



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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*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, December 17, 2019  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Vice-Chairperson Michael Lucas  
Commissioner Jesse Barron

Chairperson Gerald Luhr

Commissioner Joseph Ingraffia  
Commissioner Susan Stewart

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 City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Commission at this time.

Public comment is an opportunity for members of the public to provide input to the governing body. To increase the effectiveness of the Public Comment Period, the Commission respectfully requests the following guidelines and expectations be followed:

- When recognized by the Chair, please come forward to the podium to speak. Though not required, it is helpful if you state your name, city of residence and whether you represent a business or group. Unless otherwise established by the Chair, comments are to be limited to three minutes.
- All remarks should be addressed to Commission, as a whole, and not to any individual member thereof.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any 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 Planning Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Planning Commission meetings is welcome and your courtesy will be appreciated.
- The Commission in turn agrees to abide by its best practices of civility and civil discourse according to Resolution No. 07-19.

## PRESENTATIONS

### A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

- B-1 **Case No.:** Appeal of CDP19-035  
**Site Location:** 450 Oahu Street, Morro Bay, CA  
**Project Description:** A continued public hearing for appeal of Administrative Coastal Development Permit (CDP19-035) for conversion of a 275 sf attached garage into a 213 sf accessory dwelling unit and a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All proposed work is within the garage building footprint and there are no proposed changes to the existing primary residence. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15303, Class 3a.  
**Staff Recommendation:** Deny the appeal and uphold the Director's approval.  
**Staff Contact:** Willow Urquidi, Assistant Planner (805) 772-6270

- B-2 **Case No.:** CUP19-08/CDP19-032  
**Site Location:** 1078 Monterey Ave, Morro Bay, CA  
**Project Description:** Coastal Development Permit and Conditional Use Permit for the addition of a 526 square foot residential dwelling above an existing expanded accessory building in a mobile home park. The new residential unit will include 2 covered parking spaces. The addition will meet all the development standards for the zone. This project is located in an R-4 zone and is not located in the Coastal Commission appeals jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15303, Class 3a.  
**Staff Recommendation:** Approve with Conditions  
**Staff Contact:** Nancy Hubbard, Contract Planner (805) 772-6211

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

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 January 7, 2020 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 805-772-6264 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, 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](http://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](http://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.

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.



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

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions  
 New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date December 17, 2019

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>										
1	Ernsdorf	450 Oahu	9/6/19	CDP19-035	<b>Appeal of Admin CDP to convert portion of existing garage into new Accessory Dwelling Unit.</b>	Permit issued 10/15/19. Appealed to PC 10/25/19. Noticing incomplete for 12/3 meeting. Recommended for continuation to 12/17.				wu
2	Borges	1078 Monterey Street	8/15/19	CUP19-08/ CDP19-032	<b>New managers dwelling unit over community shower/laundry storage facility</b>	Submittal is under review. Deemed incomplete 8-29-19. Resubmittal received Oct 22, 2019. Deemed incomplete 11-8-19. Resubmitted 11-20-19, under review. Deemed complete, scheduled for Planning Commission 12/17/19		PN-Conditionally approved 11/21/19		nh
3	Zive	1309 Berwick	7/3/19	CDP19-024	<b>CDP for New SFR - 2871 sf living, 628 sf attached garage, and 189 sf deck.</b>	Deemed incomplete 7/17/19. Resubmittal 11/5/19 issues with building height. Awaiting resubmittal. Deemed complete 12/5/19. Noticing began 12/9/19. Administrative action occurring on or after 12/20/19.				wu
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
4	Borges	1930 Main Street	4/11/19	CDP19-009	<b>Conditional Use Permit for new mobile home park</b>	Deemed incomplete 5/13/19. Resubmittal received 12/5/19, under reiew				nh
5	Cleath	2490 Main Street	12/5/19	CUP19-17	<b>New 8 unit hotel</b>	Under review				nh
6	Elster	530 Morro Avenue	12/4/19	MIN19-015	<b>Minor modification to decks and rear wall</b>	Under review				wu
7	Giovanni	1001 Front St	11/25/19	CUP19-15	<b>Conditional Use Permit for Giovanni's Annual Waterfront Market</b>	Under review.	Fire approved 11-26-19. mv	PN- Approved 11-26-2019		wu
8	Sadowski	490 Java	11/21/19	CDP19-042	<b>Admin Coastal Development Permit</b>	Under review.	Fire cond. Approved 11-26-19. mv			wu
9	Vistra	1290 Embarcadero	11/12/19	CDP19-041/CUP19-14	<b>Coastal Development Permit and Conditional Use Permit for Battery Energy Storage System Project (BESS).</b>	Under review. cj.				cj
10	Lawrence	2590 Hemlock Ave	10/25/19	CDP19-040	<b>Admin CDP for Demo of existing residence, rebuild new with ADU.</b>	Submittal under review. Correction letter sent 11/25/19.				wu

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11	Gambriel	571 Embarcadero	10/14/19	MAJ19-006	<b>Major Modification to CUP Amendment for proposed public access improvements, dock and gangway realignment, conversion of 2nd floor to hotel units and request for 1st floor ADA accessible hotel unit</b>	CUP Amendment reviewed by PC on 12/18/18. Major Modification Request under review. Submitted correction response letter 11/13/19. cj		PN-Conditionally Approved 10/16/2019		cj
12	HASLO	405 Atascadero Road	9/24/19	CUP19-12/ PKG19-05/ CDP	<b>Conceptual review of a proposed 35 unit affordable housing project, with community space</b>	Scheduled for Planning Commission for conceptual review 11/5/19. PC provided input, waiting for resubmittal. MND update in process.		PN-Conditionally Approved 10/10/2019		NH
13	Rhine LP/Morro 94	3300 Panorama	8/20/19	MAJ 19-005	<b>After the fact permit application for removal of 3 sheds and possible siding treatment for transformer building.</b>	Submittal is under review. Deemed incomplete 8-29-19. Waiting for resubmittal				nh
14	Angelucci	953 Pacific	8/20/19	CUP19-10	<b>459 sf 2nd story addition, new 246 sf detached garage with auto lift, 167 sf 2nd story deck, and 87 sf 2nd story view deck off of garage.</b>	Submittal under review. Correction letter sent 9/19/19. Resubmittal under review. Discussed issues with garage setback with Applicant. Letter from soils engineer under review. Resubmittal 12/5/19 under review.		PN- Conditionally Approved 9/10/2018		wu
15	Le Bris	516 Shasta Ave	8/15/19	CDP19-031	<b>New ADU partially over existing garage, storage space below.</b>	Submittal is under review. Deemed incomplete 8-29-19. Waiting for resubmittal				nh
4	Boyko	2670 Laurel Ave	7/26/19	CDP19-027	<b>CDP for New SFR - 2135 sf living, 505 sf garage, 160 sf lower balcony and 160 sf upper balcony</b>	Submittal under review. Incomplete letter sent 8/19/19. Awaiting resubmittal. Second correction letter sent 10/24/19. Awaiting issue with driveway slope to be resolved with the Fire Department.				wu
5	Friesen	196 Panay St	7/23/19	LTM19-03	<b>Addition to existing SFR requiring abandonment of existing easement.</b>	Requires Conditional Use Permit. CUP submittal scheduled for PC 9/17/19. Approved at meeting. Lot merger under review. Correction letter sent 10/24/19. Resubmittal received 12/3/19 under review.				wu
6	Morro Bay Recovery	2460 Main Street	5/28/2019 12/2/19	MUP19-04 - CDP19-043	<b>Minor Use Permit for Change in use from hotel/motel to recovery center</b>	Submittal is under review. Deemed incomplete 6-25-19. Resubmitted 12/9/19, under review. CDP submitted 12/2/19 for addition to lobby, under review.		PN-Disapproved 6/21/2019		nh
7	Cleary	1282 and 1290 Embarcadero R	5/23/19	CDP19-016	<b>CDP for removal of major vegetation.</b>	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				wu
8	Moss Lane Ventures, LLC	839 Morro Bay Blvd	5/6/19	CUP19-04/CDP 19-013	<b>CDP and CUP for Demo existing carwash, construct new 600 sf single sided drive up coffee shop.</b>	Application received 5-6-19 and is under review. Submittal deemed incomplete, letter sent 5-30-19. Resubmitted 6-13-19. Deemed incomplete 6-27-19. Resubmittal received October 22, 2019. Deemed incomplete 11-12-19. Resubmitted 12/4/19, under review		PN-Conditionally Approved 5/16/2019		nh
9	Eisemann	535 Atascadero Road	3/7/19	PAR19-01	<b>Final Parcel map</b>	Submittal is under review. Planning disapproved 3/14/19. Resubmittal disapproved on May 14, 2019. Resubmittal received , review comments provided 6-5-19. Disapproved 11-5-19. nh		PN- Disapproved 11-6-2019		nh
10	Najarian	1339 Berwick	11/30/18	CDP 18-014	<b>Admin CDP for new construction of SFR and ADU with attached garage</b>	Application deemed incomplete, comments sent to applicant on 12/27/18.				nh

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11	Fields	731 Butte	6/14/18	CP0-582/UP0-534	<b>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</b>	Under Initial Review. Correction letter sent 7/11/18. Resubmitted 10/22/18. Correction Letter sent 11/14				nh
12	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	<b>Coastal Development Permit &amp; Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots</b>	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. Reimbursement agreement sent to applicant for environmental review on 10/15/18. Resubmittal received 5-10-19 - comments returned 5-28-19		PN- Conditionally Approved 7/17/2018		cj
13	T-Mobile	1478 Quintana	2/26/18	A00-056	<b>Modification to UP0-052/CP0-073 for upgrade to existing wireless site</b>	Under initial review. Correction Letter sent 3/30. Unauthorized work completed by owner. Spoke with the agent 11/5 about process moving forward. Spoke with agent again 2/7. Resubmittal 2/26. Correction letter sent 3/13. Awaiting resubmittal. Update: Project determined to only require		JW approved		wu
14	Morgan	101 Fig St.	4/12/17	UP0-476	<b>Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.</b>	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project. Project Inactive as of 10/2018		PN-Conditionally approved 5/11/17		nh

**Projects Appealed to Planning Commission or PC Continued projects:**

15	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	<b>Coastal Development Permit &amp; Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park</b>	Submitted on 8-20-18. Deemed incomplete 9.10.18. Applicant to resubmit plans. Plans resubmitted with additional information on 10-26-18. Project deemed complete. Scheduled for PC on December 18, 2018. Continued to date uncertain by PC on 12/18/18. Applicant to provide additional information.		PN- Approved 9/4/2018		nh
25	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- 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:**

#	Applicant/ Property Owner	Project Address	Application 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
26	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission 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
<b>Environmental Review</b>										
27	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	<b>CDP and CUP for New 83 room hotel on vacant 2 acre lot</b>	Under Initial Review. Incomplete letter sent 7/13/18. Resubmitted 9/11/18. Comment letter sent 10/19/18. Environmental review required. Cj. Met with Applicant's Agents 11-8-18 to review flood plain and height requirements. Project currently overheight and does not meet parking requirements. Story poles erected on 1/3/19 and scheduled for Conceptual Review by PC to evaluate height, parking, and findings of significant public benefit as allowed under the Planned Development (PD) overlay zone. PC comments provided to Applicant after 1-15-19 meeting. Applicant considering project revisions. Environmental review in progress. Draft MND awaiting Applicant signature and circulation.				cj
28	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
<b>Final Map Under Review Projects</b>										
<b>Projects requiring coordination with another jurisdiction:</b>										
30	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		

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31	City of Morro Bay Desal Plant	170 Atascadero			<b>Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.</b>	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finaled. Phase 2 on hold as of 7/22/14.		

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<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
32	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	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 <a href="http://www.morrobayca.gov/planmb">www.morrobayca.gov/planmb</a> . Project to be complete with documents ready for adoption and certification by end of 2019. Public draft of combined General Plan/ LCP released May 2018 for review. Working with Coastal staff on CCC input.				
33	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. <b>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.</b>	No review performed.			wm
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
34	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
<b>Grants</b>										

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35	California Coastal Commission, California Ocean Protection Council	City-wide		4/6/16		<b>\$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.</b>	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
36	City of Morro Bay	City-wide				<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
37	City of Morro Bay	City-wide				<b>Climate Action Plan - Implementation</b>	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj

**Projects in Building Plan Check:**

1	Coghlan	3009	Beachcomber	12/2/19	B19-0259	Remodel of existing 1 story, single family residence, adding 375 sf. And upgrades for code requirements.	Approved 12/6/19	Plancheck			nh
2	LaPlante	3093	Beachcomber	4/29/17	B-31487	New SFR: 3,495 sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Approved 8-9-18. cj. Requested permit extension.	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj
3	Zine	1309	Berwick Dr	7/3/19	B19-0139	New SFR, 2871 sf living, 628 sf attached garage, & 189 sq deck.	Project on hold until planning permit obtained.	Bldg - Disapproved 7/29/19			wu
4	Jones	1362	Berwick Dr	8/5/19	B19-0169	Interior remodel, remove existing roof over existing garage and replace with 352 sf deck.	Disapproved 9/11/19. Awaiting resubmittal.	Bldg - Disapproved 9/4/19			wu
5	Meritt	500	Dowing	12/9/19	B19-0260	Foundation repair		Ready to issue			sg
6	Kurz	2720	Elm Ave	7/18/19	B19-0154	New Accessory Dwelling Unit (ADU), 370 sf detached ADU with upper floor loft.	Approved 7/30/19	Bldg - Disapproved 8/12/19			wu
7	Ferrin	2770	Elm Ave	9/11/19	B19-0205	Tandem garage addition w/roof deck.	Approved 10/24/19. wu	Bldg - Approved 9/12/19			wu
8	The Savory Palette	601 #5	Embaracadero	11/18/19	B19-0254	Adding a pony w/electric 4 outlets, add 3 circuits, installing flooring with coving, install water resistant gypsum board to walls in kitchen prep area, replacing ceiling tile with smooth finish, reduce plumbing at sinks per Health Dept. minor renovations.	Approved 11-26-19. wu	Bldg - Disapproved 11/22/19			sg

#	Applicant/ Property Owner	Project Address		Application 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	Van Beurden	945	Embaracadero	8/1/19	B19-0163	Remodel existing area of restaurant into dining space, add outside public seating (at west side of site), add 71sf trash enclosure to building footprint, modify wharf area to create accessible Harborwalk, repair pilings and gunny sack batter wall.	Approved.	Ready to issue	PN-Approved 11-8-2019		cj
10	Owen	545	Fresno Ave	10/31/19	B19-0243	Demo ( E ) 780 sf., SFR, Build (N) 1.861 sf., 2-story SFR w/attached 2-car garage; covered porch & lower/upper flr. covered deck.	Approved 11-6-19. wu	Bldg - Disapproved 11/22/19			wu
11	John & Andrea Eavgall	580	Harbor	10/24/19	B19-0236	Existing commerical building alteration of a 61 sq ft concrete accessible ramp to rear bldg entrance; including accessible parking striping and signage.	Approved 10-28-19. sg.	Bldg - Approved 12/9/19	PN- Disapproved 10-31-2019		sg
12	Sadowski	490	Java	11/14/19	B19-0252	Fire damage repair to existing SFR. Interior - new doors, windows, heating system, drywall, insulation, remodel 1st flr bath & laundry, relocate kitchen & create art studio, add kitchenette in garage for future ADU. Exterior - Hardie board siding, roofing, fascia, rafters & overhangs.	Disapproved 11-20-19. Needs CDP. Wu	Plancheck			wu
13	Nolan	2991-A	Juniper Ave.	11/1/19	B19-0248	Proposed ADU @existing 1st floor	Approved 11/19/19	Bldg - Disapproved 11/19/19			wu
14	Linker	594	Kings Ave.	4/16/19	B19-0068	New two story SFR - 2996 sf living, 491 sf attached garage, 304 sf deck at front and 85 sf deck at rear.	Planning approved	Bldg - Ready to issue			nh
15	Richardson	441	LaJolla	3/8/19	B19-0040	Kitchen, bathroom and laundry room remodel in existing dwelling.	Submittal under review. Approved 3/19/19	Bldg - Disapproved 3/15/19			nh
16	Castro	1105-A	Las Tunas	10/8/19	B19-0226	Add 476 sq ft ADU above existing garage. Add storage rm adjacent to existing garage (150 sq ft) Add 400 sq ft exterior deck and stairway.	Planning disapproved 10/16/19. Resubmittal 11/18/19. Approved 11/21/19.	Bldg - Approved 10/28/19			wu
17	Gronigen	859	Main St.	9/23/19	B19-0225	Add plumbing modifications to premises as per site plan.	Approved 11/24/19.	Ready to issue	PN-Approved 11-22-2019		wu
18	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/1/19 - sg	Bldg - Approved 2/27/19 Fire - Approved 2/26/19	Disapproved on 3/14/19		sg
19	Sonic	1840	Main St.	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 received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
20	NHC-MB LLC	495	Morro Bay Blvd	10/29/19	B19-0242	Interior Commercial Demo	Approved 11-1-19. sg	Ready to issue	PN-Approved 11-7-2019		sg

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
21	Elster	530	Morro Ave	7/9/19	B19-0142	New SFR (three levels), 2613 sf living, 734 sf attached garage, 639 sf basement & bath, 846 sf of open decks, and 318 sf covered decking. The lower level will be recessed into the existing grade to contain garage, parking areas, and basement storage spaces. See B19-0143 for attached ADU with garage.	Disapproved 7/22/19. Awaiting Minor Modification approval.	Bldg - Disapproved 8/5/19			wu
22	Elster	530-A	Morro Ave	7/9/19	B19-0143	New 636 sf attached Accessory Dwelling Unit (ADU) with 258 sf garage. See B19-0142 for SFR permit.	Disapproved 7/22/19. Awaiting Minor Modification approval.	Bldg - Disapproved 8/5/19			wu
23	Krupa	845	Morro Ave	7/23/19	B19-0157	Barrier removal, remodel & 147 sf office addition. New accessible parking, remove steps & improve path of travel. Barrier removal & remodel guest room bath, remodel lobby & office addition.	Planning disapproved pending modification of existing planning permits (see MIN19-014). Planning approved 10-29-19	Bldg - Approved 10/28/19			nh
24	Kennedy	500	Napa	11/25/19	B19-0257	Kitchen remodel and bathroom addition without adding any additional square footage. This remodel will consist of removal of two walls (interior) and installation of two interior walls to form the new bathroom.	Approved 11-26-19. sg.	Plancheck			sg
25	Erb	2630	Nutmeg Ave	2/14/19	B19-0029	Demo 195 sf third story deck at front of home and rebuild with 80 sf extension to allow for deck beam and column support. Remove 152 sf deck on south side of home, misc. construction to repair water damage.	Dissapproved 3/6/19. Disapproved 4/9. Variance application approved. Awaiting building permit resubmittal.	Bldg - Approved 3/27/19			wu
26	Ernsdorf	450-A	Oahu St	9/6/19	B19-0200	Convert portion of existing garage into new accessory dwelling unit (213 sq ft)	Planning permit appealed to PC 10/25/19.	Bldg - Approved 9/18/19	PN-Approved 10-30-2019		wu
27	Freisen	196	Panay St.	3/15/19	B19-0045	Additional 1000 sf to SFR	Disapproved 4/3/19. CUP Approved by PC. Awaiting Lot Merger and Easement Abandonment.	Bldg - Disapproved 10-02-19			wu
28	Friesen	196-A	Panay St.	9/19/19	B19-0212	New 330 sq ft attached ADU	Disapproved 4/3/19. CUP Approved by PC. Awaiting Lot Merger and Easement Abandonment.	Bldg - Disapproved 10-02-19			wu
29	Sinclair	484	Piney	12/10/19	B19-0262	New construction of an SFR	Under review	Plancheck			wu
30	Daley	365	Quintana	8/21/19	B19-0184	Addendum to B19-0144 (T.I.) Add accessible van parking space and sidewalk to front door.	Approved 8/28/19	Ready to issue			wu
31	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Disapproved 4/11/19. Awaiting resubmittal.	Ready to issue			cj

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
32	Anouck Ce Bris	516	Shasta	12/9/19	B19-0261	520 sf st ADU with studio below; addition to SFR		Plancheck			sg
33	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-rot structural members, install new waterproof membrane, new copper drip edge flashing, replace plaster, replace guardrail if needed.	Disapproved 4/11/19. Awaiting resubmittal.	Bldg - Approved 3/27/19			wu
34	Davis	1149	West Ave	7/8/19	B19-0145	Construct lower level 360 sf enclosed patio (12' x 30') at rear of existing SFR.	Disapproved, proposed enclosed patio extended into the 25 foot bluff setback.	Bldg - Approved 7/10/19			nh
<b>Planning Projects &amp; Permits with Final Action:</b>											
1	TLC Family Enterprises	833 Embarcadero		9/9/19	CUP19-11	<b>Precise Plan CUP - Demo/reconstruct / Harborwalk Plaza multi-use redevelopment project including restaurant, retail, second floor hotel units, public access improvements.</b>	Submittal under Review. Correction letter sent 10/9/19. Resubmittal received 10/23. Noticed for 11/5 PC meeting		PN-Conditionally Approved 9/25/2019		cj



AGENDA NO: B-1

MEETING DATE: December 17, 2019

## Staff Report

**TO:** Planning Commissioners

**DATE:** December 9, 2019

**FROM:** Willow Urquidi, Assistant Planner

**SUBJECT:** Appeal of Administrative Coastal Development Permit (CDP19-035) for conversion of a 275 sf attached garage into a 213 sf. accessory dwelling unit and a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All proposed work is within the garage building footprint and there are no proposed changes to the existing primary residence. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.

**RECOMMENDATION:**

*Deny the appeal, adopt the Class 3(a) Categorical Exemption, and uphold the Director's approval of Coastal Development Permit CDP19-035 for 450 Oahu and development plans stamped approved October 15, 2019 by adopting Planning Commission Resolution 29-19.*

**ALTERNATIVES:**

1. Uphold the appeal, thereby reversing the Director's approval and deny CDP19-035.
2. Continue review to a date certain and provide direction to staff and the applicant regarding desired revisions to project design.

**APPELLANT:** Chris Barber

**APPLICANTS:** Matt Ernsdorf

**LEGAL DESCRIPTION/APN:** 065-058-034

**SUMMARY:**

An Administrative Coastal Development Permit was issued on October 15, 2019 for the conversion of a 275 sf attached garage into a 213 sf. Accessory Dwelling Unit (ADU) and a separate laundry area with exterior access for the primary residence at 450 Oahu Street. An appeal of this action was submitted by Chris Barber on October 25, 2019.



**REGULATORY SETTING:**

The project was continued from the December 3, 2019 Planning Commission meeting to allow property project noticing. The function and duties of the Planning Commission as the appellent body are to review the appeal, administrative record and written correspondence received by staff and included in the staff report, and take one of the following actions:

- A. Conduct a public hearing considering the concerns raised by the appellent, and uphold or deny the appeal; or
- B. If new evidence comes to light at the hearing that was not previously reviewed by staff, remand the matter back to staff for further review and action.

The Planning Commission, under option A above, shall conduct a de novo review in that the appellent body shall consider only the same application, plans and related materials that were the subject of the original decision, and is not required to give any deference to the original determination of the Director.

**PROJECT SETTING:**

The project is located in a residential neighborhood in Planning Area 1 (North Morro Bay), west of Panorama Drive, south of Orcas Street, north of Nevis Street and east of Tide Avenue. The 2,400 square-foot lot is designated Medium Density Residential and zoned R-1. Housing in the surrounding area includes a mix of one- and two-story homes on similarly sized lots.

<b>Adjacent Zoning/Land Use</b>			
North:	R-1/S.1 (Medium Density)	South:	R-1/S.1 (Medium Density)
East:	R-1/S.1 (Medium Density)	West:	R-1/S.1 (Medium Density)

<b>Site Characteristics</b>	
Site Area	2,400 square feet
Existing Use	Residential
Terrain	Primarily flat, gently sloping to the west
Vegetation/Wildlife	Ornamental landscaping
Archaeological Resources	Site is not located within 300 feet of an archeological resource
Access	Oahu Street

<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>	
General Plan/Coastal Plan Land Use Designation	Medium Density Residential
Base Zone District	R-1
Zoning Overlay District	S.1
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, however not in the Appeals Jurisdiction nor Original Jurisdiction

<b>Zoning Ordinance Standards</b>		
	<b>Standards</b>	<b>Existing (No Changes Proposed)</b>
<b>Front Setback</b>	15 feet	10' 5"
<b>Side-Yard Setback</b>	3 feet	3' (east) 3' (west)
<b>Rear Setback</b>	5 feet	7' 6 ¾"
<b>Height</b>	25 Feet	14' 6"
<b>Lot Coverage</b>	Max 50%	56.9%
<b>Parking</b>	1 Car Garage or Carport	Proposed to be converted to an ADU in compliance with SB 1069

**PROJECT DISCUSSION:**

Staff considered the proposed project in light of the City’s General Plan, Local Coastal Plan (LCP), Zoning Ordinance, and California State Law (SB 1069 and AB 2299). The requested development was found to be consistent with the applicable City documents listed above and consistent with California State Law with regards to Accessory Dwelling Units. During the noticing period, the Community Development Department received a letter signed by six of

the neighboring residents on October 11, 2019 and responded to all concerns addressed in the letter and issued a Coastal Development Permit for the project on October 15, 2019 (the letters, permit, and approved development plans can be found in the exhibits attached below). The approval was subsequently appealed to the Planning Commission by the neighbor, Chris Barber, based on concerns regarding neighborhood compatibility and overcrowding. The Appellants' grounds for appeal and staff's response to said appeal is presented below with Appellant's information placed as bold type, followed by staff response in regular print.

**APPEAL ISSUES:**

Appellant Chris Barber's bases an appeal of the project on the following grounds (See Exhibit B attached below for the full appeal form):

**Appeal Issue #1:**

**“We do not feel that this conversion to a 200 sf ADU would be beneficial to the neighborhood.”**

***Staff Response:***

The proposed project is located in an R-1/S.1 Zone and is classified as Medium Density in the Land Use plan. Secondary units have always been an allowed use in residential zones in Morro Bay. Updates to California State Law mandate that accessory dwelling units are not only allowed in any single family and multifamily zone, but also “are an essential component in addressing housing needs in California” because they provide flexible and “affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others.” (Housing and Community Development Accessory Dwelling Unit Memorandum, 2018 <https://www.hcd.ca.gov/policy-research/docs/ADU-TA-Memorandum.pdf>.)

**Appeal Issue #2:**

**“We would like the Planning Commission to review the details of this permit and consider limitations and restrictions on development of this property in light of community standards.”**

***Staff Response:***

The appeal process allows for additional review of projects that may be inconsistent with local, state or federal law. This project, however, has been found to be consistent with all applicable rules, regulations, and ordinances. Updates to California State law have purposefully relaxed the regulations on ADU's in order to encourage their development. Cities are unable to disapprove an ADU project, as long as the project meets all applicable standards.

**Appeal Issue #3:**

**“S.B. 1069 has allowances for a case by case examination of these standards.”**

***Staff Response:***

Each ADU project is reviewed on a case by case basis from the beginning of the administrative process. In this case, converting an existing garage space into a 213 sf ADU meets all requirements including, but not limited to: consistency with General Plan, Local Coastal Plan, and Zoning Ordinance, consistency with California State Law with regards to parking, size, fire safety requirements, and building code requirements.

**Appeal Issue #4:**

**“We think the conversion to an additional third bedroom would be acceptable, but a separate rental unit would contribute to overcrowding and possibly have safety problems.”**

***Staff Response:***

California State Law SB 1069 deliberately reduces the parking requirements. When a garage, carport or covered parking structure is demolished so an ADU can be created, the replacement parking must be allowed in any configuration on the lot. In this case, the parking requirement for the primary residence is being met with the existing carport. Pursuant to MBMC Section 17.40.040, one garage or carport per unit for residences under one thousand square feet are allowed. The primary residence is 852 sf, which makes the carport a conforming parking situation. As for parking requirements for the ADU, no additional parking is required if the project meets any of the following requirements:

- Is within a half mile from public transit
- Is within an architecturally and historically significant historic district
- Is part of an existing primary residence or an existing accessory structure
- Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU
- Is located within one block of a car share area.

This project is roughly .3 miles from a transit stop on Main at Tahiti and roughly .3 miles from a transit stop on Main at Jamaica. The proposed ADU is also part of an existing accessory structure. Therefore, no additional parking is required for the ADU.

With regards to overcrowding, the number of renters allowed in the proposed ADU project is governed by California Health and Safety Code 17922.

**ADDITIONAL ISSUES RAISED**

During the Public Comment period for this project, the Community Development Department received a letter from six neighbors regarding concerns with the project on October 11, 2019. The Planning Division reviewed and responded to the letter, addressing all concerns on October 15, 2019. Because there were no issues with compliance with local or state law, the Coastal Development Permit was issued on the same day. Both letters are available for viewing and are included as attachments to this report.

**ENVIRONMENTAL DETERMINATION**

Environmental review was performed for this project. Staff review resulted in the determination that the project would qualify for a Categorical Exemption under the Class 3 Section 15303(a) of the California Environmental Quality Act guidelines exempting construction of a secondary unit in a residential zone. The project does not meet any of the Exemption Exceptions noted in section 15300.2 of the guidelines. The project constitutes infill development on a lot that is currently developed with a single-family home. There are no known unusual circumstances applicable to the lot that do not otherwise apply to the lots in the vicinity. Additionally, the project is not visible from Scenic Highway One.

**PUBLIC NOTICE:** Notice of this item was published in the San Luis Obispo Tribune newspaper on December 6, 2019 and all property owners of record within 500 feet and occupants within 500 feet of the subject site were notified of this evening’s public hearing and invited to voice any concerns on this application.

**CONCLUSION:** Staff review of the project found the proposal meets all requirements for California State Law, and the City’s General Plan, Local Coastal Plan, and Zoning Ordinance. Therefore, staff has concluded that the grounds for an appeal of the project’s approval are inadequate to repeal the Director’s approval of the Administrative Coastal Development Permit based on the above staff analysis. The project submittal was sufficient to make the necessary findings for approval including that the project is consistent with the City’s General Plan, Local Coastal Program and the Municipal Code.

Staff recommends that the Planning Commission deny the appeal, adopt the Class 3(a) Categorical Exemption, and uphold the Director approval of the Administrative Coastal Development Permit CDP19-035 subject to the findings and conditions of approval as specified by Planning Commission Resolution 29-19 attached below as Exhibit A.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution 29-19
- Exhibit B – Appeal received from Appellants dated 10/25/19
- Exhibit C – Administrative Coastal Development Permit CDP19-035 approved 10/15/19
- Exhibit D – Approved Plans / Reductions date stamped approved 10/15/19
- Exhibit E – Public Comment Letter received 10/11/19
- Exhibit F – City response to Public Comment Letter sent 10/15/19

RESOLUTION NO. PC 29-19

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION DENYING  
THE APPEAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT  
CDP19-035 ALLOWING CONVERSION OF AN EXISTING ATTACHED  
GARAGE INTO AN ACCESSORY DWELLING UNIT

**WHEREAS**, Matt Ernsdorf submitted an application for an Administrative Coastal Development Permit on September 6, 2019 for conversion of an existing attached garage into a 213 sf accessory dwelling unit; and

**WHEREAS**, The City of Morro Bay administratively approved Coastal Development Permit CDP19-035 on October 15, 2019; and

**WHEREAS**, Chris Barber submitted a timely appeal of the City's approval of Coastal Development Permit CDP19-035 on October 25, 2019; 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 December 17, 2019 for the purpose of considering the appeal of Administrative Coastal Development Permit CDP19-035 for conversion of an existing attached garage into a 213 sf accessory dwelling unit; 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 appellant, 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)

1. The project is exempt from the California Environmental Quality Act, under Class 3, Section 15303(a) for the construction of a secondary unit in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2 apply to the project.

Coastal Development Permit findings

2. That the project is consistent with the General Plan, Local Coastal Plan and General Plan Land Use Plan category of Residential, and with the

requirements of the Zoning Code and includes the following development standards:

<b>Zoning Ordinance Standards: R-1/S.1</b>		
	<b>Standards</b>	<b>Existing (No Changes Proposed)</b>
<b>Front Setback</b>	10'	10' 5"
<b>Side-Yard Setback</b>	3'	3' (east) 3' (west)
<b>Rear Setback</b>	5'	7' 6 ¾"
<b>Height</b>	25'	14' 6"
<b>Lot Coverage</b>	Max 50%	56.9%
<b>Parking</b>	1 Car Garage or Carport	Proposed to be converted to an ADU in compliance with SB 1069

2. The conversion of an attached garage into a 213 sf accessory dwelling unit is appropriate in size to be compatible with the adjacent structures.
3. The architectural and general appearance of the development is in keeping with the character of the neighborhood. The new accessory dwelling unit will not significantly impact the building's façade and is therefore compatible with the visual quality and character of the surrounding area and is compatible with the immediate neighborhood.
4. The proposed new accessory dwelling unit is consistent with California State Law.
5. The proposed new conversion of an attached garage into an accessory dwelling unit is compatible with the nearby existing uses and not detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the surrounding area of the proposed project.
6. The site is physically suitable for a new 213 sf accessory dwelling unit that will be constructed entirely within the existing building footprint.
7. The proposed new 213 sf accessory dwelling unit will not be detrimental to the orderly development of improvements in the surrounding area and will not be detrimental to the orderly and harmonious development of the City.
8. The proposed new 213 sf accessory dwelling unit with related improvements will not impair the desirability of investment or occupation in the neighborhood.

## Residential Design Guidelines

1. That the project is consistent with the residential design guidelines with regards to:
  - b. Relationship to Homes in Immediate Neighborhood  
*No major changes to the exterior of the primary residence are proposed.*
  - c. Scale and Mass  
*No major changes to the exterior of the primary residence are proposed.*
  - d. Surface Articulation  
*No major changes to the exterior of the primary residence are proposed.*
  - e. Building Orientation  
*No major changes to the exterior of the home are proposed, ADU entry will be set back, but still facing the street.*
  - f. Garage and Driveway Design  
*Garage door entry will now be the entrance to the ADU.*
  - g. Building Materials  
*No major changes to the exterior of the primary residence are proposed.*
  - h. Architectural Elements  
*No major changes to the exterior of the primary residence are proposed.*

## **II. CONDITIONS OF APPROVAL**

### **STANDARD CONDITIONS:**

1. **Permit:** This permit is granted for the land described on Assessor Parcel Number 065-058-034 for the conversion of existing interior garage space into an accessory dwelling unit as shown on plans date stamped approved October 15, 2019 and on file with the Community Development Department, as modified by these conditions of approval. 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 Year:** 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. **Changes:** Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.

4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
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. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

#### **PLANNING CONDITIONS:**

1. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the County Clerk's Office then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form attached to the coastal development permit. This filing has the effect of starting a 35-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
2. Construction Hours: Construction Hours: Pursuant to section 9.28.030.1, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight

a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the 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. 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.

**A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

**BUILDING DIVISION:**

1. 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.
2. 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.
3. 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.
4. 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.
5. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

6. 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. Alternatively, submit a completed City of Morro Bay soils report waiver request.
7. **BUILDING PERMIT APPLICATION.** To apply for building permits, submit three (3) sets of construction plans to the Building Division.
8. 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. Maximum Height of the building allowed and proposed.
  - e. Floor area of the building(s).
  - f. Vicinity map.
  - g. Minimum building set back per zoning designation or conditional use approval.

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.)

**B. CONDITIONS TO BE MET DURING CONSTRUCTION:**

**BUILDING DIVISION:**

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

3. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and/or building height prior to framing inspection when determined necessary by the Planning Division.

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

**BUILDING DIVISION:**

1. 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.
2. Title 24 form(s) 2F-6R (Certificate of installation) for building, mechanical, electrical and plumbing systems.

**PUBLIC WORKS CONDITIONS:**

1. 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 (including the connection to the mainline) and submit to Public Works via flash drive or DVD, prior to building permit plan approval. Lateral shall be upgraded, repaired or replaced as determined to prohibit inflow/infiltration. All repairs or replacements shall be noted on approved set of plans.
2. Sewer Backwater Valve: Indicate and label sewer backwater valve and clean-out on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met.

**Additional Notes** - Add the following notes to the plans. These are required for Building Permit Approval.

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. 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. 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.

### **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).
3. Address identification. All new and existing single family residence and ADU's shall have their own approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.

**Section 2: Action.** The Planning Commission does hereby deny the appeal of Administrative Coastal Development Permit CDP19-035 for the property located at 450 Oahu Street subject to the conditions stated above.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of December 2019 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Gerald Luhr

ATTEST

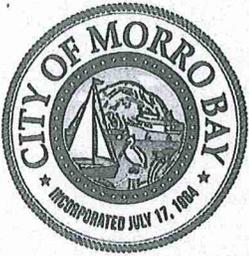
\_\_\_\_\_  
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 17<sup>th</sup> day of December 2019.

# EXHIBIT B

RECEIVED

OCT 25 2019



## CITY OF MORRO BAY

CDP19-035  
**APPEAL FORM**

City of Morro Bay  
 Community Development Dept.

Community Development Department  
 Planning Division

955 Shasta Avenue  
 Morro Bay, CA 93442  
 (805) 772-6577

**In CCC Appeals Jurisdiction?**

YES - No Fee  
 NO - Fee Paid:  Yes  No

Project Address being appealed: <u>450 OAHU, Morro Bay, CA, 93442</u>	
Appeal from the decision or action of (governing body or City officer): <input checked="" type="checkbox"/> Administrative Decision <input type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	
Appeal of action or specific condition of approval: <u>APPROVAL OF PERMIT FOR DEVELOPMENT OF ADU AT 450 OAHU, MORRO BAY, CA 93442</u>	
Permit number and type being appealed (ie. coastal permit, use permit, tentative subdivision): <u>CPD 19-035    450 OAHU</u>	
Date decision or action rendered: <u>10/15/19</u>	
Grounds for the appeal (attach additional sheets as necessary): <u>WE DO NOT FEEL THAT THIS CONVERSION TO A 200<del>0</del> ADU WOULD BE BENEFICIAL TO THE NEIGHBORHOOD. WE WOULD LIKE THE PLANNING COMMISSION TO REVIEW THE DETAILS OF THIS PERMIT AND CONSIDER LIMITATIONS &amp; RESTRICTIONS ON DEVELOPMENT OF THIS PROPERTY IN LIGHT OF COMMUNITY STANDARD</u>	
Requested relief or action: <u>S.B. 1069 HAS ALLOWED FOR A CASE BY CASE EXAMINATION OF THESE STANDARDS</u>	
<u>WE THINK CONVERSION TO AN ADDITIONAL (3RD) BEDROOM WOULD BE ACCEPTABLE, BUT A SEPARATE RENTAL UNIT WOULD CONTRIBUTE TO OVERCROWDING AND POSSIBLY HAZARD SAFETY PROBLEMS</u>	
Appellant (please print): <u>CHARIS BARBER</u>	Phone: <u>(805) 712-6560</u>
Address: <u>449 OAHU</u>	
Appellant Signature: <u>[Signature]</u>	Date: <u>10/24/19</u>

FOR OFFICE USE ONLY	
Accepted by:	Date appeal filed:
Appeal body:	Date of appeal hearing:

# EXHIBIT C



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

October 15, 2019

Matt Ernsdorf  
2532 Kalamania Pl.  
Kilauea, HI 96754

Chris Parker  
630 Quintana Road #330  
Morro Bay, CA 93442

**SUBJECT: Case No.: Coastal Development Permit (CDP19-035) at  
450 Oahu (APN: 065-058-034)**

Project Description: Administrative Coastal Development Permit to allow conversion of an existing 275 sq. ft. attached garage into a 213 sq. ft. accessory dwelling unit with an entry with a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All work is to remain within the existing building footprint and no changes to the existing residence are proposed. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.

Dear Mr. Ernsdorf and Mr. Parker,

The City of Morro Bay Community Development Department conditionally approved your request. 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.***

The Morro Bay Municipal Code provides for an appeal of the action by the Community Development Director within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a fee for processing appeals except for those coastal permits in the coastal appeals jurisdiction.

Please also find enclosed the Notice of Exemption for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County Clerk's office located in the County Government Building in San Luis Obispo. The filing Fee is \$50.00 and the County requires the original Notice of Exemption and at least one copy.

Section 15062 (d) of The California Environmental Quality Act (CEQA) provides:

"The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply."

Sincerely,

Scot Graham  
Community Development Director

By:

Willow Urquidi, Assistant Planner

# EXHIBIT C



## CITY OF MORRO BAY COMMUNITY DEVELOPMENT DEPARTMENT

### Administrative Coastal Development Permit

This approval is based upon the attached findings and is valid only if the attached conditions 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.

CASE NO: CDP19-035

**THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:**

SITE ADDRESS: 450 Oahu

APPLICANT: Matt Ernsdorf

APN/LEGAL: 065-058-034

DATE APPROVED: October 15, 2019

APPROVED BY: Community Development Director

CEQA DETERMINATION: Categorical Exemption, Class 3a, CEQA Guidelines Section 15303

**DESCRIPTION OF APPROVAL:**

Administrative Coastal Development Permit to allow conversion of an existing 275 sq. ft. attached garage into a 213 sq. ft. accessory dwelling unit with an entry with a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All work is to remain within the existing building footprint and no changes to the existing residence are proposed. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.

**YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION, THERE IS AN APPEAL PERIOD OF TEN (10) *Calendar days*, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL/PLANNING COMMISSION**

**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 and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Department, 772-6264.

**IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: October 28, 2019**

ATTEST: [Signature] DATE: October 15, 2019

**THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT**

# EXHIBIT C



## CITY OF MORRO BAY COMMUNITY DEVELOPMENT DEPARTMENT

### NOTICE OF FINAL ACTION ON MINOR AMENDMENT TO COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: OCTOBER 29, 2019

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP19-035

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A COASTAL PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY.

Applicant: Matt Ernsdorf

Address: 450 Oahu

Project Description: Administrative Coastal Development Permit to allow conversion of an existing 275 sq. ft. attached garage into a 213 sq. ft. accessory dwelling unit with an entry with a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All work is to remain within the existing building footprint and no changes to the existing residence are proposed. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.

Project Location: 450 Oahu Street, Morro Bay, CA 93442

APN: 065-058-034

Zoning: R-1/S.1

Land Use Plan/General Plan: Moderate Density Residential

Lot Area: 2,400 square-feet

Filing Date: 09/06/2019

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: 10/15/2019

THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION

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, #300, Santa Cruz, CA 95060, 831-427-4863.

# EXHIBIT C

APPLICANT'S ACCEPTANCE  
OF  
CONDITIONS OF APPROVAL

CASE NO. CDP19-035

SITE LOCATION: 450 OAHU STREET, MORRO BAY

APPLICANT NAME: MATT ERNSDORF

APPROVAL BODY: COMMUNITY DEVELOPMENT DIRECTOR

DATE OF ACTION: 10/15/2019

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: CDP19-035

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

# EXHIBIT C



## CITY OF MORRO BAY NOTICE OF EXEMPTION

**TO:**  San Luis Obispo Co. Clerk  
County Government Center  
San Luis Obispo CA 93401

**FROM:** City of Morro Bay  
Community Development Department  
955 Shasta Avenue  
Morro Bay, CA 93442

Office of Planning & Research  
1400 Tenth Street  
Sacramento, CA 95814

**Project Title:** Creation of an accessory dwelling unit within an existing attached to an existing SFR

**Project Location - Specific:** 450 Oahu Street (APN 065-058-034)

**Project Location - City:** MORRO BAY County: SAN LUIS OBISPO

**Description of Project:** Administrative Coastal Development Permit to allow conversion of an existing 275 sq. ft. attached garage into a 213 sq. ft. accessory dwelling unit with an entry with a separate laundry area with exterior access for the primary residence at 450 Oahu Street. All work is to remain within the existing building footprint and no changes to the existing residence are proposed. This project is located in an R-1/S.1 zone outside of the Coastal Commission appeals jurisdiction.

**Name of Public Agency Approving the Project:** CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442  
Contact: [wurquidi@morrobayca.gov](mailto:wurquidi@morrobayca.gov), Willow Urquidi, Assistant Planner, 805-772-6270

**Name of Person or Agency Carrying Out Project:** Matt Ernsdorf, 2532 Kalamania Pl., Kilauea, HI 96754  
(808) 482-1230, [mernsdorf@yahoo.com](mailto:mernsdorf@yahoo.com)

### Exempt Status: (Check One)

Reasons why project is exempt: Construction of a secondary unit in a residential zone.

- Ministerial (Sec. 21080(b)(1); 15268);  Categorical Exemption:  
Type and Section Number: 15303, Class 3a
- 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:** Willow Urquidi, Assistant Planner **Telephone:** 805-772-6270

**Email:** wurquidi@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: \_\_\_\_\_

Title: Assistant Planner

Date: 10/15/2019

# EXHIBIT C

CDP19-035  
450 Oahu Street

## ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT CASE NO. CDP19-035 SITE LOCATION: 450 OAHU STREET, MORRO BAY

### I. FINDINGS OF APPROVAL

The Community Development Director has reviewed this Coastal Development Permit and application and finds the following:

#### California Environmental Quality Act (CEQA)

1. The project is exempt from the California Environmental Quality Act, under Class 3, Section 15303(a) for the construction of a secondary unit in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2 apply to the project.

#### Coastal Development Permit findings

2. That the project is the construction of a single-family residence in a residential zone. The project is consistent with the certified Local Coastal Program (LCP) and the General Plan for the City of Morro Bay and includes the following development standards:

Zoning Ordinance Standards: R-1/S.1		
	Standards	Existing (No Changes Proposed)
Front Setback	10'	10' 5"
Side-Yard Setback	3'	3' (east) 3' (west)
Rear Setback	5'	5' 0 3/4"
Height	25'	14' 6"
Lot Coverage	Max 50%	56.9%
Parking	1 Car Garage or Carport	1 Car Carport

#### Residential Design Guidelines

3. That the project is consistent with the residential design guidelines with regards to:
  - a. Relationship to Homes in Immediate Neighborhood  
*No changes to the exterior of the primary residence are proposed.*
  - b. Scale and Mass  
*No changes to the exterior of the primary residence are proposed.*
  - c. Surface Articulation  
*No changes to the exterior of the primary residence are proposed.*
  - d. Building Orientation  
*No changes to the exterior of the home are proposed, ADU entry will be set back, but still facing the street.*

# EXHIBIT C

CDP19-035  
450 Oahu Street

e. Garage and Driveway Design

*Garage door entry will now be the entrance to the ADU.*

f. Building Materials

*No changes to the exterior of the primary residence are proposed.*

g. Architectural Elements

*No changes to the exterior of the primary residence are proposed.*

## II. CONDITIONS OF APPROVAL

### STANDARD CONDITIONS:

1. Permit: This permit is granted for the land described on Assessor Parcel Number 065-058-034 for the conversion of existing interior garage space into an accessory dwelling unit as shown on plans date stamped approved October 14, 2019 and on file with the Community Development Department, as modified by these conditions of approval. 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 Year: 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
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. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

# EXHIBIT C

CDP19-035  
450 Oahu Street

7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

## **PLANNING CONDITIONS:**

1. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the County Clerk's Office then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form attached to the coastal development permit. This filing has the effect of starting a 35-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
2. Construction Hours: Construction Hours: Pursuant to section 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. 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.

## **A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

### **BUILDING DIVISION:**

1. 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.
2. 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.

# EXHIBIT C

CDP19-035  
450 Oahu Street

3. 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.
4. 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.
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6. 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. Alternatively, submit a completed City of Morro Bay soils report waiver request.
7. BUILDING PERMIT APPLICATION. To apply for building permits, submit three (3) sets of construction plans to the Building Division.
8. The Title sheet of the plans shall include:
  - a. Street address, lot, block, track and Assessor Parcel Number.
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  - d. Maximum Height of the building allowed and proposed.
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  - g. Minimum building set back per zoning designation or conditional use approval.

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.)

# EXHIBIT C

CDP19-035  
450 Oahu Street

## **B. CONDITIONS TO BE MET DURING CONSTRUCTION:**

### **BUILDING DIVISION:**

1. **SITE MAINTENANCE.** During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.
2. **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 Official 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.
3. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and/or building height prior to framing inspection when determined necessary by the Planning Division.

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

### **BUILDING DIVISION:**

1. 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.
2. Title 24 form(s) 2F-6R (Certificate of installation) for building, mechanical, electrical and plumbing systems.

## **PUBLIC WORKS CONDITIONS:**

1. 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 (including the connection to the mainline) and submit to Public Works via flash drive or DVD, prior to building permit plan approval. Lateral shall be upgraded, repaired or replaced as determined to prohibit inflow/infiltration. All repairs or replacements shall be noted on approved set of plans.

# EXHIBIT C

CDP19-035  
450 Oahu Street

2. Sewer Backwater Valve: Indicate and label sewer backwater valve and clean-out on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met.

**Additional Notes** - Add the following notes to the plans. These are required for Building Permit Approval.

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. 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. 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.

## **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)
3. Address identification. All new and existing single family residence and ADU's shall have their own approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.

# EXHIBIT D

## BLDG. CODES

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

## CONST. HOURS

PURSUANT TO MBMC SUBSECTION 9.28.030.1, CONSTRUCTION OR REPAIRING OF BUILDINGS, THE ERECTION (INCLUDING EXCAVATING), DEMOLITION, ALTERATION, OR REPAIR OF ANY BUILDING OR GENERAL LAND GRADING AND CONTOUR ACTIVITY USING EQUIPMENT IN SUCH A MANNER AS TO BE PLAINLY AUDIBLE AT A DISTANCE OF FIFTY FEET FROM THE BUILDING OTHER THAN BETWEEN THE HOURS OF SEVEN A.M. AND SEVEN P.M. ON WEEKDAYS AND EIGHT A.M. AND SEVEN P.M. ON WEEKENDS EXCEPT IN CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH A PERMIT FROM THE PUBLIC SERVICES DEPT., WHICH PERMIT MAY BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS OR LESS WHILE THE EMERGENCY CONTINUES AND WHICH PERMIT MAY BE RENEWED FOR A PERIOD OF THREE DAYS OR LESS WHILE THE EMERGENCY CONTINUES.

## PUBLIC WORKS

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

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

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

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

## STORMWATER CALC'S

### APPENDIX A

#### SFR PERFORMANCE REQUIREMENT DETERMINATION FORM

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

Section 1: General Information	
Project name	ADU Conversion
Project Address	450 Oahu Street
Assessor's Parcel Number(s)	065-058-034
Name of Applicant	Matt Ernsdorf
Applicant email address:	
Applicant phone:	(808) 482-1230
Project Type (e.g. single-family residential, commercial, etc.)	ADU / SFR
Section 2: Area Information (ft <sup>2</sup> )	
Total Project Area	2,400 Sq. Ft.
Total Existing Impervious surface area	2,197 Sq. Ft.
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	
b. Driveways	
c. Patios	
d. Parking Lots	
e. Other	
Total Gross Impervious Area	No Addit. Impervious Area Proposed
If Gross Impervious Area <2,500 ft <sup>2</sup> , write "EXEMPT". Otherwise continue to Sec. 3	<EXEMPT>
Section 3: PR Determination	
Net Impervious Area (from page 7)	
Performance Requirements (from Flow Chart)	

## PROJECT DESCRIPTION

THIS PROJECT WOULD CREATE AN ACCESSORY DWELLING UNIT (ADU) FROM AN EXISTING GARAGE. THE ADU WOULD USE 213 SQ. FT. OF THE EXISTING 275 SQ. FT. GARAGE. TO MAINTAIN ONLY A 25% HABITABLE ADDITION TO THE EXISTING/NON-CONFORMING STRUCTURE (EXISTING LOT COVERAGE OF 56%) THE REMAINING PORTION OF THE GARAGE AREA WILL BE USED FOR A LAUNDRY CLOSET THAT IS ACCESSED FROM THE EXTERIOR, AND AN ENTRY PORCH FOR THE ADU. THE EXISTING RESIDENCE IS 852 SQ. FT. AND REQUIRES ONE PARKING SPACE. ONE SPACE IS BEING PROVIDED ON-SITE IN THE DRIVEWAY.

## PROJECT INFO.

APN: 065-058-034  
 ZONING: R-1/S.1  
 OCCUPANCY: R-3 SFR  
 CONSTRUCTION TYPE: TYPE V, NON-SPRINKLED  
 LOT SIZE: 2,400 SQ. FT.  
 EXISTING LOT COVERAGE: 1,366 SQ. FT. 56.9%  
 PROPOSED LOT COVERAGE: 1,366 SQ. FT. 56.9%  
 (NO CHANGE PROPOSED)

## BUILDING AREAS

**EXISTING AREAS:**  
 EXISTING RESIDENCE: 852 SQ. FT.  
 EXISTING GARAGE: 275 SQ. FT.  
 EXISTING COVERED CARPORT/PORCH: 224 SQ. FT.  
 EXISTING STORAGE SHED: 15 SQ. FT.

**PROPOSED AREAS:**  
 PROPOSED RESIDENCE: 852 SQ. FT.  
 PROPOSED ADU: (PREVIOUSLY GARAGE) 213 SQ. FT.  
 PROPOSED LAUNDRY CLOSET: (EXT. ACCESS) 14 SQ. FT.  
 PROPOSED COVERED ADU PORCH: 48 SQ. FT.  
 EXISTING COVERED CARPORT/PORCH: 224 SQ. FT.  
 EXISTING STORAGE SHED: 15 SQ. FT.

NO CHANGE PROPOSED TO BUILDING FOOTPRINT, STRUCTURE SIZE, OR LOT COVERAGE

## HEIGHTS

EX. FIN. FLR.: 100.00'  
 EX. HOUSE RIDGE: 114.50'

NO CHANGE PROPOSED TO BUILDING HEIGHTS

## VICINITY MAP



City of Morro Bay  
 Administrative Approval  
 Project #(s) CDPLA-035  
 Approved as Submitted  
 Approved with Changes  
 Approval Date: 10/15/19  
 Planner: [Signature]

## SHEET INDEX

A1.1 SITE PLANS, PROJECT INFORMATION  
 A1.2 GENERAL NOTES  
 A2.1 FLOOR PLANS / SECTION  
 A3.1 ELEVATIONS  
 A4.1 ELECT'L / MECH'L PLAN  
 A5.1 TITLE 24 - ENERGY CALC'S

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**C. P. PARKER**  
 ARCHITECT

CHRISTOPHER P. PARKER  
 ARCHITECT  
 830 SUINTANA RD. #330  
 MORRO BAY, CA.  
 93442-1962  
 (805) 772-8700

STAMPS



CONSULTANTS

PROJECT

ADU  
 CONVERSION

FOR THE  
 ERNSDORF  
 RESIDENCE

450 OAHU STREET  
 MORRO BAY, CALIF.  
 93442

DRAWING PHASE

CONSTRUCTION  
 DOCUMENTS

Project No.	19-107
Drawn By	CP
Dwg. Date	09/27/19
Updated	-
Scale	AS NOTED

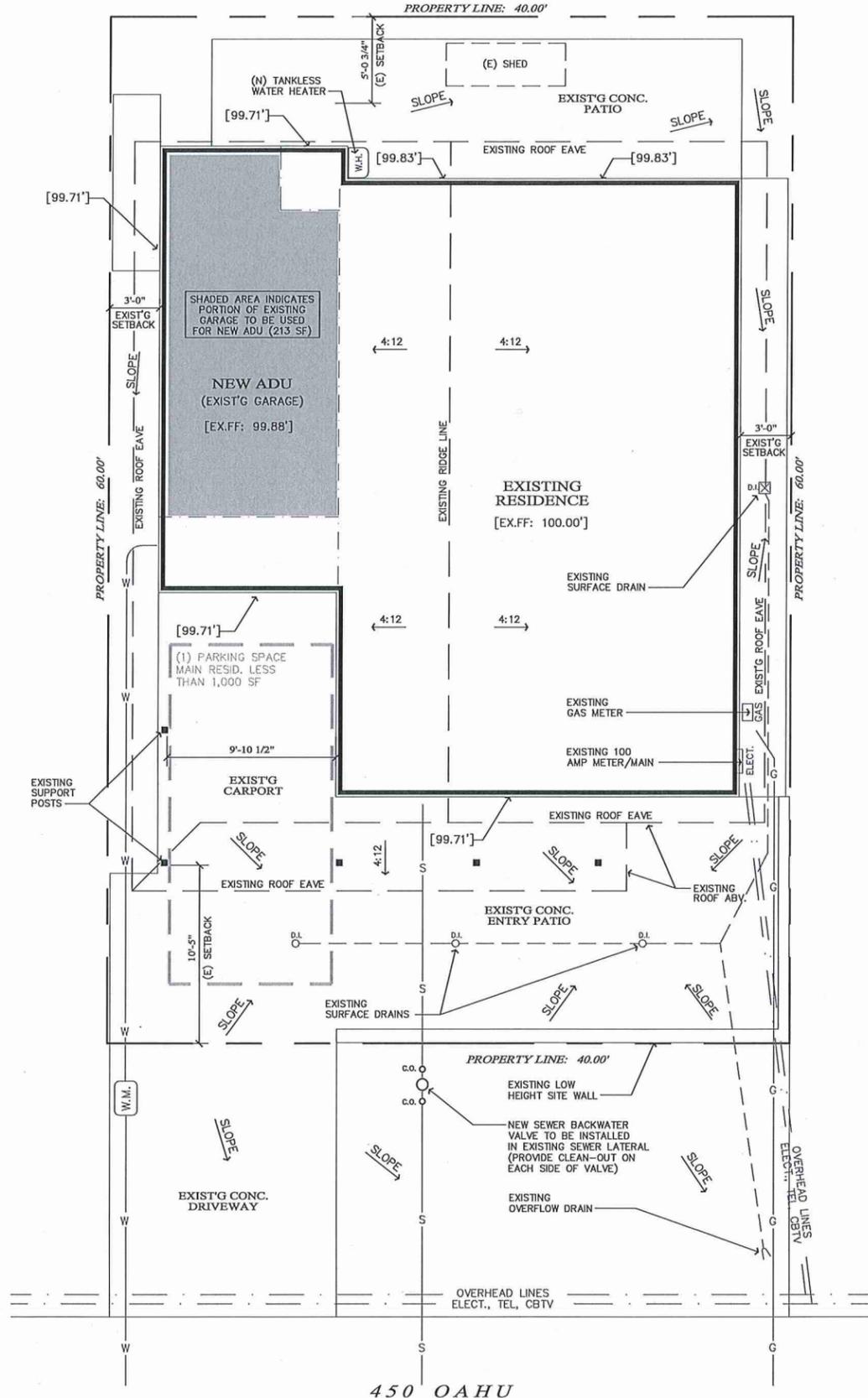
REVISIONS

SHEET TITLE

SITE PLAN  
 PROJECT INFO.

SHEET NO.

**A1.1**



**SITE PLAN**

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

# EXHIBIT D

## GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF THE DESIGNER SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS. ANY SUPPORT SERVICES PERFORMED BY DESIGNER DURING ANY PHASE SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY ANY REGULATING GOVERNMENTAL AGENCY, I.E. LOCAL BUILDING DEPARTMENTS) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER OF MATERIAL OR WORK, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

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

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

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

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

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

## PAINTING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## CAL GREEN NOTES:

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

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

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

ENHANCED DURABILITY AND REDUCED MAINTENANCE: JOINTS AND OPENINGS; ANNULAR SPACED AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

CONST. WASTE REDUCTION, DISPOSAL & RECYCLING: A MIN. OF 75% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONST. WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.

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

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

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

VOC'S: DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONST. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFC) FLOORSCORE PROGRAM. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL: VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS. MOISTURE CONTENT OF BLDG. MTL'S USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. EXHAUST FANS WHICH TERMINATE OUTSIDE OF BLDG. ARE PROVIDED IN EVERY BATHROOM. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIV. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-0 (MANUAL D) OR EQUIV. SELECT HEATING AND COOLING EQUIP. ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIV.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. SPECIAL INSPECTORS EMPLOYED BY THE OWNER MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONST. DOCS, PLANS, SPECS, BUILDER OR INSTALLER CERTIFICATIONS, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

## WOOD CONSTRUCTION

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

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

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

ALL NAILING SHALL COMPLY WITH CALIFORNIA RESIDENTIAL CODE.

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

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

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

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

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

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

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

FIREBLOCK AT FLOOR, CEILING COVES AND SOFFITS.

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

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

SILLS OR PLATES BEARING ON CONCRETE OR MASONRY, WHICH IS WITHIN 48" OF EARTH, SHALL BE PRESSURE TREATED (P.T.) AND SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 5/8" DIA. x 10" A.B. A-36 BOLTS AT 6' O.C. MAX AND 12" MIN. FROM ENDS. TWO BOLTS MINIMUM PER PIECE. (INTERIOR NON-BEARING, NON-SHEAR, STUD WALL SILL PLATES MAY BE SECURED TO CONCRETE SLABS WITH "HILTI" TYPE DN72536 SHOT PINS AT 16" O.C. INSTALLATION SHALL CONFORM TO I.C.B.O. REPORT NO. 1290)

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

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

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

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

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

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

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

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

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

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

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

PLATE BEAMS WITH NATURAL CAMBER UPWARD.

BORED HOLES:

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

PLATES:  
1 1/2" x 1/8" STRIP EACH SIDE OF PLATE NAILED WITH 4-16d NAILS EACH SIDE OF HOLE. HOLES OVER 33% OF PLATE WIDTH ARE NOT PERMITTED IN ANY PLATE - ANY FIVE DOUBLED STUDS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

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

STUDS:

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

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

HOLES AND NOTCHES IN JOISTS:  
NOTCHES IN THE TOP AND BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF SPAN, OR WITHIN 16" OF SUPPORTS.

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

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

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## STAMPS



## CONSULTANTS

## PROJECT

## ADU CONVERSION

## FOR THE ERNSDORF RESIDENCE

450 OAHU STREET  
MORRO BAY, CALIF.  
93442

## DRAWING PHASE

## CONSTRUCTION DOCUMENTS

Project No.	19-107
Drawn By	CPP
Drawn Date	09/04/19
Updated	-
Scale	AS NOTED

## REVISIONS

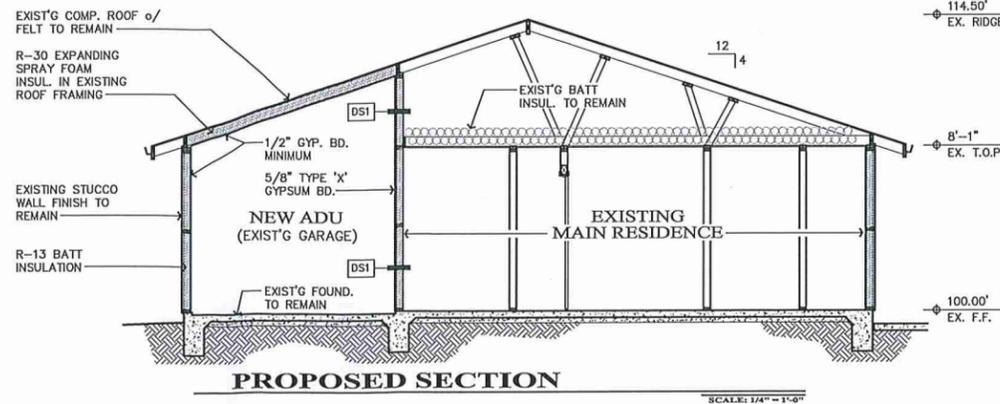
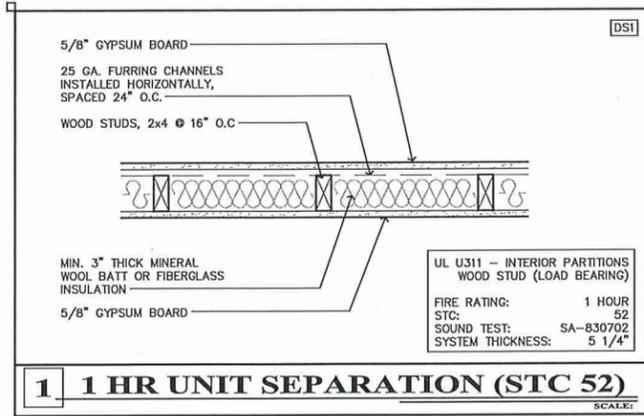
## SHEET TITLE

## GENERAL NOTES

## SHEET NO.

# A1.2

# EXHIBIT D



**FLOOR PLAN NOTES:**

**HEATING/COOLING SOURCE:**  
EXISTING CENTRAL FURNACE IN ATTIC, DIRECT TO REMAIN WITH DUCTED SUPPLIES INTO ADU.

**WATER HEATING SOURCE:**  
EXISTING TANKLESS WATER HEATER MOUNTED TO EXTERIOR OF RESIDENCE

**WATER FIXTURE FLOW RATES:**  
SHOWERHEADS: 1.8 GPM @ 80 PSI  
LAVATORY FAUCETS (RES.): 1.2 GPM @ 60 PSI  
KITCHEN FAUCETS: 1.8 GPM @ 60 PSI  
WATER CLOSETS: 1.28 GAL / FLUSH

**INSULATED WATER PIPING:**  
ALL WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE ENERGY CALCULATIONS

**TANKLESS WATER HEATERS:**  
TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE.

**GAS SUPPLY LINE FOR THE WATER HEATERS:**  
SHALL HAVE A CAPACITY OF AT LEAST 200,000 BTU/HR

**INSTALL PER MANUFACTURER'S SPECIFICATIONS.**

**SHOWER VALVES:** PER CPC SECTION 408.3  
SHOWER VALVES SHALL BE AN INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES TO LIMIT THE MIXED WATER TO A MAXIMUM TEMPERATURE OF 120 DEGREES

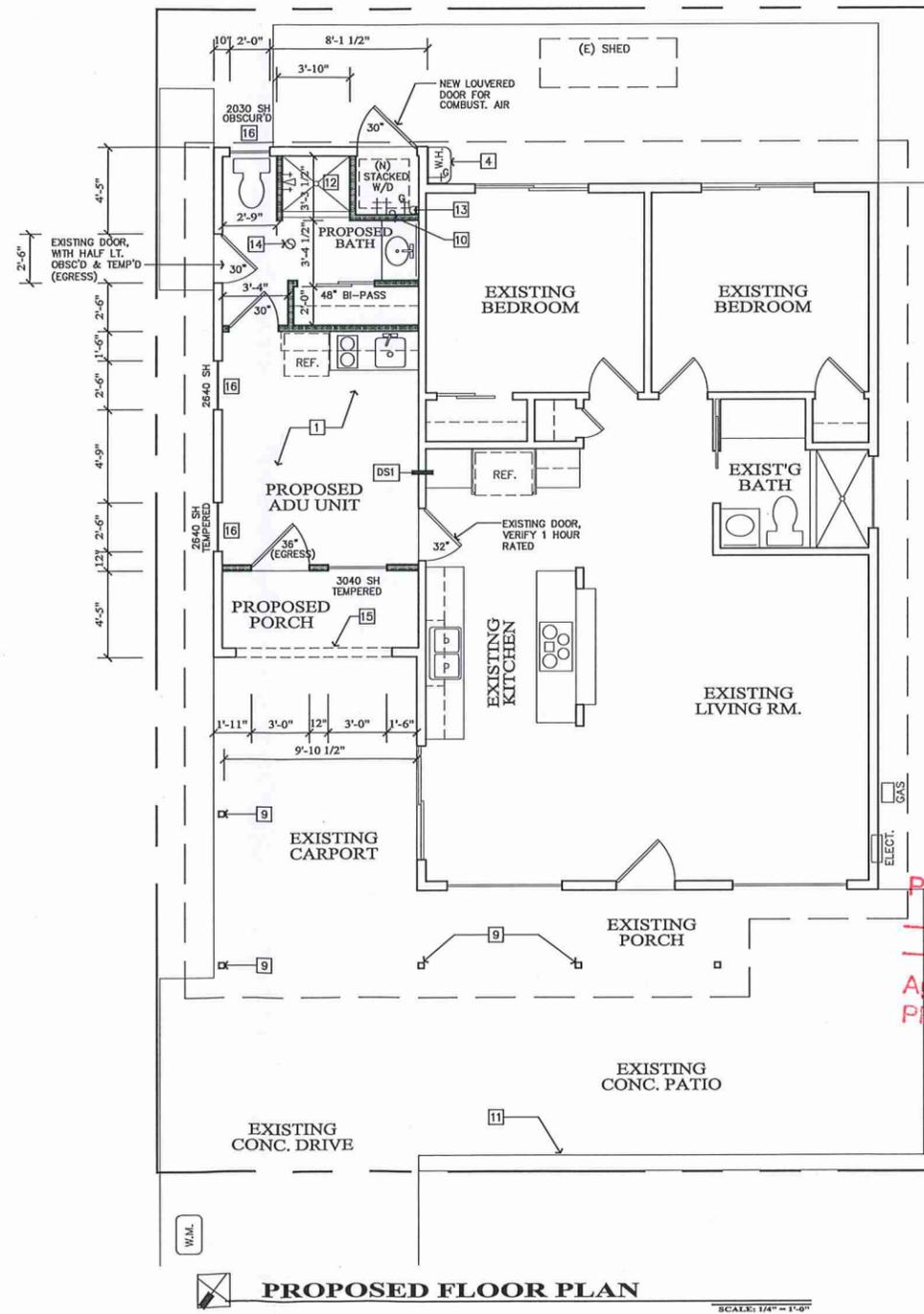
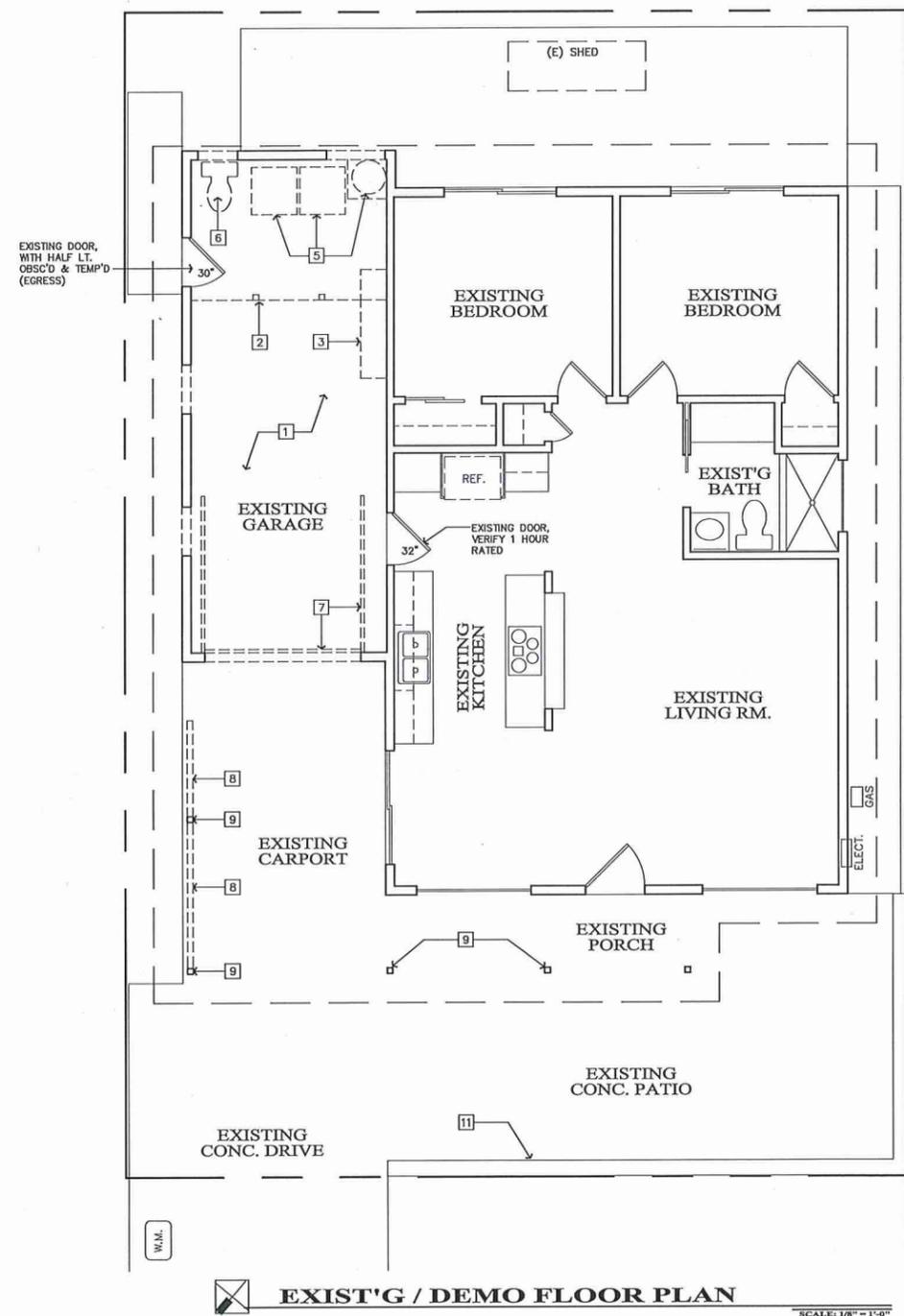
**FIRE BLOCKING REQUIREMENTS:**  
PER CRC SECTION 5302.11  
FIREBLOCKING IS REQUIRED IN CONCEALED SPACES NOT EXCEEDING 10 FT. HORIZONTALLY, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS, AND FIREPLACES

**ISOLATION VALVES REQUIRED ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED.**

**DS1 DRAFT STOPPING BETWEEN UNITS:**  
1-HOUR FIRE RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263. FIRE RESISTANT WALL ASSEMBLY SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLY SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

1-HOUR WALL ASSEMBLY MUST HAVE A SOUND TRANSMISSION CLASS (STC) RATING NOT LESS THAN 50. (SEE DETAIL 1/A2.1)

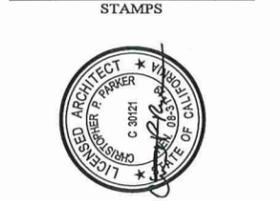
- 1 EXISTING VAULTED CEILING
- 2 EXISTING OVERHEAD STORAGE IN GARAGE TO BE REMOVED.
- 3 EXISTING CABINERY IN GARAGE TO BE REMOVED.
- 4 NEW TANKLESS WATER HEATER (RHEEM ECOBOKN3-1) MOUNTED TO EXTERIOR OF BUILDING.
- 5 EXISTING WASHER/DRYER AND WATER HEATER IN GARAGE TO BE RELOCATED.
- 6 EXISTING TOILET TO BE REPLACED IN SAME LOCATION.
- 7 EXISTING GARAGE DOOR AND TRACK TO BE REMOVED.
- 8 EXISTING SCREENING PARTITION TO BE REMOVED AT CARPORT TO ALLOW FOR CLEARANCE AND ACCESS TO PARKED VEHICLES.
- 9 EXISTING 4x4 SUPPORT POSTS TO REMAIN FOR SUPPORT TO CARPORT AND ENTRY PORCH.
- 10 RELOCATED WATER SUPPLIES AND DRAIN FOR STACKED WASHER AND DRYER UNIT
- 11 EXISTING STUCCO SHORT SITE WALL TO REMAIN
- 12 BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FT. ABOVE THE FLOOR. CRC SECTION 307.2
- 13 CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING AND SHALL BE A MINIMUM 4" DIAMETER WITH A BACK DRAFT DAMPER. EXHAUST DUCTS SHALL NOT EXCEED 14 FEET INCLUDING TWO 90 DEGREE ELBOWS PER CMC SECTION 504.1 SHALL NOT TERMINATE LESS THAN 3' FROM AN BUILDING OPENING (VENT VERTICAL THROUGH ROOF)
- 14 ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN THREE (3) FEET FROM A PROPERTY LINE, TEN (10) FEET FROM A FORCED AIR INLET, AND THREE (3) FEET FROM OPENINGS INTO THE BUILDING
- 15 EXISTING GARAGE DOOR HEADER TO REMAIN IN PLACE
- 16 NEW 4x6 DF HEADER AT NEW WINDOW



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CONSULTANTS

PROJECT

**ADU CONVERSION FOR THE ERNSDORF RESIDENCE**

450 OAHU STREET MORRO BAY, CALIF. 93442

DRAWING PHASE

**CONSTRUCTION DOCUMENTS**

Project No.	19-107
Drawn By	CPP
Dwg. Date	09/04/19
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

**FLOOR PLANS**

SHEET NO.

**A2.1**

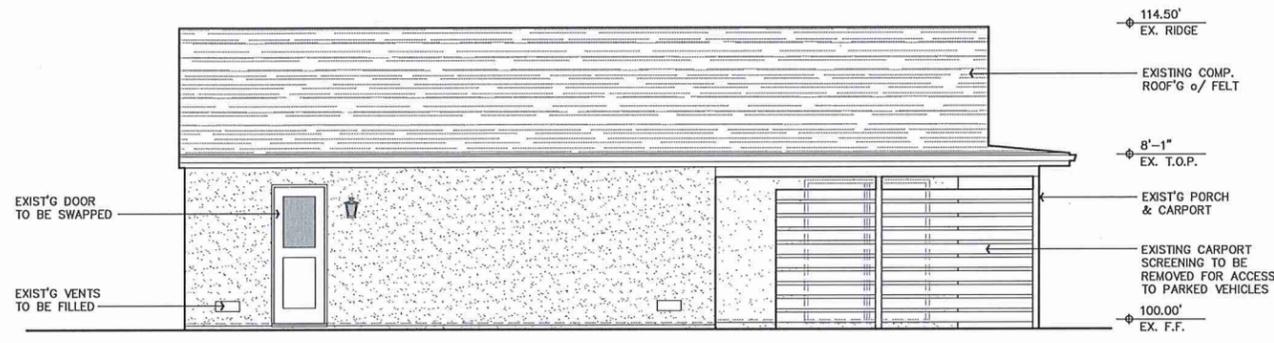
# EXHIBIT D



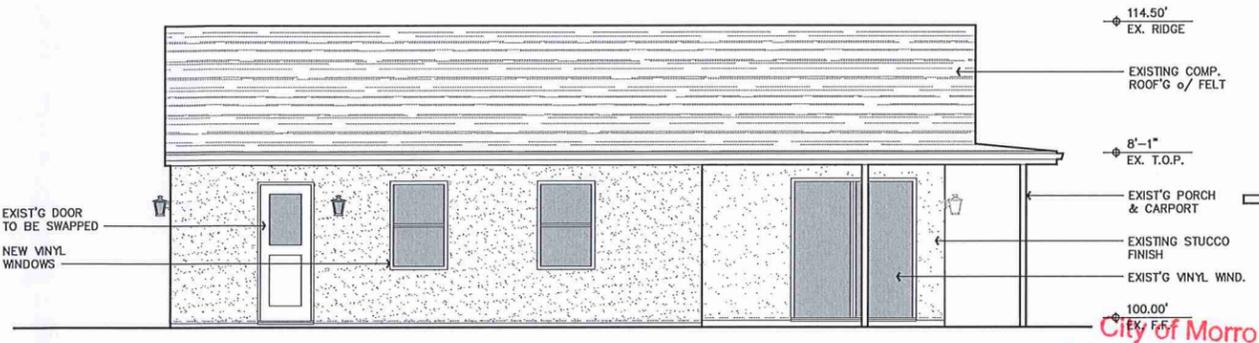
**EXISTING NORTH ELEVATION - FRONT**  
SCALE: 1/4" = 1'-0"



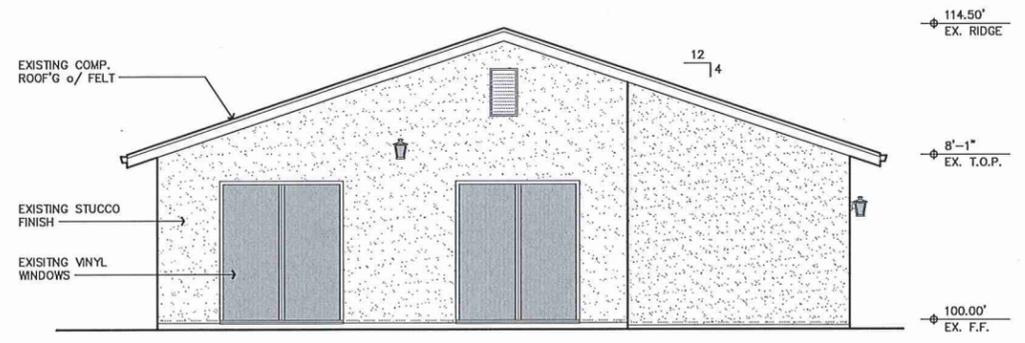
**PROPOSED NORTH ELEVATION - FRONT**  
SCALE: 1/4" = 1'-0"



**EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



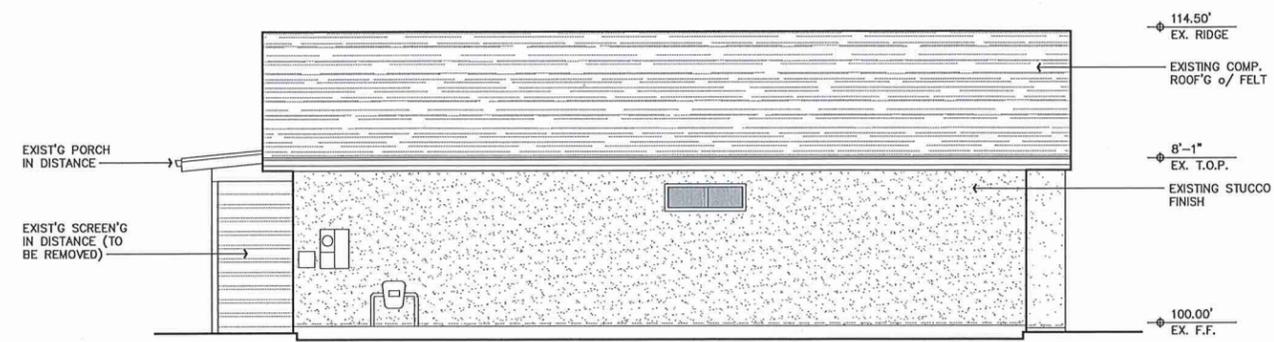
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



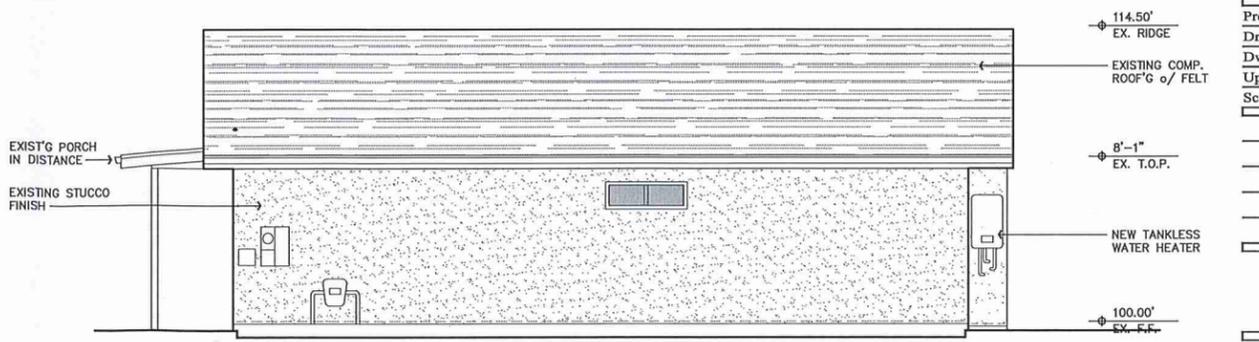
**EXISTING SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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STAMPS



CONSULTANTS

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 Approved as Submitted \_\_\_\_\_  
 Approved with Changes \_\_\_\_\_  
 Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

PROJECT

ADU  
CONVERSION

FOR THE  
ERNSDORF  
RESIDENCE

450 OAHU STREET  
MORRO BAY, CALIF.  
93442

DRAWING PHASE

CONSTRUCTION  
DOCUMENTS

Project No.	19-107
Drawn By	CPP
Dwg. Date	09/04/19
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

ELEVATIONS

SHEET NO.

**A3.1**

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**ELECTRICAL NOTES**

CONSULT WITH OWNER FOR FIXTURE CHOICE AND EXACT LOCATION.  
 MATERIALS AND METHODS SHALL COMPLY WITH CURRENT EDITION OF N.E.C. AND LOCAL ORDINANCES.  
 ALL OUTLETS TO BE AFCI UNLESS NOTED AS GFCI. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (SEE 210.12(A)).  
 A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS.  
 AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.  
 AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.  
 ALL OUTLETS NEAR WATER TO BE GFCI PROTECTED (GARAGE, KITCHEN, BATH, ETC.)  
 ALL OUTLETS WITHIN THE GARAGE AREAS SHALL BE G.F.C.I. PROTECTED.  
 CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQ'D BY SEC. 370-23 & 422-1B.  
 PROVIDE TWO SEPARATE GROUND CONNECTIONS AT METER/MAN: CHOOSE TWO FROM:  
 A. COLD WATER PIPE (COPPER OR IRON ONLY)  
 B. STEEL REINFORCING  
 C. 3"-Ø BRASS GROUND STAKE  
 PROVIDE SEPARATE CIRCUITS FOR THE FOLLOWING:  
 A. LAUNDRY MACHINES  
 B. REFRIGERATOR  
 C. GARAGE DISPOSAL  
 D. DISHWASHER  
 E. SMOKE DETECTORS  
 F. FURNACE  
 G. ANY LOAD GREATER THAN 20 AMPS  
 VERIFY ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES  
 MOUNT OUTLETS AT +12" AND SWITCHES AT +48" UNLESS OTHERWISE INDICATED.  
 PROVIDE ACCESS COVERS LABELED "TELE" AND "TV" AT TOP OF CONDUITS STUBBED TO BELOW THE FOOTING. VERIFY LOCATIONS WITH UTILITIES.  
 REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.  
 INTERCONNECT ALARMS SO THAT ONE ALARM SOUNDS ALL. LOCATE HALLWAY DETECTORS AT LEAST 3' IN FRONT OF RETURN AIR GRILLES.  
 REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS THAT HAVE ATTACHED GARAGES AND DWELLING / SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED. PER CRC R315.3, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND EVERY LEVEL OF A DWELLING UNIT INCLUDING THE BASEMENT.  
**TAMPER-RESISTANT RECEPTACLES:**  
 ALL 125-VOLT, SINGLE PHASE, 15 AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.  
 ALL LUMINAIRES WILL BE HIGH-EFFICACY  
 ALL RECESSED LUMINAIRES ARE TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT BY U.L. OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY.  
 PROVIDE VACANCY SENSOR CONTROLS FOR AT LEAST ONE LUMINAIRE IN BATHROOMS, UTILITY ROOMS, LAUNDRY ROOMS, AND THE GARAGE  
 ALL OUTDOOR LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 150.0(b)(3) OF THE CALIFORNIA ENERGY CODE. COMPLIANCE IS TYPICALLY ACHIEVED WITH LUMINAIRES CONTROLLED BY BOTH PHOTOCELL AND MOTION SENSOR.

**MECHANICAL NOTES:**

- NEW HIGH WALL MOUNTED SUPPLY REGISTER
- SUPPLY DUCT TO EXIST'G FAU IN ATTIC

**FIRE BLOCKING REQUIREMENTS:**  
 PER CRC SECTION R302.11  
 FIREBLOCKING IS REQUIRED IN CONCEALED SPACES NOT EXCEEDING 10 FT. HORIZONTALLY, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS, AND FIREPLACES

**1** CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING AND SHALL BE A MINIMUM 4" DIAMETER WITH A BACK DRAFT DAMPER. EXHAUST DUCTS SHALL NOT EXCEED 14 FEET INCLUDING TWO 90 DEGREE ELBOWS PER CRC SECTION 504.1. SHALL NOT TERMINATE LESS THAN 3' FROM AN BUILDING OPENING (VENT VERTICAL THROUGH ROOF)

**ELECT'L SYMBOLS**

- 110V OUTLET
- 220V OUTLET
- 110V GFI OUTLET
- 220V GFI OUTLET
- WATERPROOF GFI OUTLET
- FLOOR OUTLET
- PHONE JACK
- CABLE TELEVISION JACK
- COMPUTER NETWORK CONNECTION
- LED WALL MOUNTED LIGHT
- LED CEILING MOUNTED LIGHT
- HANGING FIXTURE
- 6" RECESSED LED CAN LIGHT
- 4" ADJ. RECESSED LIGHT
- RECESSED LED STEP LIGHT
- UNDER CABINET LED FIXT.
- 1'x4' LED SURFACE FIXTURE
- CEILING FAN WITH OPTIONAL LIGHT KIT
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- DIMMER 3-WAY SWITCH
- VACANCY SENSOR SWITCH
- HUMIDISTAT CONTROL
- PROGRAMMABLE TIMER SWITCH
- PUSH BUTTON SWITCH
- HARDWIRED SMOKE DETECTOR w/ BATTERY BACK-UP
- SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTALLY FROM A DOOR OPENING CONTAINING A BATHTUB OR SHOWER, OR WITHIN 36" OF A SUPPLY AIR GRILL
- HARDWIRED CARBON MONOXIDE DET. w/ BATTERY BACK-UP
- EXHAUST FAN
- BATHROOMS - MIN 50 CFM
- KITCHENS - MIN 100 CFM (HUMIDISTAT CONTROLLED)
- THERMOSTAT

**WHOLE HOUSE CONTINUOUS VENTILATION**  
 PROVIDE A CONTINUOUS EXHAUST FAN FOR EACH RESIDENCE PER CALCULATIONS BELOW  
 FAN TO HAVE RATING OF 1 SONE OR LESS

**ACCESSORY DWELLING UNIT:**  
 $(275 \text{ SF} / 100) + ((1 \text{ BED} + 1) \times 7.5 \text{ CFM}) = 17.75 \text{ CFM}$

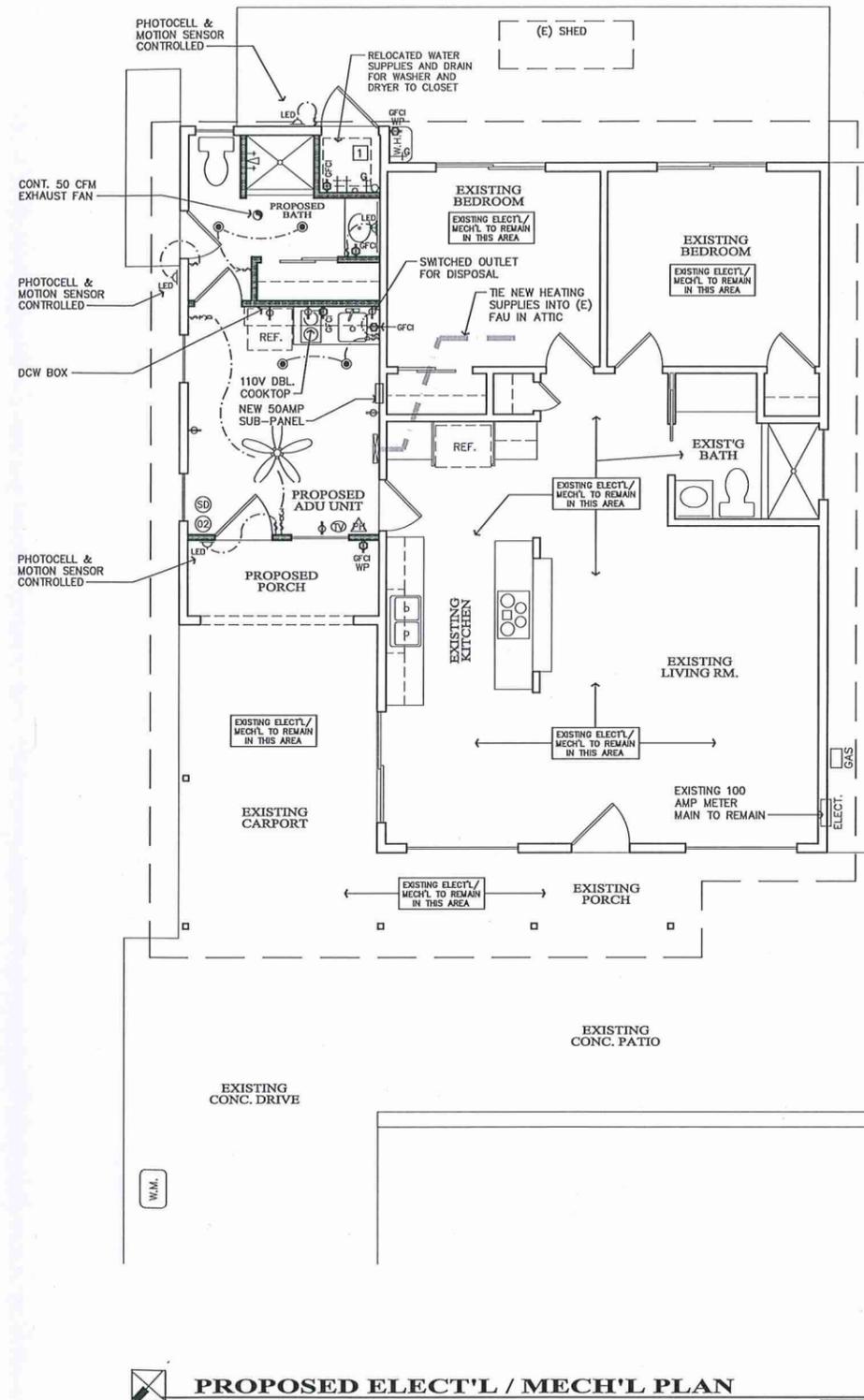
**BATH FAN EXHAUST TERMINATIONS:**  
 ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN THREE (3) FEET FROM A PROPERTY LINE, TEN (10) FEET FROM A FORCED AIR INLET, AND THREE (3) FEET FROM OPENINGS INTO THE BUILDING

OUTLET BOXES FOR CEILING FANS SHALL BE LISTED AND MARKED SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT FANS EXCEEDING 70 POUNDS

**TANKLESS WATER HEATER:**  
 RHEEM ECO180XLN3-1  
 TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE.

GAS SUPPLY LINE FOR THE WATER HEATERS SHALL HAVE A CAPACITY OF AT LEAST 200,000 BTU/HR

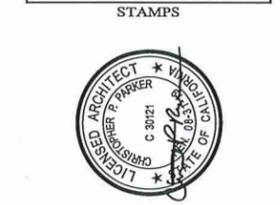
INSTALL PER MANUFACTURER'S SPECIFICATIONS.



**PROPOSED ELECT'L / MECH'L PLAN** SCALE: 1/4" = 1'-0"

**C. P. PARKER ARCHITECT**

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



CONSULTANTS

City of Morro Bay  
 Administrative Approval  
 Project #(s) \_\_\_\_\_  
 Approved as Submitted \_\_\_\_\_  
 Approved with Changes \_\_\_\_\_  
 Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

PROJECT  
**ADU CONVERSION**  
 FOR THE  
**ERNSDORF RESIDENCE**

450 OAHU STREET  
 MORRO BAY, CALIF. 93442

DRAWING PHASE  
**CONSTRUCTION DOCUMENTS**

Project No.	19-107
Drawn By	CPP
Dwg. Date	09/04/19
Updated	-
Scale	AS NOTED

REVISIONS


SHEET TITLE  
**ELECT'L / MECH'L PLAN**

SHEET NO.

**A4.1**

# EXHIBIT E

To: Community Development Department

Attn: Willow Urquidi (805)772-6270

Re: 450 Oahu Street – Application No. CDP19-035

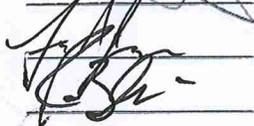
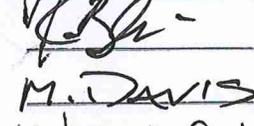
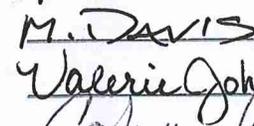
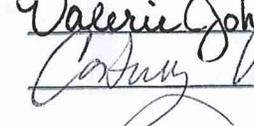
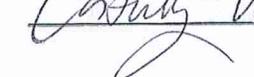
10/11/19

RECEIVED  
OCT 11 2019  
City of Morro Bay  
Community Development Dept.

We the residents of Oahu Street in Morro Bay objected to the proposed ADU at 450 Oahu Street for the following reasons:

- 1.) We have no confidence that the owner will follow or comply with the rules or building codes.
- 2.) Owner showed up and started work without any permits. Work started included tearing down a neighbor's fence without permission or even notifying them. After being informed that a permit was required, he lied about having a permit and continued working until Mr. Barber contacted the city code compliance and a stop work order was issued.
- 3.) Locating a washer & dryer in a plastic (flammable) structure outside the existing foot print of the original structure is a concern, because of the close proximity of adjacent properties. We are concerned about the noise and also possible fire and electrical hazards this can cause. Is there not an ordinance or code regarding this specific type of enclosure?
- 4.) Parking – While we are aware of the standards to be applied regarding parking, there are concerns because increased street parking also increases the risk of public safety hazards. The street is very narrow and if two cars or trucks park on opposite sides of the street it becomes impassable for either Fire trucks or Paramedics.
- 5.) What is the maximum permissible occupancy of a 200 sq. ft. ADU?
- 6.) Utilities – As this is stated for rental, independent of the main structure, will it have separate water, electrical, sewer and trash?
- 7.) We request that the accuracy of accessibility to Public Transportation within ½ mile be physically verified.

Thank you for your consideration.

 CHRIS BARBER 449 OAHU ST.  
 FRED JACOBER 456 OAHU ST.  
 RAY ZELENSKI 465 OAHU ST.  
 M. DAVIS 473 OAHU ST.  
 VALERIE JOHNSON 442 OAHU ST.  
 CATHY WRAY 441 OAHU ST.

# EXHIBIT F



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

October 15, 2019

**TO: Chris Barber, 449 Oahu Street**  
**Fred Jacober, 456 Oahu Street**  
**Ray Zelenski, 465 Oahu Street**  
**Michael Davis, 473 Oahu Street**  
**Valerie Johnson, 442 Oahu Street**  
**Courtney Wagner, 441 Oahu Street**

**RE: CDP19-035 at 450 Oahu**

Thank you for submitting your comments. The Planning Division has reviewed your letter and has the following responses to the concerns with the proposed project:

1. As a general requirement, projects are required to not only be found to be consistent with the City's General Plan and Local Coastal Program, but also all projects are required to obtain a building permit which ensures compliance with California Building Code. All work for the accessory dwelling unit (ADU) will be inspected by the City's Building Inspector.
2. The Coastal Development Permit and Building Permit process ensures the project is completed in compliance with all applicable rules and regulations.
3. The washer and dryer are located within the existing building footprint, separated from the ADU by interior walls and accessible only from the outside. They will not be located in a plastic container outside the building footprint. Plans are available for public viewing anytime between 8:00am and 5:00pm Monday through Friday.
4. Morro Bay is preempted by California State Law (S.B. 1069) to allow ADU's without requiring Applicants to provide any additional parking if the ADU is located within a ½ mile of a transit stop or if it is a part of an existing primary residence or an existing accessory structure.
5. The number of renters allowed in a unit is governed by California Health and Safety Code 17922.
6. Attached dwelling units are not required to have an individual service connection or water meter. Trash and electricity services are not operated by the City.
7. The two closest transit stops to 450 Oahu are Main at Tahiti which is .3 miles to the northwest from the address point, and Main at Jamaica which is .3 miles to the southwest from the address point.

The City finds the proposed project to be consistent with all applicable code requirements. If you wish to appeal this decision, you may do so in writing by 5:00pm on October 25, 2019 (10 days of the action date which is today, October 15, 2019). You must fill out the project appeal form which I have attached to this letter. The fee associated with appealing a project is \$250. If there are any questions, I can be reached at [wurquidi@morrobayca.gov](mailto:wurquidi@morrobayca.gov) or (805) 772-6270.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willow Urquidi', is written over a horizontal line.

Willow Urquidi  
Assistant Planner



AGENDA NO: B-2

MEETING DATE: December 17, 2019

## Staff Report

TO: Planning Commissioners

DATE: December 10, 2019

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Application for a Conditional Use Permit (CUP 19-08) and Coastal Development Permit (CDP19-032) to request planning approval for a proposed 526 square foot new dwelling unit to be constructed as a second floor over an expanded existing accessory building in an existing mobile home park. The site is located at 1078 Monterey and is in the R-4 Zoning district and is not located within the Coastal Commission Appeal Jurisdiction.

### RECOMMENDATION:

*CONDITIONALLY APPROVE THE PROJECT* by approving Planning Commission **Resolution 30-19** that includes Findings and Conditions of Approval for the above noted project, as depicted on site development plans submitted to the City on December 5, 2019.



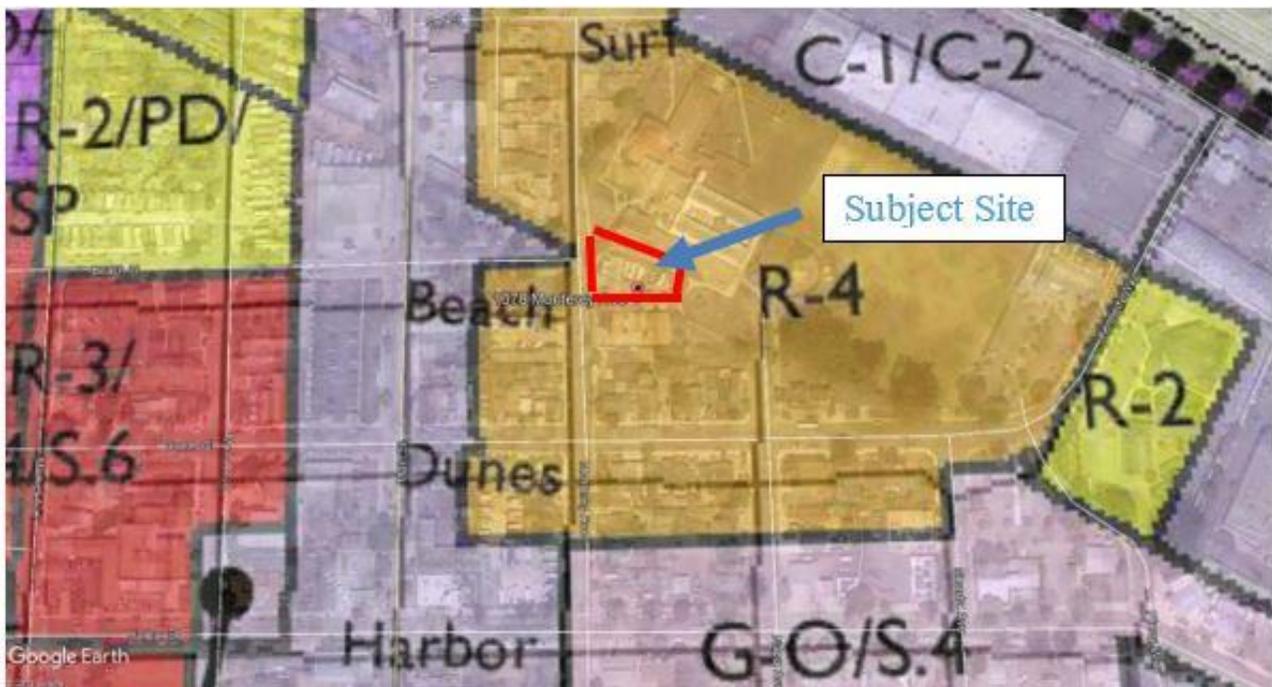
### LEGAL DESCRIPTION/APN:

066-044-015,

**PLANNING PERMIT REQUIRED:** The proposed project requires a Conditional Use Permit and Coastal Development Permit for the addition of a new 526 square foot dwelling unit with a 150 square foot deck which will add a second floor above an existing accessory building. The existing accessory building will be modified to meet the side yard setback and expanded to provide structural support for the new second floor residential unit with carport parking below. The proposed project is in an existing mobile home park that pre-dates the incorporation of the City of Morro Bay (1964), and as such, there are no existing planning approvals on record. This small addition of a residential dwelling unit with carport requires a Coastal Development Permit (for an expansion of an existing building) and a Conditional Use Permit (required for a permanent dwelling unit within a mobile home park in the R-4 zone). Once the planning permits have been issued, the building permitting authority will be under the State of California Department of Housing and Community Development (HCD).

**PROJECT ZONING/LAND USE:**

The project site is in the Central Morro Bay Planning Area 7 with a Local Coastal Plan land use designation of high density (15-27 units per acre). The site has been operating as a 10 space Mobile Home Park prior to the incorporation of the City of Morro Bay. The mobile home park is considered “existing, non-conforming” because it is an existing use, but does not have a CUP/CDP approval. Additionally, some aspects of the mobile home park would not meet current design, density and zoning standards. However, the proposal is for planning approval of the addition of a manager’s dwelling unit, not the entire mobile home park. The new manager’s dwelling unit will be counted as one of the 10 spaces allowed under the HCD. The site is zoned R-4 and Mobile Home Parks are an allowed use in this zone with the approval of a conditional use permit (CUP). Since there is no CUP for the site as a whole, the mobile home use maintains an existing nonconforming status. The Plan Morro Bay proposed land use



and zoning designations will remain high-density residential. The site is not located within the Coastal Commission Appeals Jurisdiction.

<b>Adjacent Zoning/Land Use</b>			
<b>North:</b>	R-4 – High density Residential, Hotel, Professional Office	<b>South:</b>	R-4 – High density Residential, Hotel, Professional Office
<b>East:</b>	R-4 – High density Residential, Hotel, Professional Office	<b>West:</b>	R-4 – High density Residential, Hotel, Professional Office. C-1/S.4 (a long Beach Street) – Central Business/Special Treatment Overlay

<b>Site Characteristics</b>	
<b>Site Area</b>	13,088 square feet
<b>Existing Use</b>	Mobile Home Park
<b>Terrain</b>	Primarily flat with slight slope to Monterey Ave
<b>Vegetation/Wildlife</b>	Paved
<b>Archaeological Resources</b>	N/A
<b>Access</b>	Monterey Ave

<b>General Plan, Zoning Ordinance, &amp; Local Coastal Plan Designations</b>	
<b>General Plan/Coastal Plan Land Use Designation</b>	Planning Area 7, High Density Residential
<b>Base Zone District</b>	R-4
<b>Zoning Overlay District</b>	None
<b>Special Treatment Area</b>	None
<b>Combining District</b>	n/a
<b>Specific Plan Area</b>	Central Morro Bay Planning Area 7
<b>Coastal Zone</b>	Not within the Coastal Commission Appeal Jurisdiction

**PROJECT ANALYSIS:**

**Development Standards**



The mobile home park has an existing accessory building that provides laundry services to the residents. The building is non-conforming as to the side yard setbacks (built 3 feet or less from the south property line). The proposed project is adding a second floor to the existing building that will be a 526 square foot manager’s dwelling unit, with a 150 square foot deck and carport parking below. An addition to a non-conforming building is allowed if the new addition complies with the development standards, including the side yard setback. However, this project will include a modification of the existing accessory building to conform the south building wall to the 5-foot setback requirement. The new residential unit will become a new second floor over the expanded existing building, and both will meet the development standards for the zone. See table below

The parking requirement for mobile homes is one space per unit. This new residential unit is providing 2 parking spaces in the carport below the residential unit.

	<b>R-4 Standards</b>	<b>Proposed Dwelling</b>
<b>Front Setback</b>	15 Feet/Garage at 20 ft.	N/A – interior location
<b>Side-Yard Setback</b>	5 feet	5 feet
<b>Rear Setback</b>	5 feet	N/A – interior location
<b>Height (from ANG)</b>	30 Feet	25 feet

**Neighborhood Compatibility:**

The project is designed to be aesthetically compatible with the new “park model” units that are a popular option in replacing older traditional trailers and mobile homes. The new dwelling unit will not be very visible from the street. The exterior design, materials and colors will be like the existing park models.

**PUBLIC NOTICE:**

Notice of this item was published in the San Luis Obispo Tribune newspaper on December 6, 2019, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening’s public hearing and invited to voice any concerns on this application.

**ENVIRONMENTAL DETERMINATION:**

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



**CONCLUSION:**

The project is consistent with the General Plan and Local Coastal Plan and meets the development standards of the zone.

**RECOMMENDATION:**

Staff recommends the Planning Commission approve the requested Conditional Use Permit #CUP19-08 and Coastal Development Permit #CDP19-032 to allow the addition of a new residential dwelling unit, as shown on plans submitted to the City on December 5, 2019, by adopting Planning Commission **Resolution 30-19** which includes the Findings and Conditions of Approval for the project.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution 30-19
- Exhibit B – Graphics/Plans

RESOLUTION NO. PC 30-19

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION  
APPROVING CONDITIONAL USE PERMIT CUP19-08 AND COASTAL  
DEVELOPMENT PERMIT CDP19-032 FOR A NEW MANAGERS DWELLING  
UNIT ADDITION TO AN EXISTING ACCESSORY BUILDING AT 1078  
MONTEREY AVENUE

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on December 17, 2019, for the purpose of considering the approval of the CUP19-08 and CDP19-032 for an new residential dwelling unit above an expanded existing accessory building within an existing mobile home park located at 1078 Monterey Ave; and

**WHEREAS**, the State Department of Housing and Community Development will have jurisdiction over issuance of the building permit and inspections of the construction; 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 appellant, 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. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3a. The exemption applies to new construction of residential dwelling units in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

- A. The existing mobile home park is considered existing non-conforming with regard to use, but the proposed addition of a residential dwelling unit is consistent with the R-4 Zoning designation. The project is also consistent

with high density residential designation in the Local Coastal Program (LCP). The project will not have any substantial adverse impacts on the environment or coastal resources.

- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

**Section 2: Action.** The Planning Commission does hereby approve Conditional Use Permit (CUP19-08) and a Coastal Development Permit (CDP19-032) subject to the following conditions:

**STANDARD CONDITIONS:**

1. Permit: Conditional Use Permit (CUP19-08) and a Coastal Development Permit (CDP19-032) approve a new dwelling unit as a new second floor on an expanded existing accessory building at the existing mobile home site located at 1078 Monterey Ave. The site is zoned R-4 and is not located within the Coastal Commission appeals jurisdiction.
2. Inaugurate Within Two Year: 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
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. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

#### **PLANNING CONDITIONS:**

1. Setback and Height Verification: A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and/or building height prior to framing inspection when determined necessary by the Planning Division.

#### **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).

3. 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) is required. Applicant shall submit 3 sets of sprinkler plans to Morro Bay Public Services for review.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of December 2019 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Gerald Luhr

ATTEST

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

The foregoing resolution was passed and adopted on this 17th day of December 2019.

EXHIBIT B





### WALL LEGEND

- (E) 2x4 STUDS @ 16" O.C.
- (N) 2x4 STUDS @ 16" O.C.
- (N) 2x6 STUDS @ 16" O.C.
- (N) 2x4 HALF WALL

### AREA CALCS

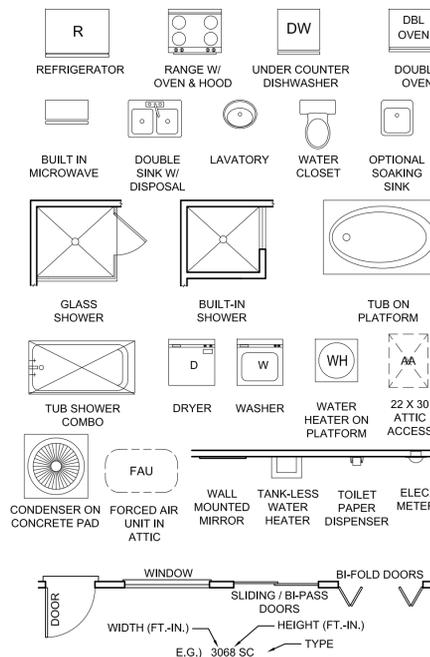
RESIDENCE	
295 SQ.FT.	LOWER STORAGE ROOM
55 SQ. FT.	LOWER UTILITY ROOM
365 SQ. FT.	LOWER CARPORT
526 SQ.FT.	UPPER LIVING
150 SQ.FT.	UPPER COVERED DECK

### KEYNOTES

#### SCHEDULE NOTES: GENERAL:

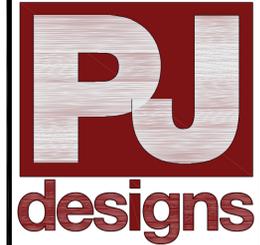
- WINDOW AND DOORS ARE APPROXIMATE ONLY. VERIFY ALL SIZES AND TYPES PRIOR TO ORDERING.
- TEMPERED GLASS SHALL BE PROVIDED WHERE NEW GLASS IS REQUIRED AT ALL HAZARDOUS LOCATIONS INCLUDING INGRESS AND EGRESS DOORS, PANELS IN SLIDING OR SWINGING DOORS, DOORS AND ENCLOSURE FOR BATH TUB & SHOWER AND IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOORS AND WITHIN 5 FEET OF STANDING SURFACE.
- DOORS AND WINDOWS:**
- DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY A RABBETED JOINT TO THE JAMB.
- ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED, SHALL HAVE NON-REMOVABLE HINGE PINS.
- THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROTECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
- DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
- STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/8".
- A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
- INTERIOR AND EXTERIOR DOORS TO BE 1 3/4" THICK MIN. WITH SOLID CORE CONSTRUCTION, UNLESS NOTED OTHERWISE.
- GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS.
- INSULATED GLASS:**
- ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DUAL-GLAZED WITH INSULATED GLASS ASSEMBLIES. SAFETY GLAZING WILL BE USED FOR ASSEMBLIES WHERE REQUIRED. ALL NEW GLAZING SHALL BE LOW-E; U-FACTOR 0.75 OR LOWER, AND SHGC .40 OR LOWER, DUAL GLAZED ASSEMBLY.
- SAFETY GLAZING:**
- WINDOW AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED OR LAMINATED GLASS.
- GLAZING IN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 MUST BE TEMPERED AND PERMANENTLY LABELED IN ACCORDANCE WITH APPLICABLE STANDARDS.
- SAFETY GLAZING TO BE PROVIDED IN ALL DOORS AND ADJACENT PANELS, IN BATH AND SHOWER DOORS AND ENCLOSURES, WITHIN 12" OF A DOOR IN THE CLOSED POSITION, AND IN ALL PANELS IN EXCESS OF 6 S.F. AND WHOSE LOWEST EDGE IS LESS THAN 18" TO THE FINISH FLOOR OR WITHIN 36" OF A WALKING SURFACE.
- ALL SLIDING GLASS DOOR ASSEMBLIES, SHOWER DOORS AND ENCLOSURES, AND ALL OTHER SAFETY GLAZING SHALL BE A MINIMUM OF 3/16" THICK.
- EMERGENCY ESCAPES:**
- EMERGENCY EGRESS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE. THESE EMERGENCY ESCAPE WINDOWS OR DOORS MUST PROVIDE A FULL CLEAR OPENING AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL TOOLS. ALL EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES. THE SILL HEIGHT OF EMERGENCY ESCAPE WINDOWS SHALL NOT BE MORE THAN 3'-8" (44 INCHES) ABOVE THE INTERIOR FLOOR.

### LEGEND



#### FLOORPLAN NOTES

- ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4 x 10 #1 DF UNLESS OTHERWISE NOTED. INTERIOR HEADER SHALL BE 4 x 8 #2 DF UNLESS NOTED.
- PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILINGS AND FLOORS AND IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
- FLOOR LEVEL CHANGE AT DOORS NOT TO EXCEED 1/2".
- PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING SHALL NOT BE LESS THAN 5.7 SQ. FT. MIN. NET OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR.
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLOSS BLOCK UNITS OR SHALL HAVE A FIRE-RESTRICTIVE RATING NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.
- EXTERIOR DOORS AND EXTERIOR GLAZING SHALL COMPLY WITH CAL FIRE REQUIREMENTS



**PRESTON JONES**  
 800 WARD CT. TEMPLETON, CA 93465  
 (805) 550-7436  
 PRESTON@PJONES.COM  
 GENERAL BUILDING DRAFTSMAN  
 GENERAL CONSTRUCTION - REMODELS - ADDITIONS  
*Preston Jones*  
 7/21/19

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

**BORGES REMODEL**  
 1078 MONTEREY ST  
 MORRO BAY, CA 93442  
 APN: 066-044-012

COUNTY OF  
 SAN LUIS OBISPO  
 CALIFORNIA

19013

**FLOOR PLAN**

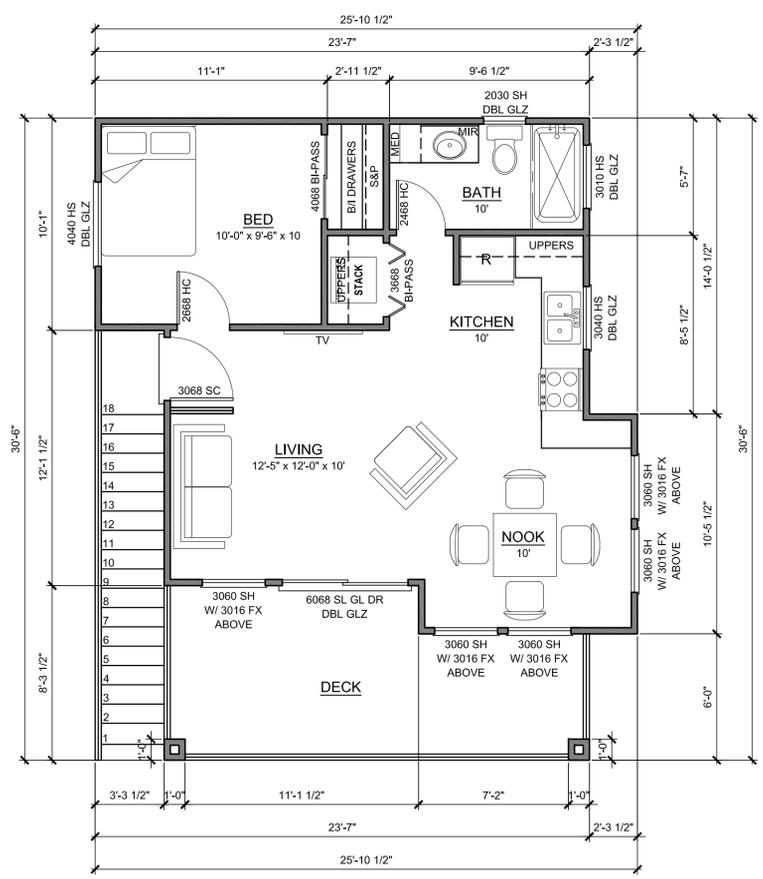
PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN	SCALE	DATE
PJ	1/4" = 1'-0"	07-16-19
JOB NO.	DWG NAME	CHECKED
19013		

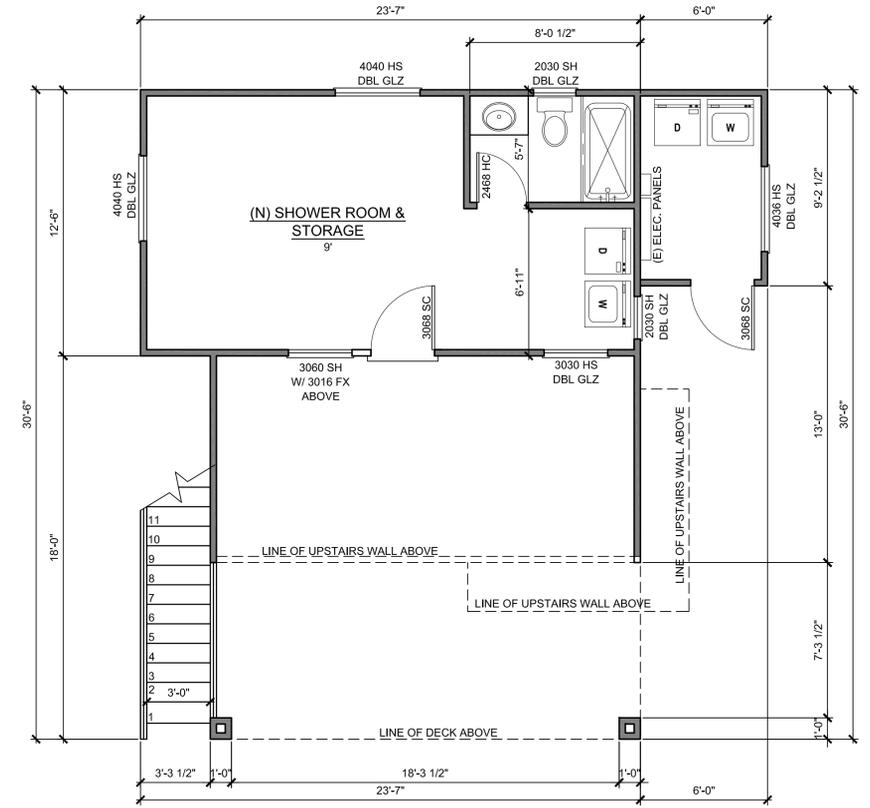
SHEET

**A-1**



UPPER FLOOR PLAN

1/4" = 1'-0"



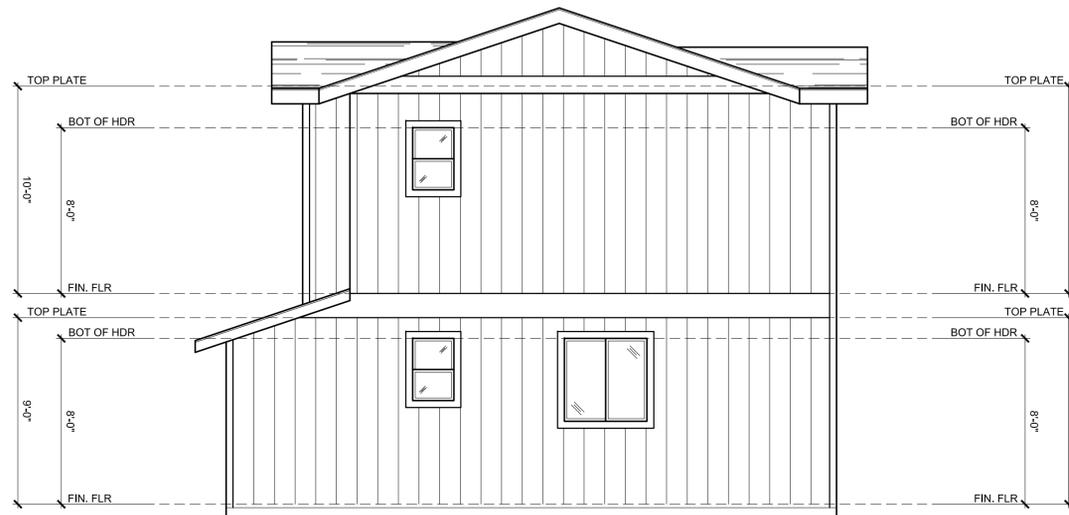
LOWER FLOOR PLAN

1/4" = 1'-0"

KEYNOTES

ATTIC VENT CALCS

ELEVATION NOTES



SOUTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"



PRESTON JONES  
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(805) 550-7436  
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GENERAL BUILDING DRAFTSMAN  
GENERAL CONSTRUCTION - REMODELS - ADDITIONS

*Preston Jones*  
7/21/19

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ELEVATIONS

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN	SCALE	DATE
PJ	1/4" = 1'-0"	07-16-19
JOB NO.	DWG NAME	CHECKED
19013		

SHEET

**A-2**