California Environmental Quality Act (CEQA)

A. That for purposes of the California Environmental Quality Act, Case No. UP0-446 is categorically exempt under Class 1d, Section 15301 where under existing facilities restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety are allowed which the repair and rehabilitation of the 5 pilings and non-structural repairs to the gunny sack batter wall would qualify for an exemption. In addition, Section 15301, Class 1d which also under existing facilities allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive based on the eelgrass planning survey submitted by Tenera Environmental dated November 24, 2015 and implementation of best management practices as conditioned by Planning conditions 6-11. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the commercial remodel, public access improvements, and piling and wharf repairs, and non-structural repairs to gunny sack batter wall at 945 Embarcadero are permitted uses within the zoning district; the waiver of parking in lieu fees for four parking spaces triggered by the restaurant remodel per Council resolution 54-16; and said commercial structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed commercial remodel, public access improvements, and piling repairs and batter wall repairs will provide a visitor-serving opportunity which will provide additional benefit and improvements to an existing visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:

    a. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed development standards.

    b. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the

bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views. It preserves and enhances the views as seen around the building.

c. The project does not worsen or block more views, it does not block view corridors or intrude into pedestrian access areas. It takes advantage of outward views and characteristics of the topography in that the project proposes outdoor public seating on the bayside in addition to providing a minimum of 10 foot bayside lateral access.

d. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the amenities of the existing adjacent Anchor Park, will add an outdoor seating option which will maintain and enhance views of the bay.

e. The proposed project maintains the pedestrian orientation of the Embarcadero by maintaining existing commercial visitor-serving that does not increase height or create view impacts from the 71sf commercial addition and also in that the project will provide improved lateral public access to the water docks while assisting in the Harborwalk plan to continue public access along the waterfront that is consistent with the character of the existing development.

f. The project gives its occupants and the public some variety in materials and/or application in that the project, including the improved angled harborwalk leading from Anchor Park to the project lease site, and also retains building character.

g. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new public lateral access and outdoor seating counter will be accessible to the public and provides articulation that is consistent with the character of the existing development.

h. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the bayside lateral access is existing and will be enhanced by opening up the northwesterly entrance to make the lateral access more inviting to pedestrians. And is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

Architectural Consideration

A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

Section 2. Action. The Planning Commission does hereby approve Precise Plan Conditional Use Permit #UP0-446 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated September 25, 2018, for the project at 945 Embarcadero depicted on plans dated July 10, 2018, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-446, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director , upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees,

from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

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

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:
CONDITIONS TO BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. The Title sheet of the plans shall include:

    a. Street address, lot, block, track and Assessor Parcel Number.
    b. Description of use.
    c. Type of construction.
    d. Height of the building.
    e. Floor area of the building(s).
    f. Vicinity map.

    All construction will conform to the 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 California Green Code (CGBC), and Accessibility Standards where applicable and all City codes as they apply to this project.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

1. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

5. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

6. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

CONDITIONS TO BE MET DURING CONSTRUCTION

7. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

BUILDING DIVISION:

8. Prior to building division final approval all required inspections from the other various divisions must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

Fire Department Conditions:

1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic Fire Sprinklers: Pursuant to Morro Bay Municipal Code, Section 14.08.090, all new buildings (An approved automatic sprinkler system shall be provided for this project in accordance with NFPA 13. Please submit plans and specification sheets to the Building Department for review and approval.

3. Fire Protection Equipment-Standpipes. Marinas and boatyards shall be equipped throughout with standpipe systems, in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the marina pier or float system exceeds 150 feet from a standpipe hose connection. (CFC 4504.2)

4. Electrical service panel locations and labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident (CFC605.3.1). Applicant shall provide locations of interior and exterior electrical service panels and provide approved labeling.

5. Knox Key Box. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. (CFC 506.1).

Public Works Conditions:

The following Public Works conditions shall be satisfied with the Building Plan submittal:

1. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired if necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. If a new lateral is being

proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.

2. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070). Indicate and label on plan

3. Erosion and Sediment Control Plan: Provide a standard erosion and sediment control plan per MBMC Chapter 14.48: The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

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

5. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.

Add the following Items/Notes to the Plans:

6. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

7. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The encroachment permit shall be issued concurrently with the building permit.

Planning Conditions:

1. A Coastal Development Permit or waiver, shall be submitted to the Community Development Department prior to issuance of a building permit.

2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final

inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

3. Landscaping: A landscaping plan shall be submitted for review and approval with the Precise Plan submittal.

4. Public Access Closure: The public access closure shall be limited to no more than 45 days. Any extension of public access closure beyond 45 days shall be subject to review and approval by the Community Development Director.

5. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife), or submit documentation that such permits are not required.

6. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014

7. A Marine Wildlife Contingency Plan shall be developed and approved by the City of Morro Bay prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project

if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

8. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
    a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
    b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
    c. Barrel Absorbent Pads
    d. Container Absorbent Granules
    e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
    f. The work area shall be contained within a boom to prevent debris from falling into the water.
    g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
    h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
    i. No equipment shall be permitted to enter the water with any petroleum products.
    j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
    k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
    l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving

activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).

10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.

11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.

12. The proposed restaurant remodel established a requirement of 13 parking spaces with 9 spaces provided as historic credit. Pursuant to the provisions of City Council resolution 54-16 dated June 28, 2016, the amount of the remaining four required parking spaces shall be calculated as free for the first four parking spaces with no payment due. If Council parking in-lieu resolution has expired as of building permit approval, then parking in-lieu fees shall be calculated according to fees in place as of the time of City Council Concept Conditional Use Permit approval.

13. An interpretive sign with content relating to the historical nature of Morro Bay shall be submitted for review and approval by the Community Development Director and shall be installed along the Harborwalk lateral access prior to final occupancy of the building permit.

Planning Commission conditions

14. The Harborwalk decking shall be raised to match elevation and provide a smooth transition to the lease site to the south without need for a ramp or additional transition material.

15. Applicant shall obtain an encroachment permit for off-site improvements, including landscaping, installed in the adjacent Anchor Park or as otherwise determined applicable by the Public Works Director.

City Council conditions:

16. Outdoor trash containers shall be designed to prevent wildlife from removing trash and shall be regularly maintained and emptied. This design shall be included on

plans submitted with the Precise Plan CUP. Trash can shall be located to the south of the public counter seating area and near the building and shall not encroach into the required 10 foot public bayside lateral access.

17. Public coastal access signs shall be designed to include Morro Bay Harborwalk instead of identifying business name. Revised sign plan shall be included with the Precise Plan CUP.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 2nd day of October, 2018, on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 2nd day of October, 2018.

Project description – 945 Embarcadero Road, Morro Bay

July 2018 – Revised

Precise Plan

RECEIVED
JUL 10 2018
City of Morro Bay
Community Development Dept.

Setting

The project site, 945 Embarcadero Road (Lease sites #96 & #96W), is approximately 3,407 sq. ft. (land lease is approximately 2,067 sq. ft. and water lease is approximately 1,340 sq. ft.). The property is located on the western side of Embarcadero Road and adjacent to the Harbor Center on the south and Anchor Park (city park) on the north. It is zoned WF/H (PD/S.4). The site currently has a one story building (House of Ju Ju), the Harborwalk and a wharf.

Project Description

Summary: This site has an existing restaurant, outdoor dining and a wharf that is the Harborwalk. The water lease beyond the wharf area was transferred to the adjacent leaseholder a couple of years ago since it was not feasible to construct floating docks at this site. Since the site is very small, there isn't much available to this tenant for proposing major improvements so, the proposed project incorporates new amenities and other public benefits to the city owned park.

The existing restaurant has all the dining area on the Embarcadero and north side of the building. From the onset of obtaining this lease site it had been contemplated to remodel the rear area, adjacent to the bayside, of the building to add additional dining space. The proposed plan includes a remodel of the interior space to accommodate a new bar and additional restaurant seating area.

In addition, the existing trash enclosure is located on the wharf/Harborwalk and is exposed to the general public. The proposed plan will remove this trash enclosure area and add approximately 71 sq. ft. of building along the northern side to completely enclose the trash/recycling containers from view. With this wharf area clear, the project as proposed will add an outdoor patio with counter top seating and a windscreen for protection. The patio will be accessed from both the Harborwalk and the restaurant. This area will be open to the general public and will have the appropriate signage indicating that there is no purchase necessary to utilize the area.

The existing Harborwalk/sidewalk through Anchor Park, along the bayside, is approximately 5 feet wide at the northwest corner of the existing building. The project as proposed will construct a new triangular section adding area to this confined intersection between the existing building and the park. This added area will also allow the applicant to construct the new trash enclosure on the north side of the building. The project as proposed has purposely kept the triangular section to

this configuration to avoid impacts to the eelgrass located in close proximity at the end of the wharf and habitat along the northern side of the wharf. The proposed walkway addition will avoid the eelgrass area by constructing the accessway almost entirely over the existing rock rip rap.

In addition, the existing wharf is wood and is proposed for removal and replaced with the fiberglass grating material that allows for light penetration.

The site has additionally undergone a wharf and piling inspection in January 2017. The report identifies piling and gunny sack batter wall cosmetic repair that will need to be done. Note: the gunny sack batter wall is a non-structural wall and is there only for erosion protection. As such, the project as proposed will incorporate the repair work identified in the plans. Last, there are five pilings proposed to be sleeved and the steel beam underneath the wharf will cleaned, repaired and an epoxy coating applied for cosmetic and long term structural protection.

Site & Project Characteristics:

Lot coverage: The maximum lot coverage is 70%, 2,385 sq. ft. The proposed lot coverage is 65%, 2,201 sq. ft.

Building Height: The existing building is 14 feet (flat roof) and there will be no increase in height with the new trash enclosure area.

Setbacks: There are no design modifications that will require any changes to the existing setbacks.

Parking: A total of 4 new parking spaces or in-lieu is required. The Council approved the applicant's request for an in-lieu waiver (Council resolution 54-16) for the 4 spaces.

Aesthetics: This project will not obstruct a protected view. There is lateral and vertical access to the bay on-site and no changes are proposed.

Landscaping Plan: There is no landscaping planned so, no plan is required.

Lighting: Minimum lighting will be provided and it will comply with City regulations relative to direction, intensity and shielding. All new lighting will be cutoff style and directed downward. Further lighting information can be found on Sheet A-1.2.

PROJECT DATA	Existing	Proposed
LAND LEASE	2,067 sq. ft	2,067 sq. ft
WATER LEASE	1,340 sq. ft.	1,340 sq. ft.
TOTAL LAND & WATER LEASE	3,407 sq. ft.	3,407 sq. ft.

OUTDOOR DINING – NEW PUBLIC		140 sq. ft.
OUTDOOR DINING – EXISTING (FRONT)	139 sq. ft.	139 sq. ft.
EXISTING BUILDING	2,130 sq. ft.	
PROPOSED ADDITION – TRASH ENCL.		71 sq. ft.
INDOOR DINING - EXISTING	500 sq. ft.	500 sq. ft.
INDOOR DINING WITH BAR		296 sq. ft.
PROPOSED BAR/EMPLOYEE AREA		139 sq. ft.
EXISTING KITCHEN/STORAGE	1,195 sq. ft.	1,195 sq. ft.
PROPOSED TOTAL BUILDING:		2,201 sq. ft.
PARKING	9	13

Signage: To provide adequate signage indicating the area is open to the public, "Coastal Access Signs": Signs will be mounted at north end of the building. An existing coastal access sign is located at the southern entrance so no additional sign is proposed in that location.

"Interpretative signage": One new interpretative sign will be installed on the north side of the Harborwalk near the new triangle addition.

"General public signage": Signs indicating that the patio area is open for the general public use with no purchase necessary will be installed at the entrance to the patio from the Harborwalk side.

These signs are consistent with several previously approved projects on the Embarcadero by the City and CA Coastal Commission.

Windscreen: The proposed windscreen on the bay side of the outdoor dining area will have material that will be frosted, partially frosted or another visually permeable barrier design in order to minimize bird strikes.

Public viewing bench: A public viewing bench at the northwest corner of the Harborwalk has been approved with the Concept Plan.

Public trash/recycling containers: Per Council approvals, a trash and recycling container is located on the Harborwalk south of the public patio area. The containers are designed to prevent wildlife from removing trash and shall be regularly maintained. See graphic on Sheet A1.1.

Permitting Requirements:

The site is located within the WF/H (PD/S.4) zoned area. A bayside lateral access, restaurant and patio area are acceptable uses however, requires a Conditional Use Permit from the City. The project site is within the CA Coastal Commission original

jurisdiction and a Coastal Development Permit from the CA Coastal Commission is needed. Furthermore, a Planned Development (PD) Overlay and S.4 zone has been applied to the site. Since the site is on public lands, a precise plan approval is required. Other permits may include Army Corps of Engineers and Regional Water Quality Control Board.

Project construction work and timing:

The construction work for the new trash enclosure area, patio, sidewalk, and Harborwalk extension may require a temporary closure of the Harborwalk and wharf area for approximately six to eight weeks while the construction work is going on. If this is the case, an unobtrusive fence or equivalent measure will delineate the construction areas with signage to redirect the public. The alternative route for the public pedestrian access will be to redirect the foot traffic to the Embarcadero and then access will be provided down the middle of the Harbor Center building or down Harbor Street to the waterside.

Eelgrass & Future eelgrass surveys:

As indicated in the eelgrass Survey report by Tenera, November 24, 2015, there was eelgrass located off the west side of the wharf near the project construction area. A follow up survey has not been conducted because the proposed project was modified after the original Harborwalk addition design by eliminating a section in order to avoid the eelgrass area.

Therefore, the proposed work should not have an effect on the identified eelgrass patches to the west because of the distance from the proposed work. The project as proposed will conduct a pre-construction survey to determine if there is any new eelgrass present within the construction area. If no eelgrass is present, then the project would not provide any post-construction surveys. If eelgrass is present within the construction area and cannot be avoided, it is proposed that a post-construction survey will be required to assess any impacts and provide a mitigation plan prepared by a qualified biologist.

Project construction BMP's: The project BMP's are noted on the plans.







Painted Cement Siding



White Vinyl Windows/Trim



Painted Metal Roll-up Door



Stainless Cable Railing



Wood/Glass Windscreen



Metal Roofing (Existing)





945 EMBARCADERO MORRO BAY, CA

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

March 28, 2018

Stan Van Buerden
PO Box 1027
Morro Bay, CA 93443

SUBJECT: Case No.: UP0-446 Concept

SITE: 945 EMBARCADERO ROAD, LEASE SITES 96, 96W

Dear Mr. Van Buerden,

At its regular meeting on March 27, 2018, the City of Morro Bay City Council conditionally approved your request (Resolution 14-18) for a Concept Conditional Use Permit #UP0-446 to convert existing rear interior storage to accommodate a dining expansion of the existing House of Juju restaurant, a commercial addition of 71 square feet, coastal public access improvements, as well as repairs of 5 existing pilings and wharf/revetment repairs. The attached CUP includes the complete project description.

This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.***

Note this approval is a concept plan approval. Precise plan permit approval of the CUP is required within one year of the date of this approval pursuant to MBMC 17.40.030.H1. Because your project is within the original jurisdiction of the California Coastal Commission, you will also be required to obtain a Coastal Development Permit prior to precise plan approval and building permit application. An unsigned resolution with language approved by the City Council is attached. A copy of the signed resolution approving your project is forthcoming.

If you have any questions, please let me know at 772-6577.

Sincerely,

Scot Graham
Community Development Director

By: Cindy Jacinth
Cindy Jacinth, Senior Planner

enc: Permit, Findings, Conditions of Approval, and Acceptance of Conditions Form

e-copy: Cathy Novak Consulting

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

CONDITIONAL USE PERMIT

CASE NO: #UP0-446 (Concept)

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 945 EMBARCADERO ROAD, LEASE SITES 96, 96W. APN #066-352-054

APPLICANT: Stan Van Buerden

APN/LEGAL: #066-352-054

DATE APPROVED: March 27, 2018 APPROVED BY: City Council (Resolution 14-18)

CEQA DETERMINATION: Categorically Exempt, Section 15301, Class 1d for existing facilities.

DESCRIPTION OF APPROVAL: Convert existing rear interior storage to accommodate a dining expansion of the existing House of Juju restaurant by a total of 435 square feet (296sf dining/bar and 139sf proposed bar/employee area). The project also proposes (i) a commercial addition of 71sf to accommodate a relocated trash enclosure area on the north side of the building, (ii) public access improvements along the northwest and west side of the building, including a triangular extension of the lateral access walkway from Anchor Park, (iii) replacement of existing wood decking with fiberglass grating, (iv) repair of 5 existing pilings and (v) non-structural repairs to gunny sack batter wall.

THIS APPROVAL IS BASED UPON THE ATTACHED FINDINGS AND IS VALID ONLY IF CONDITIONS (ATTACHED) ARE MET AND ONLY AFTER THE APPLICABLE APPEAL PERIOD. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

☒ **YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION. CONDITIONAL USE PERMITS APPROVED BY CITY COUNCIL ARE FINAL AS OF DATE OF APPROVAL. THIS PROPERTY IS LOCATED WITHIN THE ORIGINAL JURISDICTION OF THE CALIFORNIA COASTAL COMMISSION, WHICH RETAINS AUTHORITY FOR ISSUANCE OF COASTAL DEVELOPMENT PERMITS AND RELATED COMPLIANCE REVIEW.**

☐ **YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION:** THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste.300, Santa Cruz, CA 95060, 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Dept, 772-6261.

ATTEST: Cindy Jacinth DATE: 3-28-2018

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

NOTICE OF EXEMPTION

TO: ☒ San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

☐ Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Morro Bay
Community Development Department
955 Shasta Avenue
Morro Bay, CA 93442

Project Title: House of Juju Commercial Remodel and Public Access Improvements/Piling Repairs

Project Location - Specific: 945 Embarcadero., Morro Bay, CA 93442 (APN 066-352-054)

Project Location - City: MORRO BAY County: SAN LUIS OBISPO

Description of Project: Conditional Use Permit (Concept UP0-446) for conversion of existing rear interior storage to accommodate a dining expansion of existing restaurant by a total of 435 square feet. Project proposes (i) 71sf commercial addition for relocated trash enclosure area, (ii) public access improvements along the northwest and west side of the building, including a triangular extension of the lateral access walkway from Anchor Park, (iii) replacement of existing wood decking with fiberglass grating, (iv) repair of 5 existing pilings and (v) non-structural repairs to gunny sack batter wall.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442, CONTACT:cjacinth@morrobayca.gov , CINDY JACINTH, 805-772-6577

Name of Person or Agency Carrying Out Project: Stan Van Buerden,PO Box 1027., Morro Bay, CA 93343, stan.hofbraumb@gmail.com

Exempt Status: (Check One)

Reasons why project is exempt: Existing facilities involving rehabilitation/ repair and maintenance of 5 existing pilings & batter wall repairs as well as 71sf commercial addition to existing restaurant.

☐ Ministerial (Sec. 21080(b)(1); 15268);

☒ Categorical Exemption:
Type and Section Number:15301, Class 1(d)

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)

☐ Statuary Exemption Code No.

Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Cindy Jacinth, Senior Planner Phone: 805-772-6577 cjacinth@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☒ No

Certification: I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: Cindy Jacinth Title: Senior Planner Date: 3/28/2018

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. #UP0-446 – CONCEPT PLAN

SITE LOCATION: 945 EMBARCADERO ROAD, LEASE SITES 96, 96W.
APN #066-352-054

APPLICANT NAME: Stan Van Buerden

APPROVAL BODY:
- ☐ Public Services Director
- ☐ Zoning Administrator
- ☐ Planning Commission
- ☒ City Council

DATE OF ACTION: 3-27-2018

I, _____ the undersigned, have read and
(*APPLICANT'S NAME - PLEASE PRINT*)

reviewed the conditions of approval imposed by the Approval Body in its action

approving Case Number: UP0-446

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

_____ _____
APPLICANT'S SIGNATURE DATE:

RESOLUTION NO. 14-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA APPROVING CONCEPT PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-446) FOR COMMERCIAL RESTAURANT REMODEL, IMPROVEMENTS TO PUBLIC ACCESS, AND REPAIR OF 5 EXISTING PILINGS AND BATTER WALL AT 945 EMBARCADERO, ALSO KNOWN AS HOUSE OF JUJU 945 EMBARCADERO (CITY LEASE SITE 96 AND 96W).

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on September 5, 2017, for the purpose of considering a Concept Plan approval of Conditional Use Permit #UP0-446 ("the Project"); and

WHEREAS, the City's City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on October 10, 2017, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), for the purpose of considering the Project for 945 Embarcadero, also known as the House of Juju, in an area within the original jurisdiction of the California Coastal Commission; and

WHEREAS, the City's City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on March 27, 2018, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), for the purpose of considering the Project for 945 Embarcadero (City lease site 96 and 96W), also known as the House of Juju, in an area within the original jurisdiction of the California Coastal Commission; and

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

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

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

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

California Environmental Quality Act (CEQA)

A. That for purposes of the California Environmental Quality Act, Case No. UP0-446 is categorically exempt under Class 1d, Section 15301 where under existing facilities restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety are allowed which the repair and rehabilitation of the 5 pilings and non-structural repairs to the gunny sack batter wall would qualify for an exemption. In addition, Section 15301, Class 1d which also under existing facilities allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive based on the eelgrass planning survey submitted by Tenera Environmental dated November 24, 2015 and implementation of best management practices as conditioned by Planning conditions 7-11. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the commercial remodel, public access improvements, and piling and wharf repairs, and non-structural repairs to gunny sack batter wall at 945 Embarcadero are permitted uses within the zoning district; the waiver of parking in lieu fees for four parking spaces triggered by the restaurant remodel per Council resolution 54-16; and said commercial structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed commercial remodel, public access improvements, and piling repairs and batter wall repairs will provide a visitor-serving opportunity which will provide additional benefit and improvements to an existing visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:

1. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed development standards.

2. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the bayside lateral access is improved to allow for easier pedestrian access,

enjoyment and better bay views. It preserves and enhances the views as seen around the building.

3. The project does not worsen or block more views, it does not block view corridors or intrude into pedestrian access areas. It takes advantage of outward views and characteristics of the topography in that the project proposes outdoor public seating on the bayside in addition to providing a minimum of 10 foot bayside lateral access.

4. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the amenities of the existing adjacent Anchor Park, will add an outdoor seating option which will maintain and enhance views of the bay.

5. The proposed project maintains the pedestrian orientation of the Embarcadero by maintaining existing commercial visitor-serving that does not increase height or create view impacts from the 71sf commercial addition and also in that the project will provide improved lateral public access to the water docks while assisting in the Harborwalk plan to continue public access along the waterfront that is consistent with the character of the existing development.

6. The project gives its occupants and the public some variety in materials and/or application in that the project, including the improved angled harborwalk leading from Anchor Park to the project lease site, and also retains building character.

7. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new public lateral access and outdoor seating counter will be accessible to the public and provides articulation that is consistent with the character of the existing development.

8. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the bayside lateral access is existing and will be enhanced by opening up the northwesterly entrance to make the lateral access more inviting to pedestrians. And is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

Architectural Consideration

A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open

areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

Section 2. Action. The City Council does hereby approve Concept Conditional Use Permit #UP0-446 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 14 2018, for the project at 945 Embarcadero depicted on plans dated February 4, 2018, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-446, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director , upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result

of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

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

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

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

Fire Department Conditions:

1. Fire Sprinkler Coverage. Sprinkler coverage shall be extended to include the following areas, in accordance with Morro Bay Municipal Code, Sections 14.08.090 (L) (2), 14.08.090 (N), 14.52.060, CFC 3604, NFPA 13 and NFPA 303:
   a. Applicant shall provide sprinkler coverage beneath the existing public access deck.
   b. Applicant shall extend sprinkler coverage for protection of proposed new dining area, new bar area, and new trash enclosure.
   c. Applicant shall submit plans for required automatic fire sprinkler system protection to Morro Bay Community Development Department for review.

Public Works Conditions:

The following Public Works conditions shall be satisfied with the Building Plan submittal:

1. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired if necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.

2. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070). Indicate and label on plan

3. Erosion and Sediment Control Plan: Provide a standard erosion and sediment control plan per MBMC Chapter 14.48: The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

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

5. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.

Add the following Items/Notes to the Plans:

6. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

7. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.

2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

3. Landscaping: A landscaping plan shall be submitted for review and approval with the Precise Plan submittal.

4. Public Access Closure: The public access closure shall be limited to no more than 45 days. Any extension of public access closure beyond 45 days shall be subject to review and approval by the Community Development Director.

5. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife), or submit documentation that such permits are not required.

6. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014

7. A Marine Wildlife Contingency Plan shall be developed and approved by the City of Morro Bay prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and

reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

8. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
   a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
   b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
   c. Barrel Absorbent Pads
   d. Container Absorbent Granules
   e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
   f. The work area shall be contained within a boom to prevent debris from falling into the water.
   g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
   h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
   i. No equipment shall be permitted to enter the water with any petroleum products.
   j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
   k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.

l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).

10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.

11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.

12. The proposed restaurant remodel established a requirement of 13 parking spaces with 9 spaces provided as historic credit. Pursuant to the provisions of City Council resolution 54-16 dated June 28, 2016, the amount of the remaining four required parking spaces shall be calculated as free for the first four parking spaces. If Council parking in-lieu resolution has expired as of building permit approval, then parking in-lieu fees shall be calculated according to fees in place as of the time of City Council Concept Conditional Use Permit approval. Said parking in-lieu fee shall be paid prior to issuance of a building permit.

Planning Commission conditions:

13. The Harborwalk decking shall be raised to match elevation and provide a smooth transition to the lease site to the south without need for a ramp or additional transition material.

14. Applicant shall obtain an encroachment permit for off-site improvements, including landscaping, installed in the adjacent Anchor Park or as otherwise determined applicable by the Public Works Director.

City Council conditions:

15. Outdoor trash containers shall be designed to prevent wildlife from removing trash and shall be regularly maintained and emptied. This design shall be included on plans submitted with the Precise Plan CUP. Trash can shall be located to the south of the public counter seating area and near the building and shall not encroach into the required 10-foot public bayside lateral access.

16. Public coastal access signs shall be designed to include Morro Bay Harborwalk instead of identifying business name. Revised sign plan shall be included with the Precise Plan CUP.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 27th day of March, 2018, on the following vote:

AYES:	Irons, Davis, Headding, Makowetski, McPherson
NOES:	None
ABSENT:	None
ABSTAIN:	None

Jamie L. Irons
JAMIE L. IRONS, Mayor

ATTEST

Dana Swanson
DANA SWANSON, City Clerk

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY
EDMUND G. BROWN, JR., *GOVERNOR*

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CALIFORNIA 95060-4508
PH (831) 427-4863 FAX (831) 427-4877
WWW.COASTAL.CA.GOV

NOTICE OF PERMIT WAIVER EFFECTIVENESS

July 13, 2018

To: Stan Van Beurden

From: Susan Craig, District Manager
Sarah Carvill, Coastal Program Analyst

Subject: **Coastal Development Permit (CDP) Waiver 3-18-0323-W**

Please note that CDP Waiver 3-18-0323-W was reported to the California Coastal Commission on July 12, 2018 and became effective as of that date. CDP Waiver 3-18-0323-W allows for:

> Remodel of the interior of an existing restaurant (House of Ju Ju); relocation of an existing trash enclosure from the western (i.e., bay-fronting) side of the building to the northern side of the building and replacement with a screened public seating counter overlooking the bay; widening of the existing Harborwalk on the northern side of the building from five feet to ten feet in width; minor repairs to existing trusses; sealing of the existing bulkhead covering; repairs to and sleeving of five existing wooden piles; all at 945 Embarcadero (Lease Sites 96 and 96W) in the City of Morro Bay, San Luis Obispo County.

Please be advised that CDP Waiver 3-18-0323-W only authorizes the development as proposed and described in the Commission's files; any changes to the proposed and described project may require a CDP to account for the changes or a CDP for the entire project. If you have any questions, please contact Sarah Carvill in the Central Coast District Office at the address and phone number above.

Sincerely,

John Ainsworth
Executive Director

Susan Craig
Central Coast District Manager

cc: File

PROJECT INFO.

ADDRESS: 945 EMBARCADERO MORRO BAY, CA
LEASE SITE: 96 / 96W

LEASE HOLDER:

STAN VAN BEURDEN
945 EMBARCADERO
MORRO BAY, CA 93442
93403

ZONING:
WF/PD/(S.4) H–HARBOR

FRONT SETBACK: 5' AVERAGE

SIDEYARD SETBACKS: 0'

ALLOWED ROOF HEIGHT:
14' ABOVE A.N.G. w/ FLAT ROOF

PROPOSED ROOF HEIGHT:
14'–0". w/ FLAT ROOF

AREAS:

LOT AREA: (TOTAL)		3,407 SQ. FT.
LAND LEASE AREA:		2,067 SQ. FT.
WATER LEASE AREA:		1,340 SQ. FT.
MAX. ALLOWABLE COVERAGE:	70%	2,385 SQ. FT.
PROPOSED LOT COVERAGE:	65%	2,201 SQ. FT.
PROPOSED ADDITION TO BLDG' FOOTPRINT:		71 SQ. FT.
PROPOSED TRASH ENCLOSURE:		71 SQ. FT.
EXISTING DINING ROOM AREA:		500 SQ. FT.
PROPOSED ADDITIONAL DINING ROOM/BAR:		296 SQ. FT.
PROPOSED BAR / EMPLOYEE AREA:		139 SQ. FT.
EXISTING KITCHEN / STORAGE:		1,195 SQ. FT.
		2,201 SQ. FT.
PROPOSED OUTSIDE WINDSCREEN AREA:		140 SQ. FT.
EXISTING OUTSIDE DINING:		139 SQ. FT.

EXISTING OCCPANCY AREAS:

RESTAURANT:	2,130 SQ. FT.
OPEN TRASH AREA:	50 SQ. FT.
OUTSIDE DINING (FRONT):	139 SQ. FT.

PROPOSED OCCPANCY AREAS:

RESTAURANT:	2,130 SQ. FT.
ENCLOSED TRASH AREA:	71 SQ. FT.
OUTSIDE DINING (REAR):	140 SQ. FT.
OUTSIDE DINING (FRONT):	139 SQ. FT.

OCCUPANCIES:

A2 - TYPE V, SPRINKLED

UNCON. TBLS. & CHAIRS 15/NET	796 SQ. FT. = 53.07 OCC.
BUSINESS AREA: 100/GROSS	115 SQ. FT. = 1.15 OCC.
KITCHEN AREA: 200/GROSS	1,080 SQ. FT. = 5.4 OCC.
	= 60 OCCUPANTS

MIN. (2) 36" WIDE EXITS REQ'D

EXISTING PARKING REQUIREMENTS:

RESTAURANT DINING:	500 SQ. FT.	1/60 S.F.	8.33 SPACES
OUTDOOR SEATING	139 SQ. FT – 125 = 14 S.F.		
	14 SQ. FT.	1/120 S.F.	0.12 SPACES
			8.5 SPACES
		TOTAL:	9 SPACES

PROPOSED PARKING REQUIREMENTS:

RESTAURANT DINING:	780 SQ. FT.	1/60 S.F.	13.27 SPACES
(LESS EMPLOYEE AREA AT BAR, ACCESS AREAS AT REAR DOOR AND RAMP)			
OUTDOOR SEATING	(PUBLIC SEATING)		0 SPACES
			13.27 SPACES
		TOTAL:	13 SPACES

13 SPACES REQUIRED 9 SPACES PROVIDED
WAIVER FOR 4 ADDITIONAL REQ'D SPACES
CITY OF M.B. RESOLUTION 54–16

PROJECT DESC.

THIS PROJECT INVOLVES REMODELING AN EXISTING AREA OF THE RESTAURANT INTO DINING SPACE AT THE WEST SIDE OF THE BUILDING, ADD OUTSIDE PUBLIC SEATING TO THE WEST SIDE OF THE SITE, AND MODIFY THE WHARF AREA TO CREATE AN ACCESSIBLE HARBORWALK AND REPAIR THE PILINGS AND COSMETICALLY REPAIR THE GUNNY SACK BATTER WALL ON THE WEST SIDE OF THE SITE.

PUBLIC WORKS NOTES

NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS DEPARTMENT LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

ANY DAMAGE TO CITY FACILITIES, i.e. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.

DUE TO MANDATORY WATER CONSERVATION REQUIREMENTS AND STORMWATER REQUIREMENTS NO PRESSURE WASHING IS ALLOWED UNLESS IT IS DIRECTLY DUE TO PROFESSIONAL PREPARATION OF EXTERIOR PAINTING OF PROPERTY. NO DISCHARGE OF NON STORMWATER IS ALLOWED INTO THE MUNICIPAL STORM DRAIN SYSTEM AND CONTRACTOR MUST PROVIDE MEASURES TO PREVENT ANY DISCHARGE FROM ENTERING THE STORMWATER SYSTEM.

FIRE DEPARTMENT NOTES

FIRE SPRINKLER COVERAGE SHALL BE EXTENDED TO INCLUDE THE FOLLOWING AREAS, IN ACCORDANCE WITH MORRO BAY MUNICIPLE CODE, SECTIONS 14.08.090 (L) (2), 14.08.090 (N), 14.52.060, CFC 3604, NFPA 13 AND NFPA 303:

A. APPLICANT SHALL PROVIDE SPRINKLER COVERAGE BENEATH THE EXISTING PUBLIC ACCESS DECK.

B. APPLICANT SHALL EXTEND SPRINKLER COVERAGE FOR PROTECTION OF PROPOSED NEW DINING AREA, NEW BAR AREA, AND NEW TRASH ENCLOSURE.

APPLICANT SHALL SUBMIT PLANS FOR REQUIRED AUTOMATIC FIRE SPRINKLER SYSTEM PROTECTION TO MORRO BAY COMMUNITY DEVELOPMENT DIVISION FOR REVIEW.

CITY OWNED DOCKS

CITY OWNED PARK

28'-0"
23'-0 3/4"
4'-11 1/4"
REVETMENT
NEW RAILING TO MATCH
LEASE SITE TO SOUTH
EXISTING RAILING TO BE REMOVED
NEW PORTION OF GRATING DECK
NEW PUBLIC ACCESSWAY
EXIST'G SIDEWALK
50.00'
POSSIBLE HABITAT FOR EELGRASS PER TENERA ENVIRO. REPORT 11/24/15
13'-2"
9'-7 1/2"
3'-10 1/4"
5'-9 1/4"
NEW VIEWING BENCH
NEW LIGHTS TO BE DARK SKY COMPLIANT, TYP.
SIGN READING "SEATING AVAILABLE FOR PUBLIC USE. NO PURCHASE NECESSARY."
EXISTING STEEL BEAMS BELOW WHARF TO BE PREPPED/REPAIRED AND PAINTED IN PLACE
EELGRASS LOCATION PER TERRA ENVIRO. REPORT 11/24/15
10' MIN.
EXISTING RAILING TO BE REMOVED
NEW INTERPRETIVE SIGN
NEW COASTAL ACCESS SIGN
14'-0 1/2"
46.41'
NEW 4" HIGH CONC CURB & STRIP DRAIN ALONG EDGE OF EXISTING CONCRETE DRAIN TO EMBARCADERO, SAWCUT EXISTING SIDEWALK TO INSTALL
EXIST'G CONCRETE SIDEWALK TO REMAIN
41.45'
PROPOSED FLAT ROOF
PROPOSED TRASH ROOM ADDITION
9'-0"
TRASH
EXISTING METAL ROOF TO REMAIN
ADA ENTRY
5'-0"
EXISTING PARAPET
EXISTING PUBLIC ACCESS DECK AREA
EXISTING WOOD DECKING TO BE REPLACED WITH FIBERGLASS GRATING
NEW WINDSCREEN w/ BIRD STRIKE DECALS
NEW PUBLIC SEATING COUNTER
EX. TRASH AREA TO BE REMOVED
40.00'
30'-5"
SHADED AREA INDICATES LOCATION OF PROPOSED WORK TO BE DONE
EXISTING FLAT ROOF TO REMAIN
EXISTING ROOFTOP KITCHEN EQUIPMENT
EXISTING PARAPET
10'-0" MIN.
6'-9 1/4"
10'-0"
SIGN READING "SEATING AVAILABLE FOR PUBLIC USE. NO PURCHASE NECESSARY."
RECYCL
TRASH
NEW DECK TO CONNECT FLUSH WITH ADJACENT LEASE SITE
EXISTING OUTSIDE DINING TO REMAIN
GAS
WTR.
GATE
STEP
TEL.
ELEC.
HARBORWALK CONNECTION TO ADJACENT LEASE SITE
EXISTING PILES TO BE SLEEVED WITH STEEL OR REPAIRED WITH JACKET EPOXY SYSTEM
8'-0" APPROX.
PER CALIF. COASTAL COMMISSION APPROVAL
NEIGHBORING STRUCTURE

EXTERIOR LIGHTING:

PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

A. THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES (INCLUDING CATALOG SHEETS FOR EACH FIXTURE) SHALL BE ILLUSTRATED.

B. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF–SITE GLARE IS PREVENTED.

C. ALL LIGHTING SHALL BE CUTOFF STYLE FIXTURES THAT ARE DIRECTED DOWNWARD TO PREVENT GLARE ON ADJACENT AND SURROUNDING AREAS (i.e., MORRO BAY, SANDSPIT), AND SHALL BE LIMITED TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDED FOR PUBLIC SAFETY.

D. LIGHTS SHALL HAVE SOLID SIDES AND RELECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

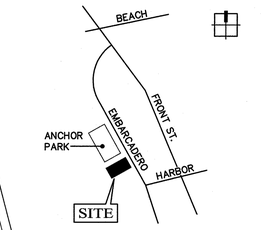
WINDSCREEN & WINDOW BIRD STRIKE PROTECTION:

ALL EXISTING AND NEWLY INSTALLED WINDOWS SHALL BE FROSTED, PARTIALLY–FROSTED, OR OTHERWISE TREATED WITH VISUALLY PERMEABLE BARRIERS THAT ARE DESIGNED TO PREVENT BIRD STRIKES.

SITE PLAN

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

VICINITY MAP



SHEET INDEX

A1.1 SITE PLAN / PROJECT INFO.
A1.2 SIGNAGE, LIGHT'G, & CONST. ACCESS
A1.3 CONDITIONS OF APPROVAL
A1.4 PILE INSTALLATION BMP'S
A1.5 PILE INSTALLATION MATERIALS
A1.6 TOPOGRAPHY SURVEY
A2.1 FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS / SECTION

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RECEIVED
MAY - 1 2018
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

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ARCHITECT

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STAMPS

LICENSED ARCHITECT CHRISTOPHER P. PARKER C 30121 08-31-19 STATE OF CALIFORNIA

CONSULTANTS

APPROVED
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., STE. 300
SANTA CRUZ, CA 95060
7/19/2018

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

945 EMBARCADERO
MORRO BAY, CALIF.
93442

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	09-105
Drawn By	CPP
Dwg. Date	04/25/18
Updated	-
Scale	AS NOTED

REVISIONS

UPDATE PILES	09/19/17

SHEET TITLE

SITE PLAN PROJECT INFO

SHEET NO.

A1.1



PUBLIC SEATING SIGNAGE

TO BE LOCATED ON THE NORTHERN AND SOUTHERN EDGES OF THE NEW PUBLIC SEATING COUNTER LOCATED AT WEST SIDE OF LEASE SITE.

SIGNAGE SHALL BE 24" WIDE x 18" HIGH METAL SIGN WITH IMAGES MOUNTED FLAT TO STRUCTURE (OR 4x4 POST) WITH WHITE BACKGROUND AND BLUE LETTERING.



PUBLIC BOARDWALK SIGNAGE

TO BE LOCATED AT THE NORTHERN AND SOUTHERN ENTRANCES TO THE HARBORWALK LOCATED AT THE WEST SIDE OF THE LEASE SITE.

SIGNAGE SHALL BE 24" WIDE x 18" HIGH METAL SIGN WITH IMAGES MOUNTED FLAT TO 4x4 POST WITH WHITE BACKGROUND AND BLUE LETTERING.

EXTERIOR LIGHTING

PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

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D. LIGHTS SHALL HAVE SOLID SIDES AND RELECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

Outdoor Wall 1Lt
49067OZ (Olde Bronze)



Dimensions	
Height	10.25"
Width	10.50"

Ordering Information	
Product ID	49067OZ
Finish	Olde Bronze
Available Finishes	OZ, OZ

Dimensions	
Extension	11.75"
Height from center of Wall opening	6.25"
Base Backplate	5.50 DIA
Weight	3.90 LBS

Specifications	
Material	Brass
Glass Description	Fresnel Lens

Electrical	
Voltage	120V

Qualifications	
Safety Rated	Wet
Dark Sky	Yes
Warranty	www.kichler.com/warranty

Primary Lamping	
Light Source	USE WITH LED BULB
Lamp Included	Not Included
Number of Lights/LEDs	1
Socket Type	Medium
Lamp Type	A19

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

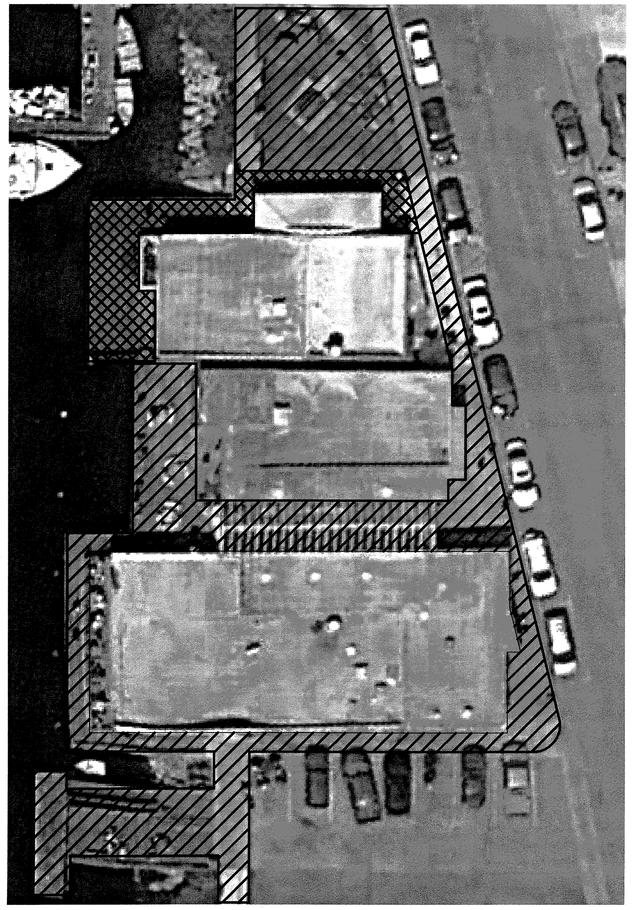
INTERPRETIVE SIGNAGE

AN INTERPRETIVE SIGN WITH CONTENT RELATING TO THE HISTORICAL NATURE OF MORRO BAY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR.

PUBLIC ACCESS - DURING CONST.

DEPICTS AREAS OF PUBLIC ACCESS OPEN DURING CONSTRUCTION

DEPICTS AREAS OF PUBLIC ACCESS CLOSED DURING CONSTRUCTION



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STAMPS

LICENSED ARCHITECT CHRISTOPHER P. PARKER C 30121 08-31-19 STATE OF CALIFORNIA

CONSULTANTS

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COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., STE. 300
SANTA CRUZ, CA 95060
7/18/2018

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

945 EMBARCADERO
MORRO BAY, CALIF.
93442

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	09-105
Drawn By	CPP
Dwg. Date	04/25/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

SIGNAGE, LIGHT'G, & CONST. ACCESS

SHEET NO.

A1.2

CONDITIONS OF APPROVAL

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RESOLUTION NO. 14-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA APPROVING CONCEPT PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-446) FOR COMMERCIAL RESTAURANT REMODEL IMPROVEMENTS TO PUBLIC ACCESS, AND REPAIR OF 5 EXISTING PILINGS AND BATTER WALL AT 945 EMBARCADERO, ALSO KNOWN AS HOUSE OF JUJU 945 EMBARCADERO (CITY LEASE SITE 96 AND 96W).

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on September 5, 2017, for the purpose of considering a Concept Plan approval of Conditional Use Permit #UP0-446 ("the Project"); and

WHEREAS, the City's City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on October 10, 2017, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), for the purpose of considering the Project for 945 Embarcadero, also known as the House of Juju, in an area within the original jurisdiction of the California Coastal Commission; and

WHEREAS, the City's City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on March 27, 2018, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), for the purpose of considering the Project for 945 Embarcadero (City lease site 96 and 96W), also known as the House of Juju, in an area within the original jurisdiction of the California Coastal Commission; and

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

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

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

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

California Environmental Quality Act (CEQA)

A. That for purposes of the California Environmental Quality Act, Case No. UP0-446 is categorically exempt under Class 1d, Section 15301 where under existing facilities restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety are allowed which the repair and rehabilitation of the 5 pilings and non-structural repairs to the gunny sack batter wall would qualify for an exemption. In addition, Section 15301, Class 1d which also under existing facilities allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive based on the eelgrass planning survey submitted by Tenera Environmental dated November 24, 2015 and implementation of best management practices as conditioned by Planning conditions 7-11. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2. apply to the project.

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the commercial, public access improvements, and piling and wharf repairs, and non-structural repairs to gunny sack batter wall at 945 Embarcadero are permitted uses within the zoning district; the waiver of parking in lieu fees for four parking spaces triggered by the restaurant remodel per Council resolution 54-16; and said commercial structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed commercial remodel, public access improvements, and piling repairs and batter wall repairs will provide a visitor-serving opportunity which will provide additional benefit and improvements to an existing visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:

1. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed development standards.

2. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views. It preserves and enhances the views as seen around the building.

3. The project does not worsen or block more views, it does not block view corridors or intrude into pedestrian access areas. It takes advantage of outward views and characteristics of the topography in that the project proposes outdoor public seating on the bayside in addition to providing a minimum of 10 foot bayside lateral access.

4. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the amenities of the existing adjacent Anchor Park, will add an outdoor seating option which will maintain and enhance views of the bay.

5. The proposed project maintains the pedestrian orientation of the Embarcadero by maintaining existing commercial visitor-serving that does not increase height or create view impacts from the 71sf commercial addition and also in that the project will provide improved lateral public access to the water docks while assisting in the Harborwalk plan to continue public access along the waterfront that is consistent with the character of the existing development.

6. The project gives its occupants and the public some variety in materials and/or application in that the project, including the improved angled harborwalk leading from Anchor Park to the project lease site, and also retains building character.

7. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new public lateral access and outdoor seating counter will be accessible to the public and provides articulation that is consistent with the character of the existing development.

8. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the bayside lateral access is existing and will be enhanced by opening up the northwesterly entrance to make the lateral access more inviting to pedestrians. And is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

Architectural Consideration

A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

Section 2. Action. The City Council does hereby approve Concept Conditional Use Permit #UP0-446 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 14 2018, for the project at 945 Embarcadero depicted on plans dated February 4, 2018, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-446, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director , upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

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

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

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

Fire Department Conditions:

1. Fire Sprinkler Coverage. Sprinkler coverage shall be extended to include the following areas, in accordance with Morro Bay Municipal Code, Sections 14.08.060 (L) (2), 14.08.090 (N), 14.52.060, CFC 3804, NFPA 13 and NFPA 303:
   a. Applicant shall provide sprinkler coverage beneath the existing public access deck.
   b. Applicant shall extend sprinkler coverage for protection of proposed new dining area, new bar area, and new trash enclosure.
   c. Applicant shall submit plans for required automatic fire sprinkler system protection to Morro Bay Community Development Department for review.

Public Works Conditions:

The following Public Works conditions shall be satisfied with the Building Plan submittal:

1. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired if necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.

2. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070). Indicate and label on plan

3. Erosion and Sediment Control Plan: Provide a standard erosion and sediment control plan per MBMC Chapter 14.48. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

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

5. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.

Add the following items/Notes to the Plans:

6. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

7. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.

2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

3. Landscaping: A landscaping plan shall be submitted for review and approval with the Precise Plan submittal.

4. Public Access Closure: The public access closure shall be limited to no more than 45 days. Any extension of public access closure beyond 45 days shall be subject to review and approval by the Community Development Director.

5. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife), or submit documentation that such permits are not required.

6. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014

7. A Marine Wildlife Contingency Plan shall be developed and approved by the City of Morro Bay prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

8. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
   a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
   b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
   c. Barrel Absorbent Pads
   d. Container Absorbent Granules
   e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
   f. The work area shall be contained within a boom to prevent debris from falling into the water.
   g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
   h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
   i. No equipment shall be permitted to enter the water with any petroleum products.
   j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
   k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
   l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).

10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.

11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.

12. The proposed restaurant remodel established a requirement of 13 parking spaces with 9 spaces provided as historic credit. Pursuant to the provisions of City Council resolution 54-16 dated June 28, 2016, the amount of the remaining four required parking spaces shall be calculated as free for the first four parking spaces. If Council parking in-lieu resolution has expired as of building permit approval, then parking in-lieu fees shall be calculated according to fees in place as of the time of City Council Concept Conditional Use Permit approval. Said parking in-lieu fee shall be paid prior to issuance of a building permit.

Planning Commission conditions:

13. The Harborwalk decking shall be raised to match elevation and provide a smooth transition to the lease site to the south without need for a ramp or additional transition material.

14. Applicant shall obtain an encroachment permit for off-site improvements, including landscaping, installed in the adjacent Anchor Park or as otherwise determined applicable by the Public Works Director.

City Council conditions:

15. Outdoor trash containers shall be designed to prevent wildlife from removing trash and shall be regularly maintained and emptied. This design shall be included on plans submitted with the Precise Plan CUP. Trash can shall be located to the south of the public counter seating area and near the building and shall not encroach into the required 10-foot public bayside lateral access.

16. Public coastal access signs shall be designed to include Morro Bay Harborwalk instead of identifying business name. Revised sign plan shall be included with the Precise Plan CUP.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 27th day of March, 2018, on the following vote:

AYES: Irons, Davis, Headding, Makowetski, McPherson
NOES: None
ABSENT: None
ABSTAIN: None

JAMIE L. IRONS, Mayor

ATTEST:

DANA SWANSON, City Clerk

C. P. PARKER
ARCHITECT

CHRISTOPHER P. PARKER
ARCHITECT

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STAMPS

LICENSED ARCHITECT CHRISTOPHER P. PARKER C 30121 08-31-19 STATE OF CALIFORNIA

CONSULTANTS

APPROVED
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., STE. 300
SANTA CRUZ, CA 95060
7/13/18

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

945 EMBARCADERO
MORRO BAY, CALIF.
93442

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	09-105
Drawn By	CPP
Dwg. Date	04/25/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

CONDITIONS OF APPROVAL

SHEET NO.

A1.3

PILING INSTALLATION BMP's

Associated Pacific Constructors, Inc.
•Offshore •Nearshore •Onshore

Wharf Guide Pile Installation
House of Ju Ju, Morro Bay, CA

Material
The new guide piles consist of the following: 20-30' by 16" to 20" diameter by .0375 wall steel pilings (ERW Carbon Steel pipe ASTM A 252 Grade 3). The upper approximate 40 feet of the exterior surface will be coated with a marine grade epoxy/polyurethane coating.

Equipment

Task	Equipment	Specs
Installation of Steel Piles	Crane Barge with Vibratory Hammer	On Plans
Pile Installation Spud Barge and Crane	Crane Barge	On Plans
Pile Installation Vibratory Hammer	HPSI 150 Vibratory Hammer	On Plans

Methodology-All work from the water

1. Piles will be loaded onto the Crane Barge at the APC dock, Morro Bay
2. Tug and Barge will be transported to Location, positioned for pile installation off The Boatyard project, Morro Bay.
3. Fingers will be pre-positioned, alignment confirmed with the alignment on the pier head.
4. Turbidity boom installed in close proximity around finger pier.
5. Pile is lofted and placed into position.
6. Verticality and finger position confirmed prior to installation.
7. Booms are re positioned prior to pile driving.
8. Pile installation occurs. Refer to equipment specifications for specific method.
9. Once elevation of top of pile or refusal is achieved, pile installation device is removed from pile.
10. Turbidity boom relocated to next location and operation is repeated.

Note:"All equipment washing, refueling, and/or servicing shall take place at least 50 feet from the bay."

BMP provided on plans

Associated Pacific Constructors, Inc. 490 Embarcadero Morro Bay, California, 93442
Tel (805) 772-7472 Fax (805) 772-5853 Contractor's License 306589

Associated Pacific Constructors, Inc.
•Offshore •Nearshore •Onshore

BEST MANAGEMENT PRACTICES
Marine Pile Driving Operations

APC will employ all Best Management Practices required to mitigate any spill risks. APC will minimize the source of risks and thereby reduce overall spill and pollution risks on this project.

Additionally, this project does not involve any land based activities and there are no rainwater pollution issues from disturbed soil or stockpiles.

Specifically the Project spill and pollution risks will limit to the following:

1. No refueling of equipment without adequate containment and spill response equipment. The barge has only double contained fuel storage below decks, in compliance with all regulations.
2. Pollution from rainwater runoff from equipment stored on deck will be prevented by maintaining equipment regularly and having double containment when appropriate.
3. Debris dropped in the water will be contained within boom surrounding our work area.
4. No equipment will be permitted to enter the water with any petroleum products.
5. Vessel will have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

Spills from Pile Driving Operations

1. The following measures will be employed to control the risks of fuel or oil spills from equipment during pile driving operations.
   a. All equipment used on the barge such as the crane, winches, welding machines and pile hammer, will be in good condition with no fuel or oil leakage.
2. Should any equipment begin to leak, that equipment will be removed immediately from the barge and repaired or replaced.
3. A spill kit will be maintained onsite, for use in containing and cleaning up minor equipment spills.
4. All equipment fueling will take on the barge, with containment in place. No refueling between vessels will be carried out on this project. (The barge has fuel tanks, below deck, onboard which is used to refuel all equipment onboard.
5. An absorbent tarp will be placed underneath the any portable equipment used in this operation.

Spill Containment and Cleanup Materials and Equipment Inventory

APC will maintain one spill containment and cleanup kits at the site consisting of the following items. The kit will be stored on the deck of the barge or below decks with easy access:

150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use portable during pile driving operations)
(1) Barrel Absorbent Pads
(1) Container Absorbent Granules

Project construction BMP's: The project as proposed includes the following safeguards, mitigation measures, actions, and procedures for the protection of the marine environment:

Standard BMP's:

I. **Material Containment:** Particular care shall be exercised to prevent foreign materials (e.g. construction scraps, wood preservatives, other chemicals, etc.) from entering harbor or other state waters. Where additional wood preservatives must be applied to cut-wood surfaces, the materials, whenever feasible, shall be treated at an onshore location to preclude the possibility of spills into harbor or other state waters. A containment boom shall be placed around all active portions of a construction site where wood scraps or other floatable debris could enter the water. Also, for any work on or beneath fixed decks, heavy-duty mesh containment netting shall be maintained below all work areas where construction discards or other materials could fall into the water. The containment boom and net shall be cleared daily or as often as necessary to prevent accumulation of debris. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

2. **Construction Plan:** All erosion control/water quality best management practices to be implemented during construction and their location shall be noted on the plan. Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction- related runoff and/or sediment from entering into the Pacific Ocean to the maximum extent feasible. The Construction Plan shall, at a minimum, include the following required criteria specified via written notes on the Plan:

   A. All work shall take place during daylight hours. Lighting of the beach and water area is prohibited.

   B. All construction materials and equipment placed on the land during daylight construction hours shall be stored beyond the reach of tidal waters. The only exceptions shall be for: (1) erosion and sediment controls (e.g., a silt fence at the base of the piles) as necessary to contain runoff and/or sediments at the construction site, where such controls are placed as close to work area as possible, and minimized in their extent; and (2) storage of larger materials beyond the reach of tidal waters for which moving the materials each day would be extremely difficult.

   C. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

   D. Equipment washing, refueling, and/or servicing shall not take place on the beach or pier.

   E. All materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment.

   F. Equipment washing, refueling, and/or servicing shall not take place over the water.

   G. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).

   H. The Coastal Commission's Central Coast District Office shall be notified at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

3. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

4. All construction shall be undertaken in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No changes to the approved Construction Plan shall occur without a coastal development permit or waiver unless the Executive Director determines that no coastal development permit or waiver is necessary.

Marine pile driving BMP'S: The project contracters will employ all Best Management Practices required to mitigate any spill risks. The contractor will minimize the source of risks and thereby reduce overall spill and pollution risks on this project. Additionally, this project does not involve any land based activities and there are no rainwater pollution issues from disturbed soil or stockpiles.

Specifically the Project spill and pollution risks will limit to the following:

1. No refueling of equipment without adequate containment and spill response equipment. The barge has only double contained fuel storage below decks, in compliance with all regulations.
2. Pollution from rainwater runoff from equipment stored on deck will be prevented by maintaining equipment regularly and having double containment when appropriate.
3. Debris dropped in the water will be contained within boom surrounding our work area.
4. No equipment will be permitted to enter the water with any petroleum products.
5. Vessel will have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

Spills from Pile Driving Operations

1. The following measures will be employed to control the risks of fuel or oil spills from equipment during pile driving operations. a. All equipment used on the barge such as the crane, winches, welding machines and pile hammer, will be in good condition with no fuel or oil leakage.
2. Should any equipment begin to leak, that equipment will be removed immediately from the barge and repaired or replaced.
3. A spill kit will be maintained onsite, for use in containing and cleaning up minor equipment spills.
4. All equipment fueling will take on the barge, with containment in place. No refueling between vessels will be carried out on this project. (The barge has fuel tanks, below deck, onboard which is used to refuel all equipment onboard.
5. An absorbent tarp will be placed underneath the any portable equipment used in this operation.

Spill Containment and Cleanup Materials and Equipment Inventory

The contractor will maintain one spill containment and cleanup kits at the site consisting of the following items. The kit will be stored on the deck of the barge or below decks with easy access:

1. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use portable during pile driving.
2. Barrel Absorbent Pads
3. Container Absorbent Granules

Preservative-Treated Wood BMP's:

1. **Responsibilities for Use of Preservative-Treated Wood for Piles and Overwater Structures.** The applicant shall comply with the following best management practices for the use of preservative-treated wood ("treated wood") in overwater structures:

   A. The wood preservative selected for use shall minimize the impact on coastal water quality and the aquatic environment.

   B. Chemically-treated Douglas fir piles shall only be used for repair and replacement, or to visibly blend, and/or structurally integrate with, existing overwater structures.

   C. Decking shall consist of wood-alternative materials or AZCA-preserved lumber sea led with a penetrating coating. Alternatives to preserved woods, such as concrete, steel, fiberglass, or naturally decay resistant wood species, shall be prioritized over the use of chemically-treated wood.

   D. All preserved wood piles, and, where feasible, preserved wood structural members, shall be wrapped in, or coated with, water-tight, UV resistant material to prevent leaching of wood-preservative chemicals into the water column, and to prolong the life of the piles and structural timbers. For piles, protection shall extend two feet below the mudline and two feet above OHW, at a minimum, and wrappings shall be secured with corrosive resistant banding or self-tapping screws. Coatings and/or sealants used shall be products that are inert after they have cured and dried. No coal-tar sealants or coal tar-treated wood shall be used unless coated or wrapped with an inert material or product to isolate it from the marine environment.

E. Design features, such as a protective wearing surfaces or bumpers, shall be installed on fender piles and floating dock pilings, where appropriate, to resist abrasion and preserve the pile-wrap or coating.

F. The amount of preservative used for the piles shall be the minimum specified by the American Wood Protection Associate to effectively protect the piles. Wood treated to the standards for a higher Use Category (i.e., with a higher preservative retention level) than is necessary for that component shall not be used.

G. Treated wood and treated wood debris shall be stored a minimum of 50 feet from coastal waters, drainage courses, and storm drain inlets. The treated wood and treated wood debris shall be stored on impervious pavement or an impervious tarp, and covered during rain events.

H. If treated wood is sanded or sawcut during demolition, installation, or maintenance, all sawdust and debris generated shall be contained and removed.

I. In order to minimize water quality impacts, piles shall be driven into the substrate, if feasible. If a water-jetting method must be utilized, silt curtains shall be installed in the work area to protect sensitive resources from turbidity.

2. **Responsibilities for Use of Coatings, Construction and Repair of Bulkheads and Overwater Structures.** The applicant shall comply with the following best management practices for the use of corrosion coatings, and repair of bulkheads and overwater structures:

A. Coatings and sealants shall be composed of products that are inert after they have cured and dried. Fusion Bonded Epoxy, HDPE, and polyurea products are recommended. No coal tar-based sealants shall be used unless they are themselves coated or wrapped with an inert product to isolate them from the marine environment.

B. Installation and application of epoxy, resin, or cementitious grout/fill shall be conducted when predicted weather and ocean conditions allow effective control and full containment and will remain dry until cured, in order to prevent any leaching of uncured treatment materials into coastal waters. It is preferable to perform the work in dry conditions (low tide) or done off-site in a controlled-environment manufacturing facility, wherever feasible.

C. All cleaning and preparation of surfaces shall be done using wet vacuum techniques, containment booms or heavy mesh containment netting so that any debris, chips, dust, dirt, and fine particles are collected and disposed of in a location where they will not enter coastal waters.

D. Preparation of corroded concrete by chipping, v-notching, or demolition shall be conducted while using a wet vacuum or similar technique so that any debris, dust, and fine particles are collected and disposed of in a location where they will not enter coastal waters. Dip nets shall be on-site and used to retrieve debris if it accidentally falls into the water.

E. Methods to contain any leaks or spills of treatment materials during application shall be planned in advance, and any necessary equipment or supplies shall be readily accessible onsite. Any leaks or spills of anti-corrosion coatings, epoxy fillers, and waterproofing sealants shall be immediately cleaned up.

F. All pressure-injection and gravity-feed applications of epoxy, resin, or cementitious materials shall be closely monitored visually to ensure that these materials do not leak or spill into coastal waters during application.

G. Coatings and waterproofing sealants used in the field shall be carefully applied by brush or roller to limit application to the immediate surfaces intended for protection, and to prevent drips or spills into coastal waters.

H. All anti-corrosion coatings, epoxy fillers, and waterproofing sealants shall be properly stored and contained so that these products will not leak or spill, or otherwise enter the coastal environment.

I. Piles shall be driven into the substrate, if feasible, in order to minimize water quality impacts. If a water-jetting method must be utilized, silt curtains shall be installed in the work area to contain turbidity where coastal resources, such as benthic communities or eelgrass, may be at risk.

3. **Responsibilities for Building Concrete Foundations: Piles and Bulkheads.** The applicant shall comply with the following best management practices for constructing poured-in-place piles or constructing concrete foundations underwater:

A. If feasible, the pour location shall be dewatered using a caisson or other barrier. The site shall remain dewatered until the concrete is sufficiently cured to prevent any significant increase in the pH of adjacent waters.

B. The tremie method may be used to construct concrete structures in-water or underwater. This method uses forms to receive wet concrete under water by inserting a plastic pipe down to the bottom of the form and pumping concrete into the form so that the water is displaced towards the top of the form. Displaced waters shall be pumped off and collected in a holding tank. The collected waters shall then be tested for pH. If the pH is greater than 8.5, the water shall be neutralized with sulfuric acid until the pH is between 8.5 and 6.5. This pH-balanced water can then be returned to the sea if allowed by Fish and Game Code, or disposed of offsite per legal requirements. Solids that settle out during the pH balancing process shall not be discharged to the marine environment and must be disposed of offsite per legal requirements.

4. Construction Plan. A Construction Plan shall be provided to the Executive Director that identifies the specific location of all construction areas, all staging areas, all storage areas, all construction access corridors (to the construction sites and staging areas), and all public pedestrian access corridors in site plan view. The Construction Plan shall, at a minimum, include the follow required criteria specified via conspicuous written notes with i n the Plan:

A. All areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to minimize construction encroachment on the tidelands and to have the least impact on public access and the marine environment.

B. The Plan shall specify all construction methods to be used, including all methods to be used to keep the construction areas separated from beach and other public recreational use areas and shall include a final construction schedule.

C. All erosion control/water quality best management practices to be implemented during construction and their location shall be noted. For the land side of a construction site, silt fences, or equivalent measures, shall be installed at the site perimeter to prevent construction-related runoff and/or sediment from entering coastal waters. For the water side of a construction site, turbidity curtains shall be used to contain sediment where coastal resources, such as benthic communities or eelgrass, may be at risk.

D. Floating booms shall be used to contain debris if discharged into coastal waters, and any debris discharged will be removed as soon as possible but no later than the end of each day.

E. Unless specifically authorized, all work shall take place during daylight hours and lighting of tidelands and water areas is prohibited.

F. Construction work or equipment operations below the mean high water line shall be minimized to the absolute extent feasible, and, where possible, limited to times when tidal waters have receded from the authorized work areas.

G. All construction materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment.

H. Construction (including but not limited to construction activities, and materials and /or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

I. Equipment washing, refueling, and/or servicing shall not take place on the tidelands or overwater structures to eliminate the possibility that pollutants may enter coastal waters.

J. For bulkhead and overwater construction projects that will use heavy equipment for more than 30 days, use biodegradable hydraulic fluid and biodiesel as an alternative to petroleum products.

K. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the tidelands).

L. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

M. A copy of the approved Construction Plan shall be kept at the construction job site at all times and all persons involved with the construction shall be briefed on its content and meaning prior to commencement of construction.

N. The Coastal Commission's District Office shall be notified at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

All construction shall be undertaken in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No changes to the approved Construction Plan shall occur without a coastal development permit or waiver unless the Executive Director determines that no coastal Development permit or waiver is necessary.

Exhibit F

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STAMPS

LICENSED ARCHITECT CHRISTOPHER P. PARKER C 30121 RENEWAL 08-31-2019 STATE OF CALIFORNIA

CONSULTANTS

APPROVED
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., STE. 300
SANTA CRUZ, CA 95060
7/18/2018

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

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Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

PILING INSTALL. BMP's

SHEET NO.

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PILING INSTALLATION MATERIALS

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7/13/2018

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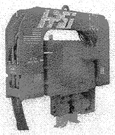
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Vibratory Hammers

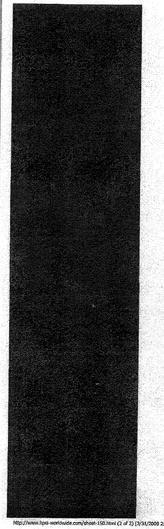
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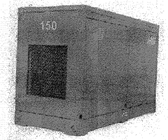
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Model 150L Exciter	Specifications	
	US	Metric
Eccentric Moment (in.lbs, kgm)	1,500	17.3
Dynamic Force (tons,tonnes)	55	50
Frequency (VPM)	1,800	1600
Amplitude (in,mm)	.875	22.22
Pile Clamp Force (tons,kN)	50	445
Maximum Crane Pull (tons, kN)	30	267
Suspended Weight (lbs,kg)	7,200	3204
Length (in,mm)	87	2210
Width @ Throat (in,mm)	14	356
Height (in,mm)	78	1981

HPSI





Model 150L Power Unit	Specifications	
	US	Metric
Engine	3116 Cat	
Power (HP,KW)	210	157
Speed (RPM)	2,400	2400
Operating Pressure (PSI,BAR)	2,500	170
Flow (GPM,LPM)	109	404
Weight (lbs,kg)	7,800	3538
Length (in,mm)	108	2743
Width (in,mm)	45	1219
Height (in,mm)	78	1981

Download Full Spec Sheet for All Models

International. Interzone® 485

Ultra High Build Epoxy

PRODUCT DESCRIPTION

An ultra high build, high volume solids, two component catalyzed epoxy, capable of being applied up to 120 mils (3000 microns) dry film thickness, and providing excellent impact resistance, abrasion resistance and adhesion properties.

Suitable for application using standard airless spray equipment, economical to apply.

Excellent resistance to alkalis, chemicals and petroleum products.

INTENDED USES

As a coating for the protection of steelwork in severe environments where high abrasion and corrosion resistance are required including splashzone areas on offshore oil and gas platforms, wharf piles, ship loading facilities, jetties, decks, bridges, chemical plants, pulp and paper mills, and water treatment plants.

Particularly suitable when used in conjunction with appropriate aggregate to provide a tough, durable non-slip deck system. Interzone 485 is ideally suited for use on helipads, work areas and walkways on offshore structures.

Excellent resistance to cathodic disbondment, gives good compatibility with both sacrificial anode and impressed current systems. Interzone 485 is particularly suitable for the long term protection of sub-sea structures, or as a strip or field applied coating for hot, cathodically protected oil or gas pipelines. As a tank lining for abrasive slurry e.g. CaLiQF tanks in the gold mining industry.

PRACTICAL INFORMATION FOR INTERZONE 485

Color	Grey
Gloss Level	Semi Gloss
Volume Solids	99%
Typical Thickness	40-120 mils (1000-3000 microns) dry equivalent to 40-4-121.2 mils (1010-3030 microns) wet
Theoretical Coverage	40 sq.ft/US gallon at 40 mils d.f.t and stated volume solids 1 m²/liter at 1000 microns d.f.t and stated volume solids
Practical Coverage	Allow appropriate loss factors
Method of Application	Airless Spray

Drying Time

Temperature	Touch Dry	Hard Dry	Overcoating Interval with recommended topcoats: Minimum	Maximum
50°F (10°C)	14 hours	72 hours	72 hours	4 days*
59°F (15°C)	8 hours	36 hours	36 hours	3 days*
77°F (25°C)	4 hours	24 hours	24 hours	3 days*
104°F (40°C)	2 hours	12 hours	12 hours	1 day*

* Overcoating intervals are longer when overcoating Interzone 485 with self. Please contact International Protective Coatings for further details

REGULATORY DATA

Flash Point	Part A 90°F (32°C); Part B 149°F (65°C); Mixed 140°F (63°C)
Product Weight	9.2 lb/gal (1.10 kg/l)
VOC	39 g/kg EU Solvent Emissions Directive (Council Directive 1999/13/EC)

See Product Characteristics section for further details

Ecotech is an initiative by International Protective Coatings, a world leader in coating technology, to promote the use of environmentally sensitive products across the globe.

Protective Coatings — Worldwide Product — AkzoNobel

International. Interzone® 485

Ultra High Build Epoxy

SURFACE PREPARATION

All surfaces to be coated should be clean, dry and free from contamination. Prior to paint application, all surfaces should be assessed and treated in accordance with ISO 8504:2000.

For immersion service, Interzone 485 must be applied to surface blast cleaned to a minimum of SSPC SP10 or Sa2½ (ISO 8501-1:2007). However, for atmospheric exposure Interzone 485 may be applied to surfaces prepared to a minimum of SSPC SP6 or Sa2½ (ISO 8501- 1:1988).

Surface defects revealed by the blast cleaning process, should be ground, filled, or treated in the appropriate manner.

Surface profile must be a minimum of 2 mils (50 microns).

Interzone 485 can be applied over Interline 982. The primer surface should be dry and free from all contamination, and Interzone 485 must be applied within the overcoating intervals specified (consult the relevant product data sheet).

APPLICATION

Mixing

Material is supplied in two containers as a unit. Always mix a complete unit in the proportions supplied. Once the unit has been mixed, it must be used within the working pot life specified.
(1) Agitate Base (Part A) with a power agitator.
(2) Combine entire contents of Curing Agent (Part B) with Base (Part A) and mix thoroughly with power agitator.

Mix Ratio 4 part(s) : 1 part(s) by volume

Working Pot Life				
50°F (10°C)	59°F (15°C)	77°F (25°C)	104°F (40°C)	
1 hour	1 hour	45 minutes	30 minutes	

Airless Spray Recommended — Tip Range 15-19 thou (0.38-0.48 mm). Total output fluid pressure at spray tip not less than 2000 psi (141 kg/cm²)

Air Spray (Pressure Pot) Not suitable

Brush Not suitable

Roller Not suitable

Thinner International GTA220 — Do not thin more than allowed by local environmental legislation

Cleaner International GTA603 or International GTA220

Work Stoppages Do not allow material to remain in hoses, gun or spray equipment. Thoroughly flush all equipment with International GTA220. Once units of paint have been mixed they should not be resealed and it is advised that after prolonged stoppages work recommences with freshly mixed units.

Clean Up

Clean all equipment immediately after use with International GTA220. It is good working practice to periodically flush out spray equipment during the course of the working day. Frequency of cleaning will depend upon amount sprayed, temperature and elapsed time, including any delays.

All surplus materials and empty containers should be disposed of in accordance with appropriate regional regulations/legislation.

International. Interzone® 485

Ultra High Build Epoxy

PRODUCT CHARACTERISTICS

Interzone 485 is suitable for use with cathodic protection with or without the recommended primer.

For specific chemical resistance contact International Protective Coatings.

This product will not cure adequately below 41°F (5°C). For maximum performance ambient curing temperatures should be above 50°F (10°C).

In high impact and abrasion applications do not use primer and apply over a minimum surface profile height of 3 mils (75 microns).

At high film thickness, 80 mils (>2000 microns) apply in two coats to minimize rough surface texture and indentations.

Care should be taken to avoid over application of any priming system used under Interzone 485. Excessive primer film thickness could lead to splitting of the film when overcoated with Interzone 485.

All temperatures below 68°F (20°C) larger pumps and tip sizes may be required to achieve atomization. Care must be taken not to over atomize the product as this will result in a rough surface texture and indentations.

Optimum application conditions are as follows:

Apply using a minimum airless spray pump of 45:1 ratio, for best results a 64:1 ratio is preferred.
Storage must be between 68-86°F (20-30°C) to ensure suitable application viscosity.
Remove all line filters.
Thoroughly blend both components together as specified and thin up to 3% with International thinner GTA220.
Do not use excessive air pressure. Adjust fluid pressure and tip size to achieve suitable atomization.
Fluid hose should have a diameter no less than ½" (13 mm) with a 3/8" (9 mm) diameter whip end no longer than 16.4 ft (5 meters).

Interzone 485 can be utilized as a non-skid deck system by modification with suitable aggregate. Consult International Protective Coatings for further details.

Note: VOC values quoted are based on maximum possible for the product taking into account variations due to color differences and normal manufacturing tolerances.

SYSTEMS COMPATIBILITY

The following primers are recommended for Interzone 485:

Interline 982

For other suitable primers consult International Protective Coatings.

The following topcoats are recommended for Interzone 485:

Interline 5280
Intergard 740
Interthane 870
Interthane 990
Interthane 990HS
Interzone 485

For other suitable topcoats, consult International Protective Coatings.

International. Interzone® 485

Ultra High Build Epoxy

ADDITIONAL INFORMATION

Further information regarding industry standards, terms and abbreviations used in this data sheet can be found in the following documents available at www.international-pc.com

- Definitions & Abbreviations
- Surface Preparation
- Paint Application
- Theoretical & Practical Coverage

Individual copies of these information sections are available upon request.

SAFETY PRECAUTIONS

This product is intended for use only by professional applicators in industrial situations in accordance with the advice given on this sheet, the Material Safety Data Sheet and the container(s), and should not be used without reference to the Material Safety Data Sheet (MSDS) which International Protective Coatings has provided to its customers.

All work involving the application and use of this product should be performed in compliance with all relevant national, Health, Safety & Environmental standards and regulations.

In the event welding or flame cutting is performed on metal coated with this product, dust and fumes will be emitted which will require the use of appropriate personal protective equipment and adequate local exhaust ventilation.

If in doubt regarding the suitability of use of this product, consult International Protective Coatings for further advice.

PACK SIZE	Unit Size	Part A	Part B	Mixed
	US	Pails	Pails	Pails
	5 US gal	4 US gal	1 US gal	5 US gal
	20 litre	16 litre	4 litre	20 litre
	5 US gal	3.95 US gal	1.05 US gal	5 US gal
	20 litre	15.8 litre	4.2 litre	20 litre

For availability of other pack sizes, consult International Protective Coatings

SHIPPING WEIGHT	Unit Size	Part A	Part B
	5 US gal	46.5 lb	9.3 kg
	20 litre	37.2 kg	7.4 kg
	5 US gal	51.5 lb	9 lb
	20 litre	41.2 kg	8.2 kg

STORAGE	Shelf Life
	24 months minimum at 68°C (77°F). Subject to re-inspection thereafter. Store in dry, well ventilated area away from sources of heat, and ignition.

Important Note

The information in this data sheet is not intended to be exhaustive; any person using the product for any purpose other than that specifically recommended in this data sheet without first obtaining written confirmation from us as to the suitability of the product for the intended purpose does so at their own risk. We take no responsibility for any loss or damage caused by the product (whether or not due to our negligence) unless (a) we have given an expressly written recommendation for the product for a particular purpose and (b) we have no reason to believe that at the time when the product is supplied by us it will not be fit for that purpose. We do not accept any liability for defects in the quality of the product which are not apparent on reasonable examination before use or for any defects arising out of the use of the product. Any advice supplied or statement made by us which is not contained in this data sheet is given in good faith but without responsibility and does not form part of the contract for the sale of the product. All products supplied and technical advice given are subject to our current terms and conditions of sale. You should request and rely upon the current data sheet for the product which we supply and we recommend that you keep in touch with us to ensure that you have the latest data sheet for the product. Nothing in this data sheet or in any oral recommendation shall be taken to extend or vary any provision in our terms and conditions of sale or any warranty unless specifically agreed in writing by an authorised representative of International Paint. You should request a copy of this document and advice if carrying out any of the processes mentioned in this data sheet in the light of experience and our policy of continuous development. It is the users responsibility to check with their local International Paint representative that this data sheet is current prior to using the product.

Issue date: 3/7/2009
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www.international-pc.com

Interthane® 990HS International.

Polyurethane

PRODUCT DESCRIPTION

A low VOC, two component acrylic polyurethane high performance finish coat with excellent gloss and color retention on exterior exposure, for use over correctly prepared primed surfaces.

INTENDED USES

As a durable high gloss finish coat for exposed steelwork in a wide range of aggressive environments, including chemical and petrochemical plants, offshore structures, bridges, pulp and paper mills, power plants and refineries.

For use over correctly prepared primed steel and masonry surfaces in both new construction and maintenance situations.

Exhibits superior application properties, environmental durability and chemical resistance. Gives excellent gloss and color retention on exterior exposure.

PRACTICAL INFORMATION FOR INTERTHANE 990HS

Color	Wide range via the Chromascan® system
Gloss Level	High Gloss
Volume Solids	69% ± 3% (depends on color)
Typical Thickness	2-3 mils (50-75 microns) dry equivalent to 3-4.4 mils (74-110 microns) wet
Theoretical Coverage	545 sq ft/US gallon at 2 mils d.f.t and stated volume solids 13.60 m²/liter at 50 microns d.f.t and stated volume solids
Practical Coverage	Allow appropriate loss factors
Method of Application	Airless Spray, Air Spray, Brush, Roller

Drying Time

Temperature	Touch Dry	Hard Dry	Overcoating Interval with self: Minimum	Maximum
50°F (10°C)	3.5 hours	30 hours	30 hours	30 days
59°F (15°C)	3 hours	22 hours	22 hours	30 days
77°F (25°C)	2 hours	12 hours	12 hours	30 days
104°F (40°C)	1 hour	4 hours	4 hours	30 days

REGULATORY DATA

Flash Point (Typical)	Part A 100°F (38°C); Part B 135°F (57°C); Mixed 102°F (39°C)
Product Weight	12.5 lb/gal (1.50 kg/l)
VOC	2.72 lb/gal (327 g/l) EPA Method 24

See Product Characteristics section for further details

Protective Coatings — Worldwide Product — AkzoNobel

Interthane® 990HS International.

Polyurethane

SURFACE PREPARATION

All surfaces to be coated should be clean, dry and free from contamination. Prior to paint application, all surfaces should be assessed and treated in accordance with ISO 8504:2000.

Primed Surfaces

Interthane 990HS should always be applied over a recommended anti-corrosive coating scheme. The primer surface should be dry and free from all contamination, and Interthane 990HS must be applied within the overcoating intervals specified (consult the relevant product data sheet).

Areas of breakdown, damage etc., should be prepared to the specified standard (e.g. SSPC-SP6 or Sa2½ (ISO 8501-1:2007), Abrasive Blasting, or SSPC-SP11, Power Tool Cleaning) and patch primed prior to the application of Interthane 990HS.

APPLICATION

Mixing

Material is supplied in two containers as a unit. Always mix a complete unit in the proportions supplied. Once the unit has been mixed, it must be used within the working pot life specified.
(1) Agitate Base (Part A) with a power agitator.
(2) Combine entire contents of Curing Agent (Part B) with Base (Part A) and mix thoroughly with power agitator.

Mix Ratio 9 part(s) : 1 part(s) by volume

Working Pot Life				
50°F (10°C)	59°F (15°C)	77°F (25°C)	104°F (40°C)	
7 hours	6 hours	3 hours	1 hour	

Airless Spray Recommended — Tip Range 15-19 thou (0.38-0.48 mm). Total output fluid pressure at spray tip not less than 2000 psi (141 kg/cm²)

Air Spray (Pressure Pot) Recommended — Gun: DeVilbiss MBC or JGA; Air Cap: 704 or 765; Fluid Tip: E

Brush Suitable — Typically 1.5-2.0 mils (40-50 microns) can be achieved

Roller Suitable — Typically 1.5-2.0 mils (40-50 microns) can be achieved

Thinner International GTA056 (or Do not thin more than allowed by local environmental International GTA713) legislation

Cleaner International GTA056 (or International GTA713)

Work Stoppages Do not allow material to remain in hoses, gun or spray equipment. Thoroughly flush all equipment with International GTA056. Once units of paint have been mixed they should not be resealed and it is advised that after prolonged stoppages work recommences with freshly mixed units.

Clean Up

Clean all equipment immediately after use with International GTA056. It is good working practice to periodically flush out spray equipment during the course of the working day. Frequency of cleaning will depend upon amount sprayed, temperature and elapsed time, including any delays.

All surplus materials and empty containers should be disposed of in accordance with appropriate regional regulations/legislation

Interthane® 990HS International.

Polyurethane

PRODUCT CHARACTERISTICS

Level of sheen and surface finish is dependent on application method. Avoid using a mixture of application methods whenever possible. Best results in terms of gloss and appearance will always be obtained by air spray application.

For brush and roller application, and in some colors, two coats of Interthane 990HS may be required to give uniform coverage, especially when applying Interthane 990HS over dark undercoats, and when using certain lead free bright colors such as yellows and oranges. Best practice is to use a color compatible intermediate or anti-corrosive coating under the Interthane 990HS.

Application at high film thickness, i.e. greater than 4 mils (100 microns) is likely to detract from appearance due to surface defects. At low film build (1.6 mils / 40 microns) dry film thickness opacity will be insufficient to give good coverage, with a number of colors resulting in an uneven finish appearance.

Over-application of Interthane 990HS will extend both the minimum overcoating periods and handling times, and may be detrimental to long term overcoating properties.

When surface temperatures are greater than 104°F (40°C) for periods of greater than 72 hours, pretreatment may be required before application of a further coat of Interthane 990HS. When recoating beyond 30 days at any surface temperature, additional surface preparation may be required. Contact International Protective Coatings for recommendations.

Application at excessively high relative humidity, or under conditions where condensation is likely to occur, may result in immediate or premature loss of gloss. Best results will always be obtained by applying with relative humidity less than 85% and with surface temperatures at least 5°F (3°C) above dew point.

Condensation occurring during or immediately after application may result in a matte finish and an inferior film.

Premature exposure to ponding water will cause a color change, especially in dark colors.

This product has the following specification approvals:
- USDA approval for incidental food contact surface in federally inspected meat and poultry plants. Subject to Inspector-In-Charge approval.

Note: VOC values are typical and are provided for guidance purpose only. These may be subject to variation depending on factors such as differences in color and normal manufacturing tolerances.

Low molecular weight reactive additives, which will form part of the film during normal ambient cure conditions, will also effect VOC values determined using EPA Method 24.

SYSTEMS COMPATIBILITY

The following primers/intermediates are recommended for Interthane 990HS:

Interzone 200	Interplus 850
Interzone 420	Interseal 670HS
Intergard 251	Interzinc 42
Intergard 269	Interzinc 52
Intergard 475HS	Interzinc 515
Interfine 401	Interzone 505
Interplus 256	Interzone 954
Interplus 356	Interzone 1000
Interplus 770	

Interthane 990HS is designed to be topcoated with itself.

For other suitable primer/intermediates, consult International Protective Coatings.

Interthane® 990HS International.

Polyurethane

ADDITIONAL INFORMATION

Further information regarding industry standards, terms and abbreviations used in this data sheet can be found in the following documents available at www.international-pc.com

- Definitions & Abbreviations
- Surface Preparation
- Paint Application
- Theoretical & Practical Coverage

Individual copies of these information sections are available upon request.

SAFETY PRECAUTIONS

This product is intended for use only by professional applicators in industrial situations in accordance with the advice given on this sheet, the Material Safety Data Sheet and the container(s), and should not be used without reference to the Material Safety Data Sheet (MSDS) which International Protective Coatings has provided to its customers.

All work involving the application and use of this product should be performed in compliance with all relevant national, Health, Safety & Environmental standards and regulations.

In the event welding or flame cutting is performed on metal coated with this product, dust and fumes will be emitted which will require the use of appropriate personal protective equipment and adequate local exhaust ventilation.

If in doubt regarding the suitability of use of this product, consult International Protective Coatings for further advice.

Warning: Contains isocyanate. Wear air-fed hood for spray application.

PACK SIZE	Unit Size	Part A	Part B	Mixed
	US	Pails	Pails	Pails
	5 US gal	4.5 US gal	0.55 US gal	5.05 US gal
	20 litre	18 litre	2 litre	20 litre
	5 US gal	4.5 US gal	0.5 US gal	5 US gal
	20 litre	18 litre	2 litre	20 litre

For availability of other pack sizes, consult International Protective Coatings

SHIPPING WEIGHT (TYPICAL)	Unit Size	Part A	Part B
	5 US gal	41.5 lb	4.4 lb
	20 litre	33.7 kg	3.3 kg
	5 US gal	46.5 lb	4.4 lb
	20 litre	37.2 kg	3.3 kg

STORAGE	Shelf Life
	24 months minimum at 5-25°C (41-77°F). Subject to re-inspection thereafter. Store in dry, well ventilated area away from sources of heat, and ignition.

Disclaimer

The information in this data sheet is not intended to be exhaustive; any person using the product for any purpose other than that specifically recommended in this data sheet without first obtaining written confirmation from us as to the suitability of the product for the intended purpose does so at their own risk. We take no responsibility for any loss or damage caused by the product (whether or not due to our negligence) unless (a) we have given an expressly written recommendation for the product for a particular purpose and (b) we have no reason to believe that at the time when the product is supplied by us it will not be fit for that purpose. We do not accept any liability for defects in the quality of the product which are not apparent on reasonable examination before use or for any defects arising out of the use of the product. Any advice supplied or statement made by us which is not contained in this data sheet is given in good faith but without responsibility and does not form part of the contract for the sale of the product. All products supplied and technical advice given are subject to our current terms and conditions of sale. You should request and rely upon the current data sheet for the product which we supply and we recommend that you keep in touch with us to ensure that you have the latest data sheet for the product. Nothing in this data sheet or in any oral recommendation shall be taken to extend or vary any provision in our terms and conditions of sale or any warranty unless specifically agreed in writing by an authorised representative of International Paint. You should request a copy of this document and advice if carrying out any of the processes mentioned in this data sheet in the light of experience and our policy of continuous development. It is the users responsibility to check with their local International Paint representative that this data sheet is current prior to using the product.

This Technical Data Sheet is available on our website at www.international-marine.com or www.international-pc.com, and should be the same as this document. Should there be any discrepancies between this document and the version of the Technical Data Sheet that appears on the website, then the version on the website will take precedence.

Issue date: 2/5/2015
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www.international-pc.com

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

945 EMBARCADERO
MORRO BAY, CALIF.
93442

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	09-105
Drawn By	CPP
Dwg. Date	04/25/18
Updated	-
Scale	AS NOTED

REVISIONS

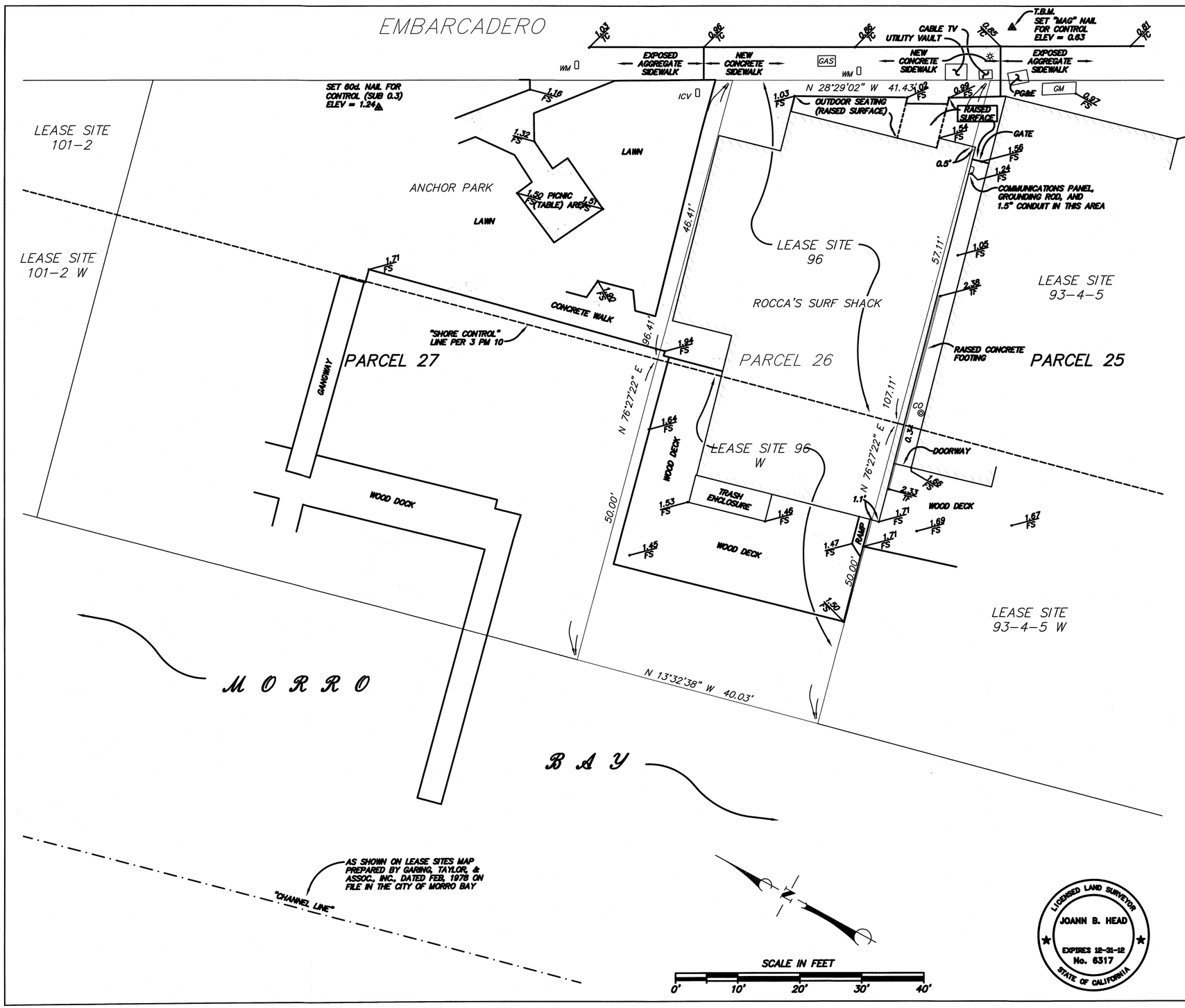
SHEET TITLE

PILING INSTALL. MATERIALS

SHEET NO.

A1.5

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LEGEND

CO	CLEAN OUT
FS	FINISH SURFACE
GM	GAS METER
ICV	IRRIGATION CONTROL BOX
TC	TOP OF CURB
TF	TOP OF FOOTING
WM	WATER METER
☼	STREET LIGHT
23.5	SPOT ELEVATION (MEASURED AT DECIMAL POINT)

LESSEE

Mr. Stan Van Beurden
901 Embarcadero
Morro Bay, CA 93442

NOTES

1. Benchmark:
   NGS PID FV1159: Brass cap in well in perimeter walkway of the Flying Dutchman Restaurant near the west end of Pacific Street.
   Elevation: 12.12 feet (NAVD 88).

   On-site T.B.M.: Set "MAG" nail in street as shown. Elevation = 0.63 feet.
2. Bearings and distances shown are measured per Record of Survey in progress.
3. Survey date: August 8 and 9, 2012.

LICENSED LAND SURVEYOR
JOANN B. HEAD
EXPIRES 12-31-12
No. 6317
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY

PORTION of APN 066-322-001

Parcel 26 of Parcel Map MB 68-30 as shown on map recorded in Book 3, at Page 10 in the Office of the County Recorder City of Morro Bay, County of San Luis Obispo, State of California.

Prepared by:

JoANN HEAD LAND SURVEYING
Post Office Box 887
Santa Margarita, CA 93453
(805) 674-1530

August, 2012 004-01 tpo.dwg Sheet 1 of 1

EXISTING TOPOGRAPHY SURVEY

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

C. P. PARKER
ARCHITECT

CHRISTOPHER P. PARKER
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93442-1962
(805) 772-5700

STAMPS

LICENSED ARCHITECT CHRISTOPHER P. PARKER C 30121 REN. 08-31-13 STATE OF CALIFORNIA

CONSULTANTS

APPROVED
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., STE. 300
SANTA CRUZ, CA 95060
7/13/2018

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

945 EMBARCADERO
MORRO BAY, CALIF.
93442

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	09-105
Drawn By	CPP
Dwg. Date	04/25/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

TOPOGRAPHY SURVEY

SHEET NO.

A1.6

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STAMPS

LICENSED ARCHITECT ★ CHRISTOPHER P. PARKER ★ C 30121 ★ 08-31-19 ★ STATE OF CALIFORNIA

CONSULTANTS

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COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., STE. 300
SANTA CRUZ, CA 95060
7/31/2018

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

945 EMBARCADERO
MORRO BAY, CALIF.
93442

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	09-105
Drawn By	CPP
Dwg. Date	04/25/18
Updated	-
Scale	AS NOTED

REVISIONS

UPDATE PILES	09/19/17

SHEET TITLE

FLOOR PLAN

SHEET NO.

A2.1

EXTERIOR LIGHTING:

PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

A. THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES (INCLUDING CATALOG SHEETS FOR EACH FIXTURE) SHALL BE ILLUSTRATED.

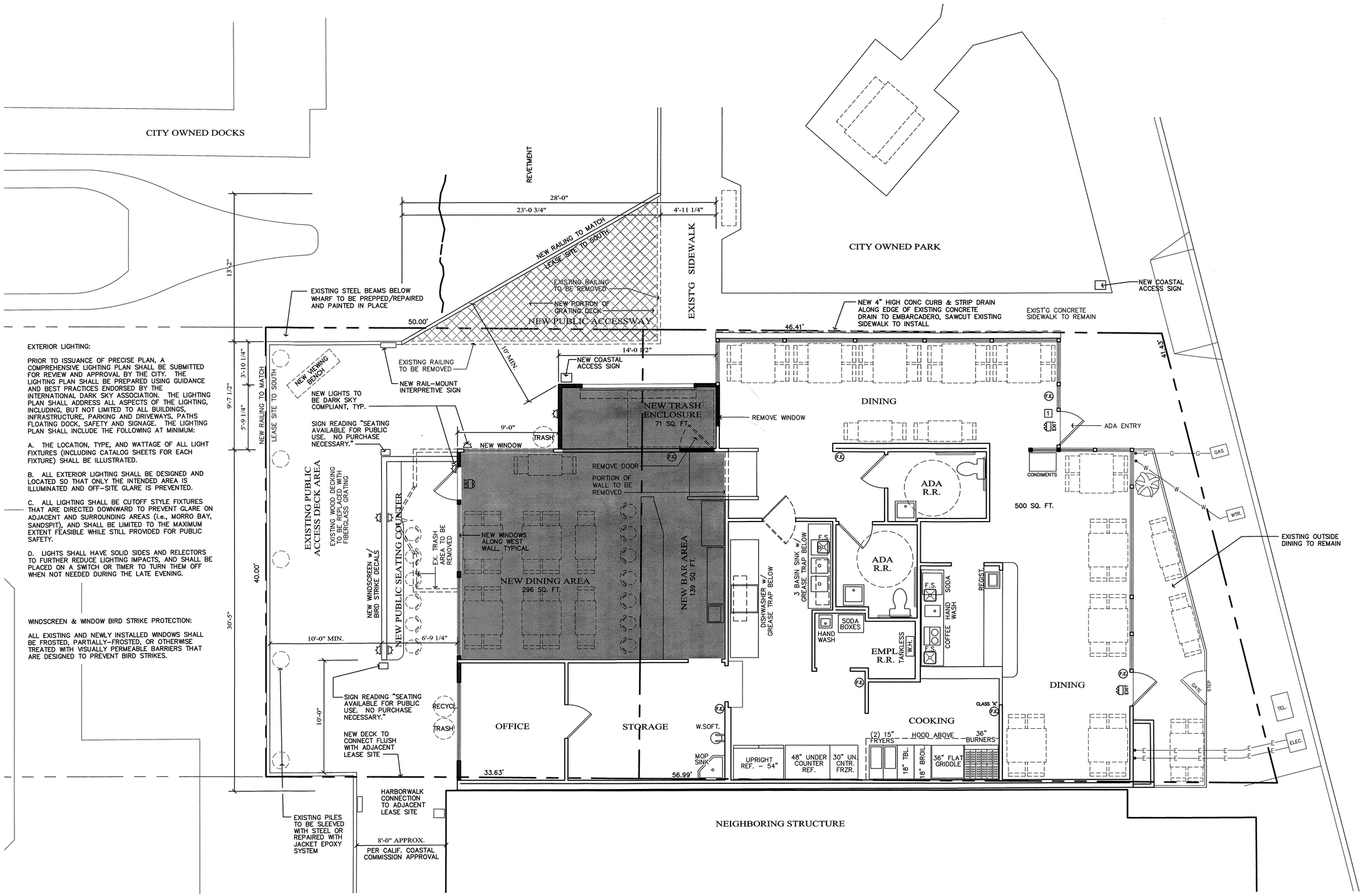
B. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS PREVENTED.

C. ALL LIGHTING SHALL BE CUTOFF STYLE FIXTURES THAT ARE DIRECTED DOWNWARD TO PREVENT GLARE ON ADJACENT AND SURROUNDING AREAS (i.e., MORRO BAY, SANDSPIT), AND SHALL BE LIMITED TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDED FOR PUBLIC SAFETY.

D. LIGHTS SHALL HAVE SOLID SIDES AND RELECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

WINDSCREEN & WINDOW BIRD STRIKE PROTECTION:

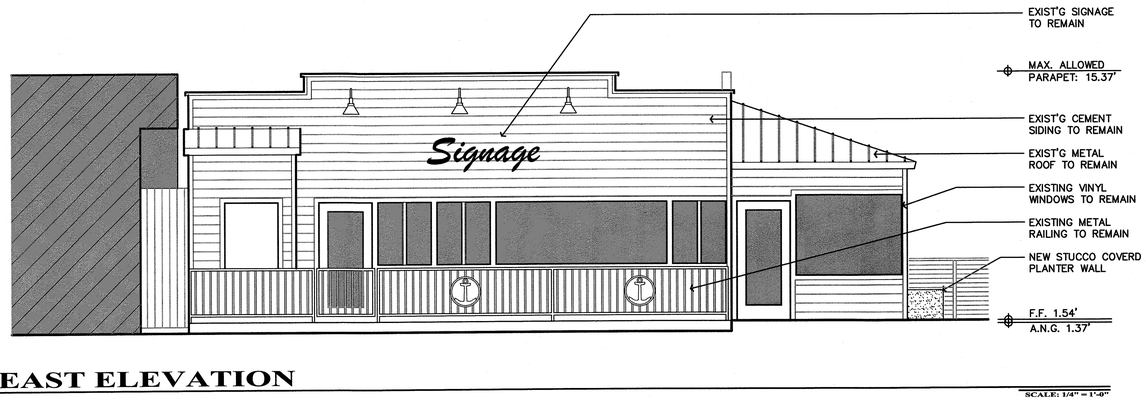
ALL EXISTING AND NEWLY INSTALLED WINDOWS SHALL BE FROSTED, PARTIALLY-FROSTED, OR OTHERWISE TREATED WITH VISUALLY PERMEABLE BARRIERS THAT ARE DESIGNED TO PREVENT BIRD STRIKES.



NEW FLOOR PLAN

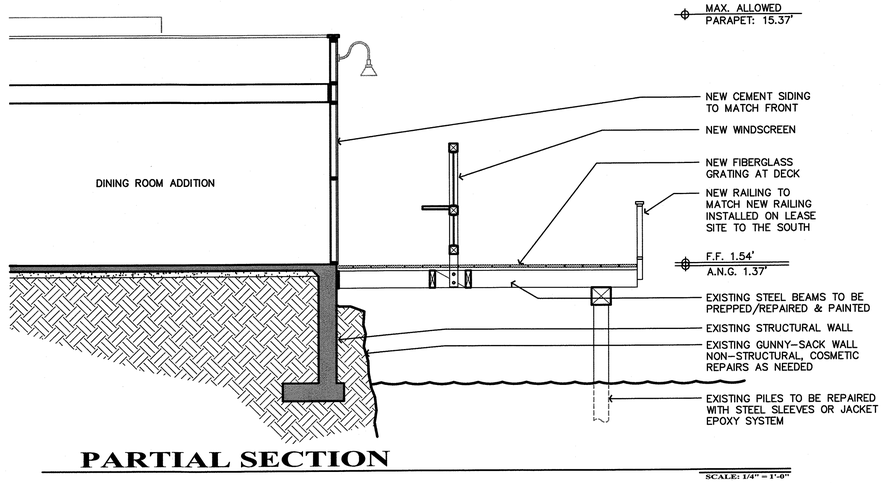
SCALE: 1/4" = 1'-0"

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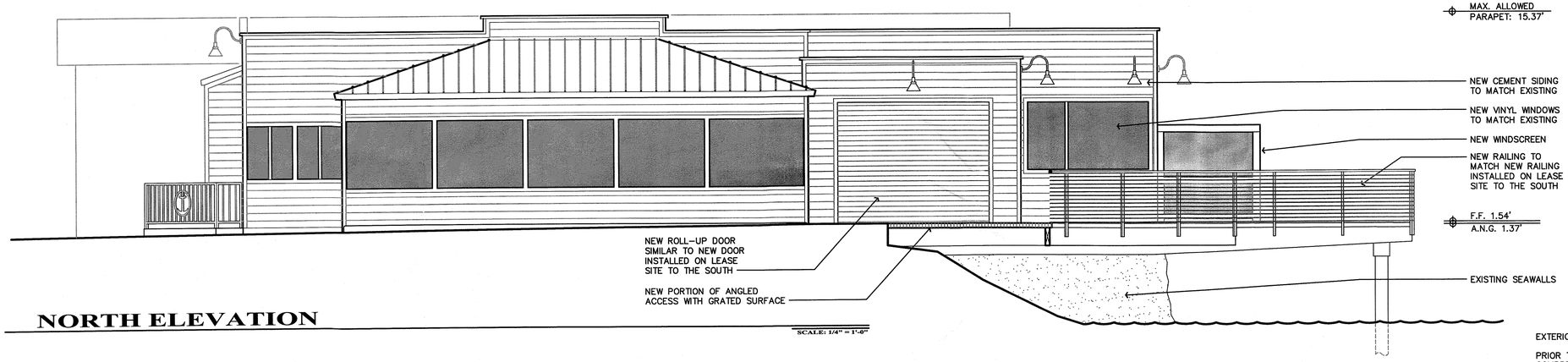
EAST ELEVATION

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



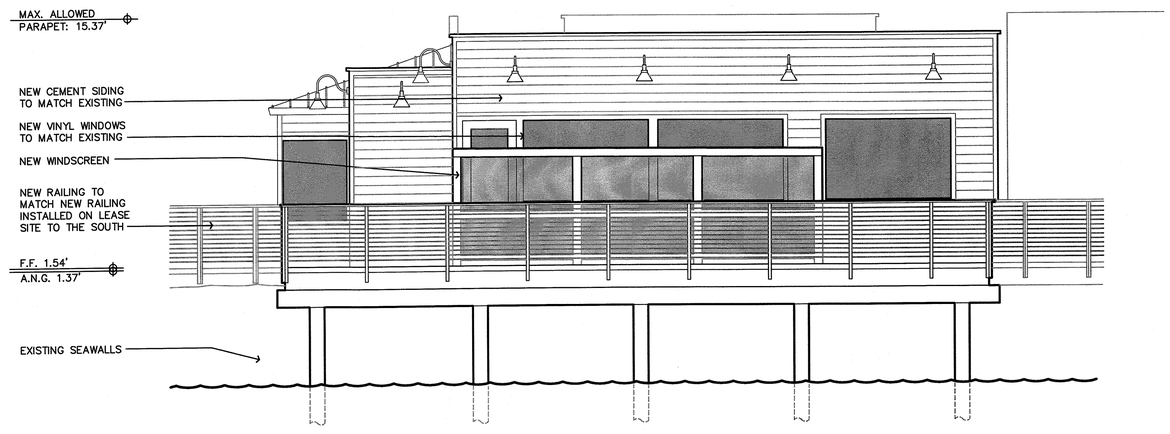
PARTIAL SECTION

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



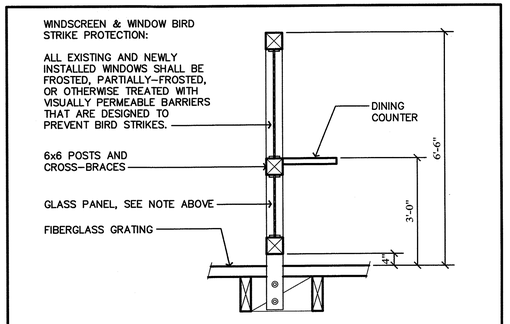
NORTH ELEVATION

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



WEST ELEVATION

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



WINDSCREEN DTL.

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

EXTERIOR LIGHTING:

PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

A. THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES (INCLUDING CATALOG SHEETS FOR EACH FIXTURE) SHALL BE ILLUSTRATED.

B. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS PREVENTED.

C. ALL LIGHTING SHALL BE CUTOFF STYLE FIXTURES THAT ARE DIRECTED DOWNWARD TO PREVENT GLARE ON ADJACENT AND SURROUNDING AREAS (i.e., MORRO BAY, SANDSPIT), AND SHALL BE LIMITED TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDED FOR PUBLIC SAFETY.

D. LIGHTS SHALL HAVE SOLID SIDES AND RELECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

WINDSCREEN & WINDOW BIRD STRIKE PROTECTION:

ALL EXISTING AND NEWLY INSTALLED WINDOWS SHALL BE FROSTED, PARTIALLY-FROSTED, OR OTHERWISE TREATED WITH VISUALLY PERMEABLE BARRIERS THAT ARE DESIGNED TO PREVENT BIRD STRIKES.

EXTERIOR FINISHES:

MATERIALS OF CEMENT SIDING, VINYL WINDOWS, TRIM BOARDS ALL TO MATCH THOSE MATERIALS AND COLORS THAT ARE CURRENT INSTALLED ON THE EAST SIDE OF THE EXISTING STRUCTURE.

NEW ROLL-UP DOOR TO BE PAINTED TO MATCH SIDING.

C. P. PARKER
ARCHITECT

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STAMPS

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SANTA CRUZ, CA 95060
7/13/2018

PROJECT

RESTAURANT REMODEL

FOR

STAN VAN BEURDEN

945 EMBARCADERO
MORRO BAY, CALIF.
93442

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	09-105
Drawn By	CPP
Dwg. Date	04/25/18
Updated	-
Scale	AS NOTED

REVISIONS

UPDATE PILES	09/19/17

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.1