



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, April 21, 2020– 6:00 P.M.
Held Via Teleconference**

Vice-Chairperson Jesse Barron
Commissioner Michael Lucas

Chairperson Gerald Luhr

Commissioner Joseph Ingraffia
Commissioner Susan Stewart

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this Planning Commission Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID19 virus, the Planning Commission Chambers will not be open for the meeting.

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

- *Community members are strongly encouraged to submit agenda correspondence in advance of the meeting and watch the meeting live on either cable Channel 20 or as streamed on the City's [website](#). Agenda correspondence received by the Community Development Department office prior to the meeting will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*
- *If you would like to speak under the general Public Comment Period or under the comment period for a specific agenda item please use the following information to call in at the beginning of the meeting. You will be placed in a queue until the Chair opens public comment for items on the meeting agenda. Each speaker will be allowed three minutes for public comment.*

*Public Comment call-in: 1(818) 794-7004
Show #2607
Guest PIN #464192*

PRESENTATIONS

A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

- B-1 Case No.:** CUP19-10
Site Location: 953 Pacific, Morro Bay, CA
Proposal: Application for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single-family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above. The site is a single-family residential property located at 953 Pacific in an R-1 zone. The project is outside the Coastal Commission appeal jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301 Class 1(e) and Class 1(l), and Section 15303 Class 3(e)
Staff Recommendation: Conditionally Approve
Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270

- B-2 Case No.:** CUP19-17/CDP19-044
Site Location: 2790 Main Street, Morro Bay, CA
Project Description: Coastal Development Permit (CDP19-044) and a Conditional Use Permit (CUP19-17) to allow a new 8-room hotel project totaling 9,103 square feet on the SE corner of North Main Street and San Joaquin Street. The project is a single “L shaped” building with a maximum height of 25 feet set on the lot closest to Main St and San Joaquin St. The project includes 9 parking spaces, including a Van Accessible space and 2 spaces with access to an EV charging station. The project also includes an outdoor gathering space for the hotel guests. The project will have a driveway from Alder Ave and complies with the development standards of the zone. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction
CEQA Determination: Categorically Exempt, Section 15303-Class 3c
Staff Recommendation: Approve with conditions
Staff Contact: Nancy Hubbard, Contract Planner (805) 772-6211

- B-3 Case No.:** CDP19-045
Site Location: 3029 Beachcomber Drive, Morro Bay, CA
Project Description: Coastal Development Permit (CDP19-045) to allow a new single-family home at 3029 Beachcomber Drive. The home will be 2,078 sf of livable area with a 713-sf attached garage and a 130-sf deck on the west side. The site is adjacent to the coastal dunes on the west side and based on the environmental studies, the home is appropriately setback from the sensitive areas and has been determined to not have a significant impact on the environment. The infill site is 6,060 sf, is zoned R-1/S2 and is located within the coastal 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 on May 5, 2020 at 6:00 p.m. via teleconference.

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 or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morrobayca.gov/notifyme and follow the instructions.

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

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

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

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

APPEALS

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

the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

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.

Agenda No: A-1
 Meeting Date April 21, 2020

Approved projects are deleted on next version of log.

#	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
Hearing or Action Ready Projects:										
1	Cleath	2790 Main Street	12/5/19	CUP19-17 / CDP19-044	CDP and CUP for New 8 unit hotel	Correction letter sent December 20, 2019. Resubmittal received January 9 2020, under review. Scheduled for PC on April 21, 2020.				nh
2	Simmons	3029 Beachcomber	12/17/19	CUP19-19/CDP19-045	New single family home adjacent to the dunes. Home is 2078 sf with a 713 sf garage on an L shaped lot	Completeness letter sent 3/12/20. Scheduled for PC hearing on April 21, 2020.				nh
3	HASLO	405 Atascadero Road	9/24/19	CUP19-12/ PKG19-05/ CDP	Conceptual review of a proposed 35 unit affordable housing project, with community space	Scheduled for Planning Commission for conceptual review 11/5/19. PC provided input, waiting for resubmittal. Project deemed complete. MND public draft circulation(3/6 through 4/6/2020) complete. Finalizing MND prior to scheduling PC hearing.		PN-Conditionally Approved 10/10/2019		NH
4	Wilkie	476 Hill Street	3/25/20	CDP20-005	ADU - Conversion of existing attached garage to a 344 sf Accessory Dwelling Unit.	Submittal under review. Deemed complete. Admin noticing to begin as Staff time allows.				wu
5	Angelucci	953 Pacific	8/20/19	CUP19-10	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.	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. Deemed complete. Project requires additional environmental review. Scheduled for 4/21/20 PC Meeting.		PN- Conditionally Approved 9/10/2018		wu
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
6	Olsen	2290 Juniper	3/13/20	CDP20-004	Interior space conversion into a 468 sf ADU. No expansion of the existing home. Redesign of front stairway to provide better access to ADU.	Planning comment letter sent 4/2/20 requesting clarification of details.				nh
7	Shorey	1110 Marengo	12/20/19	CDP19-048	Coastal Development Permit for a new 2-story home behind an existing home which will be expanded by 450 sf.	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 3/10/20, under review. Applicant requested resubmittal to change classification of lower level living space as JADU for future use. Resubmittal received 4/10/20.				nh
8	Bean	Unaddressed Main Street (AKA 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-047	CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street	Project deemed incomplete, comment letter sent January 7, 2020. Biological and ESHA setback reports received 3/9/20, under review.				nh
9	Brebes	495 Driftwood	6/14/19	CDP19-022/PKG19-07	New duplex residential units - attached 2 story buildings with 2 car garages.	Project deemed incomplete 12/31/19. Applicant changing project density, waiting for resubmittal.				nh

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10	Lawrence	2590 Hemlock Ave	10/25/19	CDP19-040	Admin CDP for Demo of existing residence, rebuild new with ADU.	Submittal under review. Correction letter sent 11/25/19.				wu
11	Gambriel	571 Embarcadero	10/14/19	MAJ19-006	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	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	Rhine LP/Morro 94	3300 Panorama	8/20/19	MAJ 19-005	After the fact permit application for removal of 3 sheds and possible siding treatment for transformer building.	Submittal is under review. Deemed incomplete 8-29-19. Resubmitted information received, applicant to complete all close out requirements prior to scheduling PC hearing.				nh
13	Cleary	1282 and 1290 Embarcadero Road	5/23/19	CDP19-016	CDP for removal of major vegetation.	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				wu
14	Eisemann	535 Atascadero Road	3/7/19	PAR19-01	Final Parcel map	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. Waiting for revised submittal to remove improvements not requested by CalTrans		PN- Disapproved 11-6-2019		nh
15	Najarian	1339 Berwick	11/30/18	CDP 18-014	Admin CDP for new construction of SFR and ADU with attached garage	Application deemed incomplete, comments sent to applicant on 12/27/18. Followed up with application 2/3/20, applicant is planning on a resubmittal.				nh
16	Fields	731 Butte	6/14/18	CP0-582/UP0-534	CDP and CUP for Multi-Family residences. A 1,500 sq. ft. manufactured residence, a 448 sq. ft. studio unit above a 441 sq. ft. garage with an attached 220 sq. ft. carport	Under Initial Review. Correction letter sent 7/11/18. Resubmitted 10/22/18. Correction Letter sent 11/14. Followed up with applicant 2/3/20 - no response.				nh
17	T-Mobile	1478 Quintana	2/26/18	A00-056	Modification to UP0-052/CP0-073 for upgrade to existing wireless site	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 building permit.		JW approved		wu
18	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project. Project Inactive as of 10/2018. Followed up with applicant 2/3/20 to see if they want to continue this application, no response.		PN-Conditionally approved 5/11/17		nh
Projects Appealed to Planning Commission or PC Continued projects:										
19	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	Coastal Development Permit & Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park	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. Followed up with applicant 2/3/20 - they are waiting for reports prior to resubmittal.		PN- Approved 9/4/2018		nh

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20	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		cj
Projects Appealed or Forwarded to City Council:										
21	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										
22	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects										
Projects requiring coordination with another jurisdiction:										

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23	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
24	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finaied. Phase 2 on hold as of 7/22/14.		

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Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
25	City of Morro Bay	Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb . Project to be complete with documents ready for adoption and certification by end of 2019. Public draft of combined General Plan/ LCP released May 2018 for review. Working with Coastal staff on CCC input.				
26	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
27	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
Grants										
28	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg
29	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj

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30	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:										
31	Dresbach	325	Arbutus Ave.	3/6/20	B20-0047	Retrofit 1 window same size and location	Ready to Issue			
32	Gulley	679	Atascadero	2/27/20	B20-0042	Add 135 sq. ft. bathroom addition.	Bldg - Approved 3/12/20			sg
33	Soto	521	Avalon St	4/6/20	B20-0061	Retrofit 1 patio door (59" x 80") same size and location.				co
34	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.
35	Auerbach	3200	Beachcomber	12/30/19	B19-0277	Convert 100 sf of enclosed sun-room area to living space and add 67 sq ft of new living area. Demo kitchens and add 3 beams, new windows, siding, update electrical, water heater and forced air unit, misc, clean up.	Disapproved Jan 14, 2020, additional information provided and Planning approved building permit 4/7/20	Bldg - Disapproved 1/31/20		nh
36	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
37	Diaz	365	Driftwood	1/6/20	B19-0280	328 sq ft addition to master bedroom and bath on second flr. Convert covered patio to living space 50 sq ft enclosed covered porch 30 sq ft	Under review. Planning disapproved 1/31/20.	Bldg - Disapproved 1/15/20		wu
38	Brebes	495	Driftwood	12/20/19	B19-0269	New 3778 sf duplex homes including garages on lot with existing SFH	Pending approval of planning permits, applicant changing potential density on the site in CDP permit process.	Bldg - Disapproved 2/7/20		nh
39	City of Morro Bay	595	Embaracadero	12/31/19	B19-0278	Commercial T.I. to former Aquarium building to meet accessibility requirements, remove asbestos from 1st floor, update electrical, mechanical and plumbing, new structural shear wall, repair concrete columns, new raised deck, stairs & railing for tasking room & brewery (Three stacks & A Rock Brewing Company.	Approved. Cj.	Bldg - Disapproved 1/29/20		sg
40	Lehman	515	Fresno Ave.	4/6/20	B20-0062	Retrofit 1 patio door (95" x 80") same size and location.		Bldg - Ready to issue		co

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41	Wilkie	476-A	Hill	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Pending planning permit approval.	Bldg. - 4/8/20			wu
42	Olson	2290	Juniper	3/16/20	B20-0053	Convert existing workshop into ADU, repair upper level deck due to dry rot and construct new entry landing w/stairs.	On hold pending CDP 20-004 approval	Bldg. Disapproved - 4/2/20			nh
43	Friesen	2390	Juniper	3/5/20	B20-0043	Build new observation deck over existing roof top.		Bldg - Approved 3/12/20			sg
44	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
45	Wood	361	Main St	12/30/19	B19-0276	395 sf 2nd floor addition to existing SFR, with 183 sf of 2nd floor deck	Planning approved 1/2/20	Bldg - Disapproved 1/29/20			nh
46	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 4/15/19		sg
47	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. Planning permit extension requested and granted April 2020. New permit expiration of April 2021.	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
48	Michie	2940	Main St.	3/5/20	B20-0045	Interior (T.I.) to existing bar/restaurant. Layout to remain, install new flooring, sinks, upgrade finishes, new FRP in bathrooms and kitchen areas. New tenant to serve coffee and beer products (Dark Nectar Coffee Saloon). Exterior upgrades completed on separate permit (B19-0255).		Bldg - Approved 4/1/20			sg
49	Shorey	1110	Marengo Dr	12/20/19	B19-0270	450 sq ft addition to guesthouse.	Disapproved pending approval of CDP19-048	Bldg - Disapproved 1/14/20			nh
50	LifePoint Church	615	Monterey	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20.	Bldg - Disapproved 1/30/20			wu
51	Davis	780	Monterey	1/9/20	B20-0004	Tenant improvement, adding walls and re configuring lighting. Add 4 Solar tubes, paint, flooring, and insulation.		Bldg - Disapproved 2/25/20			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
52	Hale	959	Monterey Ave.	2/6/20	B20-0026	Interior remodel of existing single family dwelling.		Bldg - Approved - 2/25/20			sg
53	NHC-MB LLC.	495	Morro Bay Blvd	12/31/19	B19-0275	Commercial remodel for Medical Cannabis dispensary		Bldg - Approved 4/13/20			sg
54	Moss Lane Ventures, LLC	839	Morro Bay Blvd	3/4/20	B20-0046	New modular building for commercial coffee drive-through (Human Bean)	Under review, missing a planning requirement, expect to received 3/10/20. Planning approved.	Bldg - Disapproved 3/18/20			nh
55	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
56	Ellithorpe	426	Orcas St	3/30/20	B20-0059	Repair damaged front porch.		Bldg - Approved 3/30/20			sg
57	Fiesen	196	Panay St	4/9/20	B20-0063	ADDENDUM to B19-0045 - Alter workshop addition floor plan to maintain 6' separation between buildings and keep addition from encroaching into newly recorded 5' easement. Also relocation of main door.	Planning approved 4/10/20	Bldg - Plancheck			wu
58	Kersten	655	Paula St.	4/9/20	B20-0064	Foundation repair to existing SFR and removal of fireplace/brick chimney.		Bldg - Plancheck			co
59	Sinclair	484	Piney Way	4/1/20	B20-0060	Retaining wall revision as shown, garage door configuration.	Planning approved 4/10/20	Bdg - Approved 4/2/20			wu
60	Tabrizi	1000	Quintana	12/29/20	B19-0274	Commercial remodel for cannabis dispensary to include new interior walls, doors, ceilings, casework, mechanical, electrical and plumbing.		Bldg - Disapproved 1/24/20			sg
61	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.	Approved 9/26/19.	Ready to issue			cj
62	Kennedy	1130	Scott Street	12/20/19	B19-0271	New commercial project with residential security unit above	Conditionally approved 1/3/20	Bldg - Disapproved 1/7/20			nh
63	Anouck Ce Bris	516-A	Shasta	12/9/19	B19-0261	520 sf st ADU with studio below; addition to SFR	Planning permits issued. Waiting for resubmittal	Bldg - Disapproved 12/26/19			nh

#	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
64	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
65	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
66	Weaver	448	Yerba Buena	1/10/20	B20-0007	Rebuild existing deck & add 48 sq ft existing deck-85 sq ft. New deck 48 sq ft. Total 133 sq ft.		Bldg - Disapproved 2/3/20			sg

Planning Projects & Permits with Final Action:

67	Redican	725 Embarcadero		2/21/20	MIN20-001	Minor Modification to UP0-359/A00-041 planning permit. Relocation of lower floor hotel lobby from south to north elevation. Modification to bayside roof (west elevation) and redesign of pilings and mechanical system.	Under review. Project does not change any existing conditions and is consistent with original approvals. Request noticed for pending administrative action on 3-19-20.				cj
68	Borges	1930 Main Street		4/11/19	CDP19-009	Conditional Use Permit for new mobile home park with mixed vacation rentals and long term rentals, with managers dwelling unit (permanent construction)	Deemed incomplete 5/13/19. Resubmittal received 12/5/19, under reiew. Comment letter sent 12/13/19, resubmittal requested. Deemed complete, scheduled for PC on April 7, 2020. Approved 5-0, permit to be issued.				nh
69	Santoanni	675 Paula Street		12/19/19	PAR20-01 and CDP19-046	Tentative Parcel Map and CDP. Application to split 14,820sf parcel into two lots and proposed demolition of an existing SFR	Under review. Correction letter sent 1/15/20. Site Noticed. To be reviewed by PC on 4/7/20.				wu
70	Novick	2820 Greenwood		12/31/19	CUP19-21	Enclosing exterior access to upstairs on 2nd floor	Under review. Site noticed. To be reviewed by PC on 4/7/20				wu
71	Friesen	196 Panay St		7/23/19	LTM19-03	Addition to existing SFR requiring abandonment of exisiting easement.	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. Correction letter sent 12/20/19. Resubmittal received 12/30/19 under review. Certificate of Lot Merger recorded with the County, and Conformed Copy received.				wu

Staff Directory:

Scot Graham - sg
Cindy Jacinth - cj
Willow Urquidi - wu
Nancy Hubbard - nh
Chad Ouimet - co
Pam Newman - pn
Herb Edwards - he



AGENDA NO: B-1

MEETING DATE: April 21, 2020

Staff Report

TO: Planning Commissioners **DATE:** April 13, 2020

FROM: Willow Urquidi, Assistant Planner

SUBJECT: **Conditional Use Permit (CUP19-10)** Request for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single-family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above. The site is a single-family residential property located at 953 Pacific in an R-1 zone. The project is outside the Coastal Commission appeal jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 09-20** (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans on file with the Community Development Department.

APPLICANT:

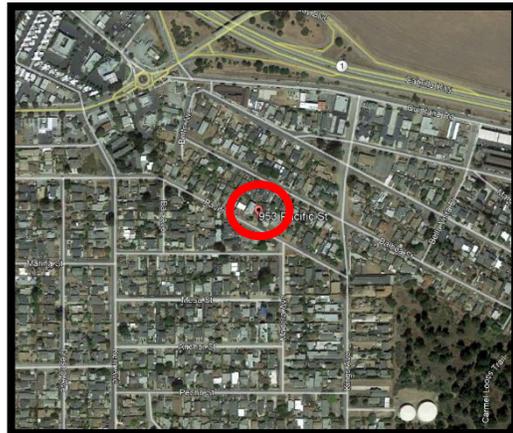
ANDREA ANGELOCCI & NEAL RAMIREZ

AGENT:

NIC HUSTON

LEGAL DESCRIPTION/APN:

CY MB MORRO HTS BL 4 PTN LT 13 /
066-084-041



PROJECT DESCRIPTION:

Request for a Conditional Use Permit (CUP19-10) for a second story 459 sf addition to an existing 968 sf non-conforming single-family home, demolition of an existing detached shed structure and construction of a detached two-car garage with a car lift and 238 sf of unconditioned workshop space above.

Prepared By: WU

Department Review: SG

PROJECT SETTING:

The project is located within the Central Morro Bay Neighborhood, designated as Planning Area 7 in the Local Coastal Plan, it lies within the R-1 Single-Family Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction. This 4,792 sq. ft. lot is located to the south of Balboa Street, north of Marina Street, west of Kings Avenue, and east of Bay Avenue. The project cannot be seen from scenic Highway 1.



Adjacent Zoning/Land Use			
North:	R-1 Single-Family Residential	South:	R-1 Single-Family Residential
East:	R-1 Single-Family Residential	West:	R-1 Single-Family Residential

Site Characteristics	
Site Area	4,792 SF
Existing Use	Single-Family Residential
Terrain	Virtually Flat and Undeveloped
Vegetation/Wildlife	Ornamental Landscaping
Archaeological Resources	N/A
Access	Pacific Street

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

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	20'	24 ft. 3 in. (Existing)
Side-Yard Setback	North: 5' South: 5' Detached Garage: 1'	North: 1' 7" (Existing) South: 18' 2 1/2" (Existing) Detached Garage: 3'
Rear Setback	House: 10' Garage: 1'	House: 34' 4 1/2" Garage: 3'
Height	House: 25' Garage: 25'	House: 24' Garage: 24.68'
Building Separation	6'	6' 4.5"
Lot Coverage	45%	31%
Parking	2 Covered and Enclosed Spaces	2 Covered and Enclosed Spaces with Car Lift

PROJECT DISCUSSION:

County Assessor records indicate the existing non-conforming single-family residence was constructed in 1905. The only building permits on file since then have been for constructing the shed in 1977 that is to be demolished and replaced with the detached garage and car lift with workshop space above, and a building permit in 2000 for an electrical upgrade. A Historic Evaluation was conducted by

Bertrando and Bertrando Research Consultants in March of 2020 that determined the property did not meet the criteria for significance as defined by the California Environmental Quality Act (CEQA). The Applicant is proposing a second story 459 sf addition to the existing 968 sf single-family home.

Setbacks and Building Separation

The existing home sits 24'3" from the front property line on Pacific Street, 1'7" from the north property line, 18' 2 ½" from the south property line, and 34' 4 ½" from the rear property line. The existing garage structure will be demolished, and replaced with a garage structure that can accommodate a two-car lift, as well as unconditioned storage space above. The new garage structure will be 6' 4 ½" from the primary residence, where the requirement is 6'. The garage will be positioned 3' from the rear and side property lines at the recommendation of the soils engineer, where the requirement is 1'. Pursuant to Morro Bay Municipal Code (MBMC) section 17.24.050, the only non-conforming setback on the lot is the existing north side setback at 1'7", where 5' is the requirement.

Residential Design Guidelines

1. Relationship to Homes in Immediate Neighborhood

The visual elements and aesthetic design of the home will be similar to the home that exists now. The architect used the original style of the home when designing the addition, so that they would blend harmoniously from the street view. The two-story design is similar to other homes in the neighborhood.

2. Scale and Mass

The proposed second story addition is below the height limit, and limited to the rear half of the structure, lessening the impact of the second story from the street view.

3. Surface Articulation

The proposed addition will match in colors, materials, and design elements to those on the existing primary residence.

4. Building Orientation

The front entryway is visible from Pacific Street and no changes are proposed.

5. Garage and Driveway Design

The front door and porch are the most pronounced portion of the front façade facing Pacific Street. The garage will be on the rear half of the property and is designed to match the colors and style of the primary residence and addition.

6. Building Materials

The design of the proposed second story addition will be consistent with the colors and materials of the existing primary residence.

7. Architectural Elements

The doors, windows, and other architectural features are designed to match those of the original 1905 home.

Permit Requirements

Title 17 of the MBMC establishes land use and zoning permit requirements. The project at 953 Pacific proposes an addition to a non-conforming residence, and demolition and reconstruction of a detached garage. This project requires Planning Commission approval of a Conditional Use Permit (MBMC Section 17.56.160).

Conditional Use Permit

The Zoning Ordinance, subsection 17.56.160A, requires conditional use permit approval for any nonconforming structure that proposes an addition over 25% of the existing square footage. The project proposes to add 459 sf of conditioned space to a 968 sf home with a second story addition. As noted above, the primary residence is non-conforming with regards to the north side yard setback. The proposed addition is compliant with all pertinent development standards. Permit approval requires the following findings to be made:

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics

The proposed addition and demolition/reconstruction of the garage is in conformance with the General Plan, Local Coastal Plan, and Zoning Ordinance.

2. The proposed addition is in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the "Zoning Ordinance"), including building height, setbacks, and lot coverage.

The proposed addition and demolition/reconstruction of the garage is in conformance with the General Plan, Local Coastal Plan, and Zoning Ordinance.

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

The applicant is required to submit a complete building permit application

and obtain the required building permit prior to construction.

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

The project proposes an addition that is not dissimilar to other homes in the immediate residential neighborhood.

5. It is not feasible to make the structure conforming without major reconstruction of the existing structure.

Major reconstruction would be necessary to meet the required north side-yard setback.

PUBLIC NOTICE:

Notice of this item was posted at the site and published in the San Luis Obispo Tribune newspaper on Friday, April 10, 2020 and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301, Class 1(e) and Class 1(l), as well as Section 15303, Class 3(e). The exemptions apply to minor additions, demolition of small structures, and construction of small structures. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because the addition will not change the use that is allowed Moderate Density land use designation and because the project meets the development standards set forth in the Ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit (CUP19-10) for the proposed project at 953 Pacific Street, as shown on Exhibit B of this Staff Report, by adopting Planning Commission **Resolution 09-20** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 09-20

Exhibit B – Plan Reductions

Exhibit C – Photo simulation

Exhibit D – Mechanical Lift Spec Sheet

Exhibit E – Colors Sheet

EXHIBIT A

RESOLUTION NO. PC 09-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (CUP19-10) FOR AN ADDITION TO A NON-CONFORMING RESIDENCE AND DEMOLITION AND RECONSTRUCTION OF A DETACHED GARAGE OUTSIDE THE COASTAL COMMISSION APPEAL JURISDICTION

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on April 21, 2020 for the purpose of considering Conditional Use Permit (CUP19-10) for an addition to an existing non-conforming residence in the R-1 zone. The project is outside the Coastal Commission appeal jurisdiction; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1(e) and Class 1(l), as well as Section 15303, Class 3(e). Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit Findings

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

EXHIBIT A

4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes an addition to an existing single-family residence, which is an allowed use in the R-1/S.2 zone.
5. It is not feasible to make the existing primary residence conforming without major reconstruction/demolition to meet the required setbacks or construct a garage.
6. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of moderate density residential development; has size and scale similar to nearby structures.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit (CUP19-10) for the property located at 953 Pacific subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 13, 2020 for the project at 953 Pacific, as shown on Exhibit B of the Staff Report, as part of Conditional Use Permit (CUP19-10) on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development and all installed structures and improvements shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall

EXHIBIT A

meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency

EXHIBIT A

continues and which permit may be renewed for a period of three days or less while the emergency continues.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Building Height Verification: The applicant shall clearly establish average natural grade on the building plans to the satisfaction of the Community Development Director. Average natural grade shall be established for the project consistent with the height requirements identified in Morro Bay zoning code section 17.12.310. Real elevation numbers shall be shown on the building plans for all finish floor elevations and for the high point of the roof. Building cross sections shall clearly show the project complies with the twenty-five foot height limitation as measured from average natural grade. Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standard.

BUILDING CONDITIONS:

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

EXHIBIT A

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

EXHIBIT A

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:

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:

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:

EXHIBIT A

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the “SFR Performance Requirement Determination Form” to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City’s website www.morro-bay.ca.us/EZmanual
2. 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.
3. Sewer Backwater Valve: Indicate and label sewer backwater valve 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.
4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
5. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s).
6. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
7. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
8. Frontage Improvements: Per MBMC 14.44.030, frontage improvements are required whenever the value of the proposed on-site improvements is greater than fifty percent of the value of the existing structure as determined by the City Engineer.

Additional Notes - Add the following notes to the Building Permit plans.

EXHIBIT A

Planning Commission Resolution 09-20

CUP19-10 at 953 Pacific

Page 8

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. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

EXHIBIT A

Planning Commission Resolution 09-20
CUP19-10 at 953 Pacific
Page 9

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of April, 2020 on a motion by _____ and seconded by _____ with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Luhr

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 21st day of April, 2020.

THE ANGELUCCI HOUSE

953 PACIFIC ST. MORRO BAY, CA 93442



PRELIMINARY
NOT FOR
CONSTRUCTION

NICHOLAS HUSTON
BUILDING DESIGN
 Morro Bay, California
 NicholasHouston.com
 (805) 704-5775

CLIENT GROUP
 Andrea Angelucci & Neal Ramirez
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 Morro Bay, CA 93442
 (858) 652-8485

PROJECT
 Angelucci Pacific

PROJECT NO.
 051 420 19A

ISSUE
 8/18/16; 11/23/19;

DRAWN BY
 NBH

Title Sheet

A1

2016 CA GREEN CODE

1. A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORMWATER DRAINAGE DURING CONSTRUCTION. THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.

2. INDOOR WATER USAGE SHALL BE REDUCED BY AT LEAST 20% PER THE FOLLOWING (BASED ON TABLE 4.303.2 OF THE CAL-GREEN CODE):

a. SHOWERHEADS:

a.a. SINGLE HEADS SHALL BE RATED AT A MAX. 2.0 GAL. PER MINUTE @ 80 PSI.

a.b. MULTIPLE HEADS: ALL HEADS UNLESS CONTROLLED BY A SINGLE VALVE SHALL HAVE A COMBINED FLOW RATE OF 2.0 GAL. PER MINUTE @ 80 PSI.

b. LAVATORY FAUCETS SHALL BE RATED AT A MAX. 1.5 GPM. @ 60 PSI.

c. LAVATORY FAUCETS IN COMMON USE AREAS SHALL BE RATED AT A MAX. 0.5 GPM @ 60 PSI.

d. KITCHEN FAUCETS SHALL BE RATED AT A MAX. 1.5 GPM. @ 60 PSI.

e. TOILETS SHALL BE RATED AT A MAX. 1.28 GAL. PER FLUSH.

3. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.

4. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES @ 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.

5. A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.

6. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED BY THE CONTRACTOR TO THE OCCUPANT OWNER PRIOR TO FINAL INSPECTION.

7. V.O.C.'S:

a. AT TIME OF ROUGH MECHANICAL INSPECTION, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHOD TO REDUCE THE AMOUNT OF DUST OR DEBRIS THAT MAY COLLECT IN THE SYSTEM AS REQUIRED PER CGBC 4.504.1

b. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS AS REQUIRED PER CGBC 4.504.2.1

c. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS AS REQUIRED PER CGBC 4.504.2.2

d. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS AS REQUIRED PER CGBC 4.504.2.3

e. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED AS REQUIRED PER CGBC 4.504.2.4

f. CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS AS REQUIRED PER CGBC 4.504.3

g. 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 RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM AS REQUIRED PER CGBC 4.504.4

h. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS AS REQUIRED PER CGBC 4.504.5. VERIFICATION OF THESE SPECS SHALL MEET THE REQUIREMENTS CGBC 4.504.5.1

8. INTERIOR MOISTURE CONTROL:

a. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.

b. CONTRACTOR SHALL PROVIDE AT LEAST 3 RANDOM MOISTURE READINGS PERFORMED AT WALL AND FLOOR FRAMING IN THE PRESENCE OF THE BUILDING INSPECTOR PRIOR TO ENCLOSING OF WALL & FLOOR FRAMING TO VERIFY A MAX. OF 19% MOISTURE CONTENT.

c. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM.

d. WHOLE-HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R4.4.

e. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

i. ESTABLISH HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.

ii. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT.

iii. SELECT HEATING & COOLING EQUIP. ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.

9. HVAC INSTALLER SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. (SEC. 702.1 & 702.2)

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

11. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

12. HVAC EQUIPMENT SHALL BE SIZED PER 2013 CGC 4.507.2

13. PROVIDE BUILDING OPERATION & MAINTENANCE MANUAL PRIOR TO FINAL INSPECTION PER CALGREEN 4.410.

14. PER CIVIL CODE SEC. 1101.1, ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH PLUMBING FIXTURES THAT MEET THE REQUIREMENTS OF NOT 2 THIS SECTION. NON-COMPLIANT FIXTURES MEAN ANY FIXTURES THAT MEET THE FOLLOWING DEFINITIONS:

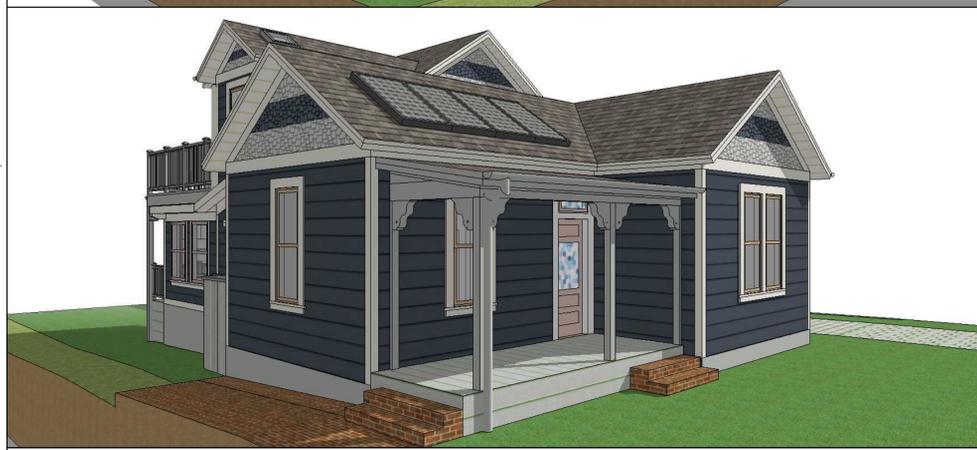
14.1. ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH

14.2. ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS OF WATER PER FLUSH.

14.3. ANY SHOWER HEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.

14.4. ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS PER MINUTE.

15. ENERGY COMPLIANCE FORMS CF-2R & CF-3R WILL BE COMPLETED AND SUBMITTED TO THE BUILDING INSPECTOR AT THE TIME OF FINAL INSPECTION.



SHEET INDEX

A1	TITLE SHEET
A2	EXISTING 1ST FLOOR DEMO SITE PLAN
A3	PROPOSED 1ST FLOOR SITE PLAN
A4	EXISTING ROOF DEMO PLAN
A5	PROPOSED 2ND FLOOR PLAN
A6	PROPOSED ROOF PLAN
A7	ELEVATIONS
A8	ELEVATIONS
A9	HOUSE SECTIONS
A10	GARAGE SECTIONS
00	TOPOGRAPHIC MAP

PROJECT DATA

SITE INFO:
 A.P.N. # 066-084-041
 ADDRESS: 953 PACIFIC ST.
 MORRO BAY, CA 93442
 LOT BLOCK TRACK: BL 4 PTN LT 13

BUILDING CODE DATA:
 OCCUPANCY: R-1
 TYPE OF CONSTRUCTION: Type V
 ZONING: R-1

PROJECT DESCRIPTION:
 ADDITION TO EXISTING RESIDENCE WITH DETACHED GARAGE

AREAS:
 LOT AREA: 4792 SF

BUILDING AREAS:
 EXISTING CONDITIONED AREAS: 0968 SF
 PROPOSED CONDITIONED AREAS: 0459 SF

TOTAL CONDITIONED SPACE: 1427 SF

UNCONDITIONED AREAS:
 PROPOSED 2-CAR GARAGE: 0246 SF
 PROPOSED WORKSHOP: 0238 SF
 EXISTING DECKS: 0137 SF
 PROPOSED HOUSE DECK: 0167 SF
 PROPOSED VIEW DECK: 0083 SF

TOTAL STRUCTURAL FOOTPRINT: 1472 SF (31% Lot Coverage)

HOUSE HEIGHT CALCULATIONS:
 HIGH POINT: 179.96' + LOW POINT: 178.80' = 358.76' / 2 = **179.38'** (AVERAGE NATURAL GRADE). MAXIMUM BUILDING HEIGHT: **179.38'** = 25' + 204.38'; PROPOSED BUILDING HEIGHT: **179.38'** + 24' = 203.38'.

GARAGE HEIGHT CALCULATIONS:
 HIGH POINT: 178.37' + LOW POINT: 177.96' = 356.33' / 2 = **178.17'** (AVERAGE NATURAL GRADE). MAXIMUM BUILDING HEIGHT: **178.17'** = 25' + 203.17'; PROPOSED BUILDING HEIGHT: **178.17'** + 24.68' = 202.85'.

MINIMUM SETBACKS: FRONT YARD: 20'. INTERIOR SIDE YARD: 3'. REAR: 10'.
 DETACHED GARAGE: 1'. BUILDING SEPARATION: 6'.

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITY.

2. PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH ALL PARTIES INVOLVED AT THE PROJECT SITE TO REVIEW THE SPECIAL INSPECTION REQUIREMENTS, PROCEDURES, AND INDIVIDUAL SPECIAL INSPECTORS THAT WILL BE ASSIGNED TO THE PROJECT AS WELL AS REQUIREMENTS FOR STRUCTURAL OBSERVATION. THE CONTRACTOR SHALL CONTACT THE CITY OF MORRO BAY BUILDING DIVISION TO CONFIRM AN ACCEPTABLE MEETING DATE & TIME.

3. THIS PROJECT SHALL COMPLY WITH THE 2016 CRC CODES, THE 2016 CMC, 2016 CPC, THE 2016 CALIFORNIA ELECTRICAL CODE, THE 2016 CALIFORNIA RESIDENTIAL ENERGY STANDARDS, AND THE 2016 CALIFORNIA GREEN BUILDING CODE.

4. DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONAL ERRORS OCCUR, CONTRACTOR SHALL NOTIFY THE DESIGNER PRIOR TO COMMENCING THAT PORTION OF THE WORK.

5. THE CONTRACTOR SHALL EXAMINE THE CONDITION OF THE PROJECT AREA PRIOR TO COMMENCING THE WORK AND SHALL BE RESPONSIBLE FOR ALL THE TRADES.

6. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR AND OBTAIN ALL PERMITS, LICENSES AND PAY REQUIRED FEES.

7. APPROVED BUILDING ADDRESS NUMBERING SHALL BE PLACED UPON STRUCTURE AS REQUIRED BY ORDINANCE. THE INDIVIDUAL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE AT LEAST 5" IN HEIGHT AND 1" STROKE IN ALL AREAS ZONED RESIDENTIAL.

8. DO NOT CHANGE STORM AND WATER DRAINAGE.

9. ANY OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS ON THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO PROCEEDING WITH ANY WORK.

10. SUB-CONTRACTORS SHALL, IN THE WORK OF THEIR TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE AS NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE DESIGNER.

11. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED TO MATCH ADJACENT SURFACES.

12. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL IS SHOWN.

13. ALL MATERIAL SHALL BE NEW AND QUALITY ACCEPTABLE TO THE DESIGNER. ALL MATERIALS SHALL MEET ASTM STANDARDS AND ALL APPLICABLE ORDINANCES. CONDEMNED MATERIALS SHALL BE PROMPTLY REMOVED AND ANY DAMAGE CAUSED BY SUCH REMOVAL SHALL BE MADE GOOD AT NO COST OF THE OWNER.

14. GLASS AND GLAZING SHALL CONFORM TO CBC 715.4.7.4 & 2406.

15. STRUCTURAL OBSERVATION BY THE RESPONSIBLE ENGINEER WILL BE REQUIRED FOR THIS PROJECT. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.

16. ALL VENTILATING FANS EXHAUSTING AIR FROM CONDITIONED SPACE TO THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.

17. HOSE BIBS AND LAWN SPRINKLER SYSTEM SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.

18. WATER PRESSURE SHALL BE LIMITED TO 80 PSI OR LESS. A PRESSURE REGULATOR IS REQUIRED.

19. EACH ROOM WITH A SHOWER OR BATH TUB MUST HAVE A HIGH EFFICACY LAMP (40 LUMENS PER WATT OR LESS.)

20. GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT OR HAZARDOUS LOCATIONS SHALL BE OF SAFETY TEMPERED GLASS.

21. SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM
 2. AT A POINT CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO BEDROOMS
 3. WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING A BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" A SMOKE DETECTOR IS REQUIRED IN THE HALLWAY AND THE ADJACENT ROOM.
 1. ALL NAILING SHALL BE IN COMPLIANCE WITH CBC 2304.9
 2. SHOWERS AND SHOWER TUB COMBOS SHALL BE PROVIDED W/ INDIV. CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPES.
 3. A SEPARATE ENCRoACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY
 4. DRAWINGS AND CALCULATIONS FOR ROOF TRUSSES SHALL BE SUBMITTED TO AND APPROVED BY BDG. DEPT. PRIOR TO INSTALLATION

DIRECTORY

CLIENT GROUP:
ANDREA ANGELUCCI & NEAL RAMIREZ
 953 PACIFIC ST.
 MORRO BAY, CA 93442
 (858) 652-8485

BUILDING DESIGNER:
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 MORRO BAY, CA 93442
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TRIANGLEH@GMAIL.COM

PERMIT EXPEDITOR:
TRACY MORGAN
 CAYUCOS, CA
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TMORGANISM@YAHOO.COM

CITY NOTES

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.

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4. 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 1/2 inch stroke in contrasting numbers.



DEMO KEYNOTES

- 1. (E) WALL TO BE REMOVED
- 2. (E) WINDOW TO BE REMOVED
- 3. (E) DOOR TO BE REMOVED



PRELIMINARY
NOT FOR
CONSTRUCTION

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Andrea Angelucci & Neal Ramirez
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PROJECT
Angelucci Pacific

PROJECT NO.
051 420 19A

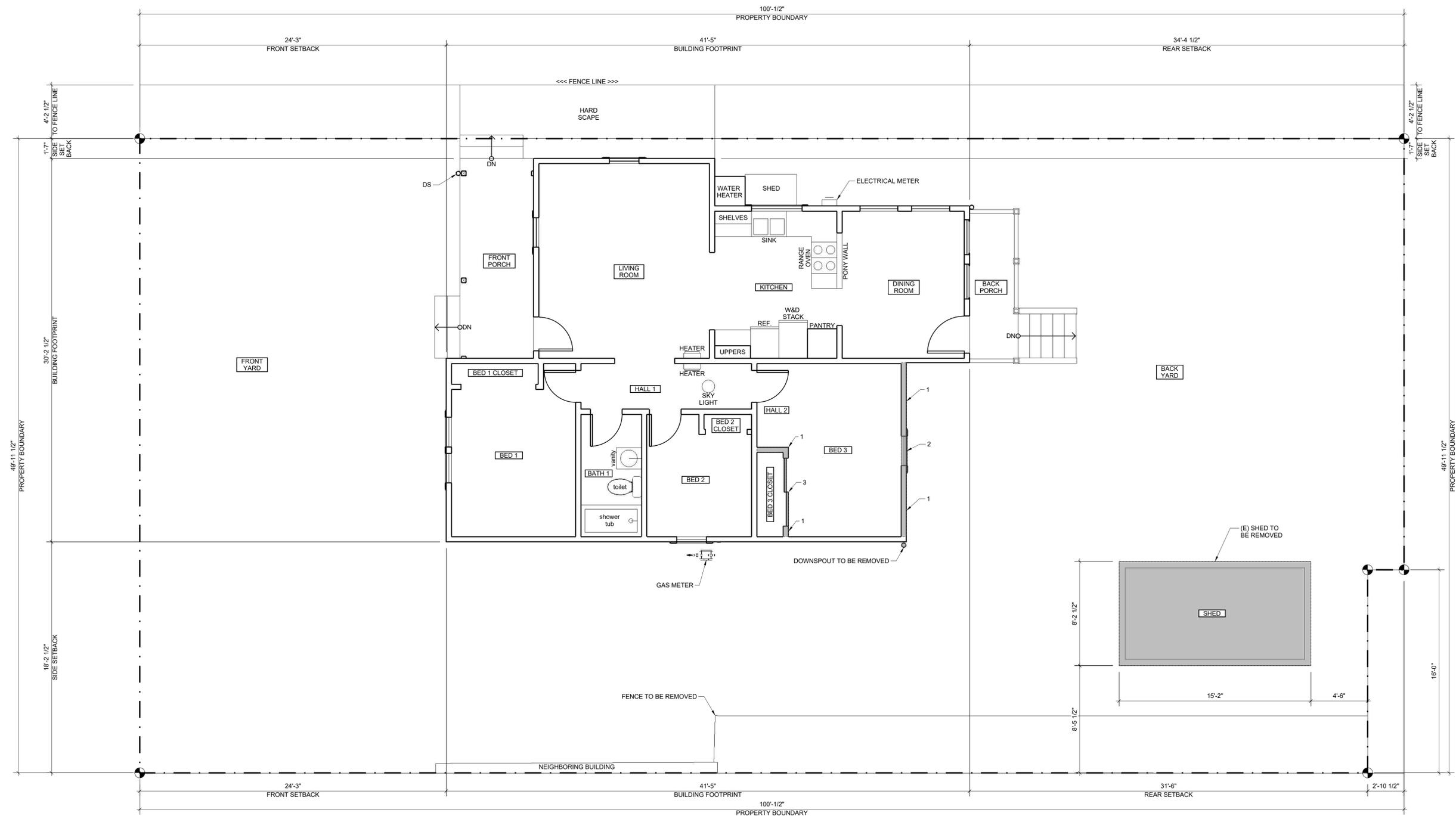
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8/18/16; 11/23/19

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Existing
Demo Site Plan

A2

PACIFIC STREET



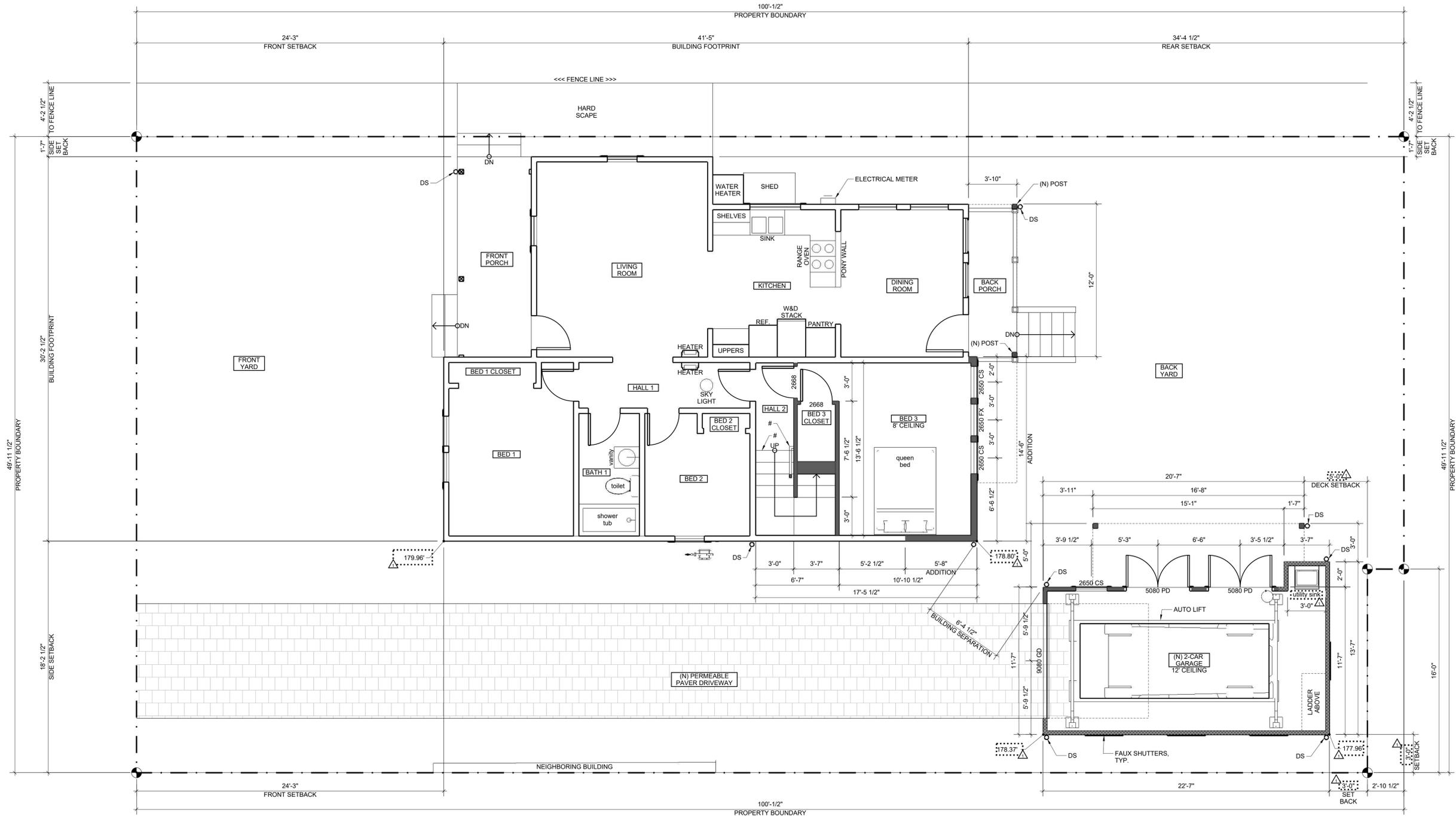
EXISTING 1ST FLOOR DEMO SITE PLAN
1/4" = 1'-0"

FEATURE LEGEND

- EXISTING
- DEMO
- NEW
- 1-HR FIRE WALL

PRELIMINARY NOT FOR CONSTRUCTION

PACIFIC STREET



PROPOSED 1ST FLOOR SITE PLAN

1/4" = 1'-0"

082 SF ADDITION
238 SF GARAGE

FEATURE LEGEND

- EXISTING
- DEMO
- NEW
- 1-HR FIRE WALL

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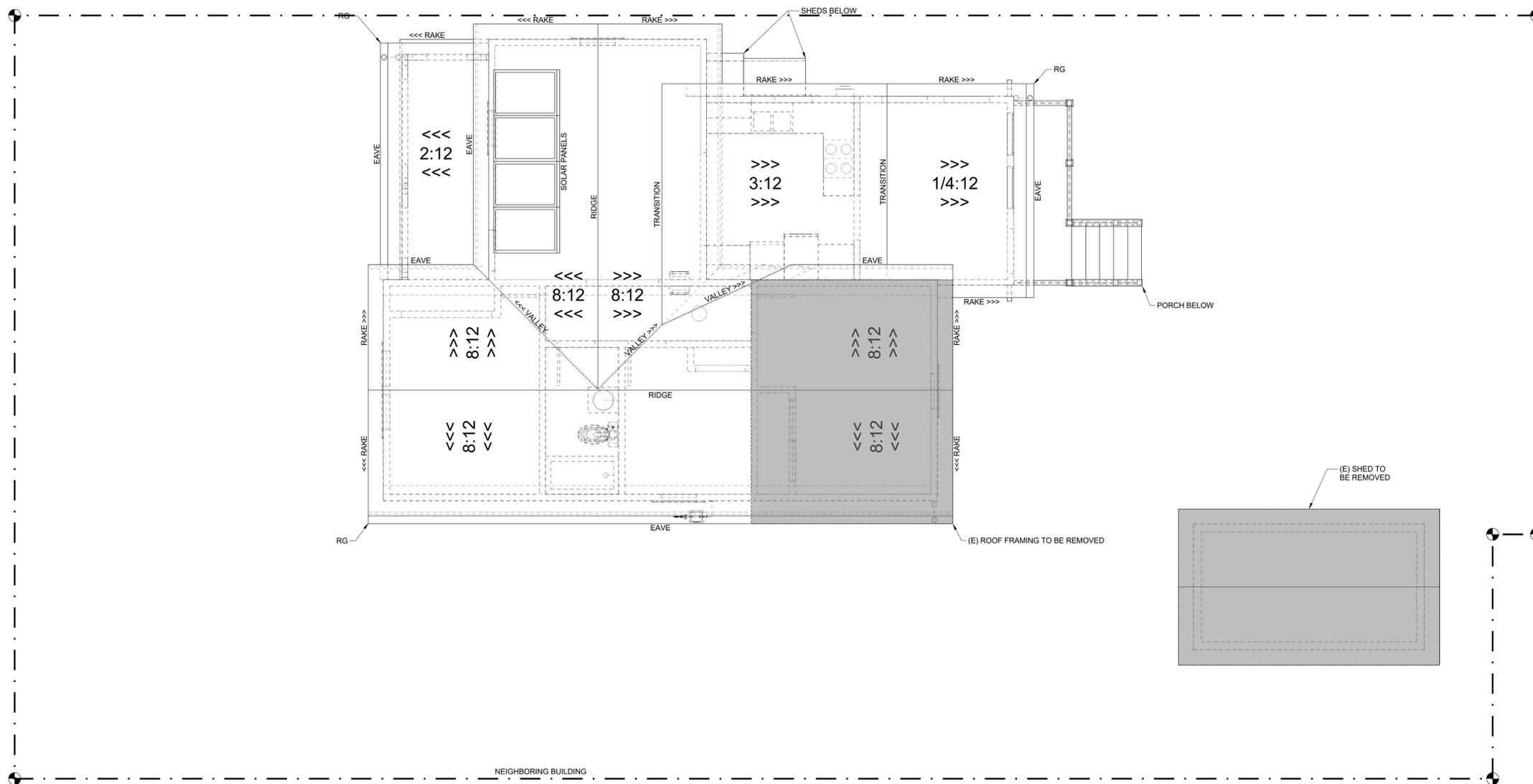
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Proposed 1st
Floor Site Plan

A3

PRELIMINARY
NOT FOR
CONSTRUCTION

PACIFIC STREET



 EXISTING DEMO ROOF PLAN
1/4" = 1'-0"

FEATURE LEGEND

-  EXISTING
-  DEMO
-  NEW
-  1-HR FIRE WALL

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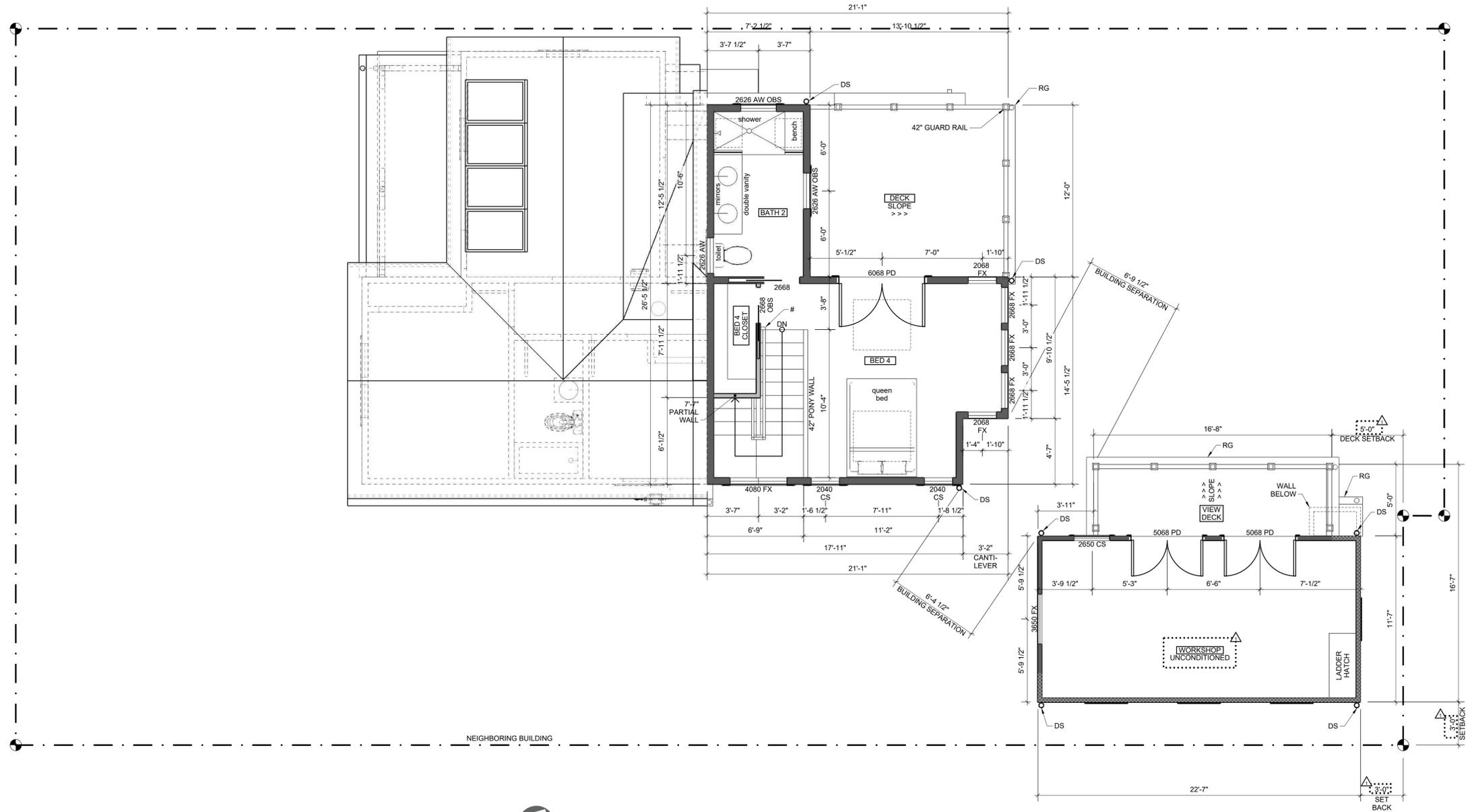
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Existing
Demo Roof Plan

A4

PRELIMINARY
NOT FOR
CONSTRUCTION

PACIFIC STREET



PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

377 SF ADDITION
167 SF DECK

FEATURE LEGEND

- EXISTING
- DEMO
- NEW
- PARTIAL WALL

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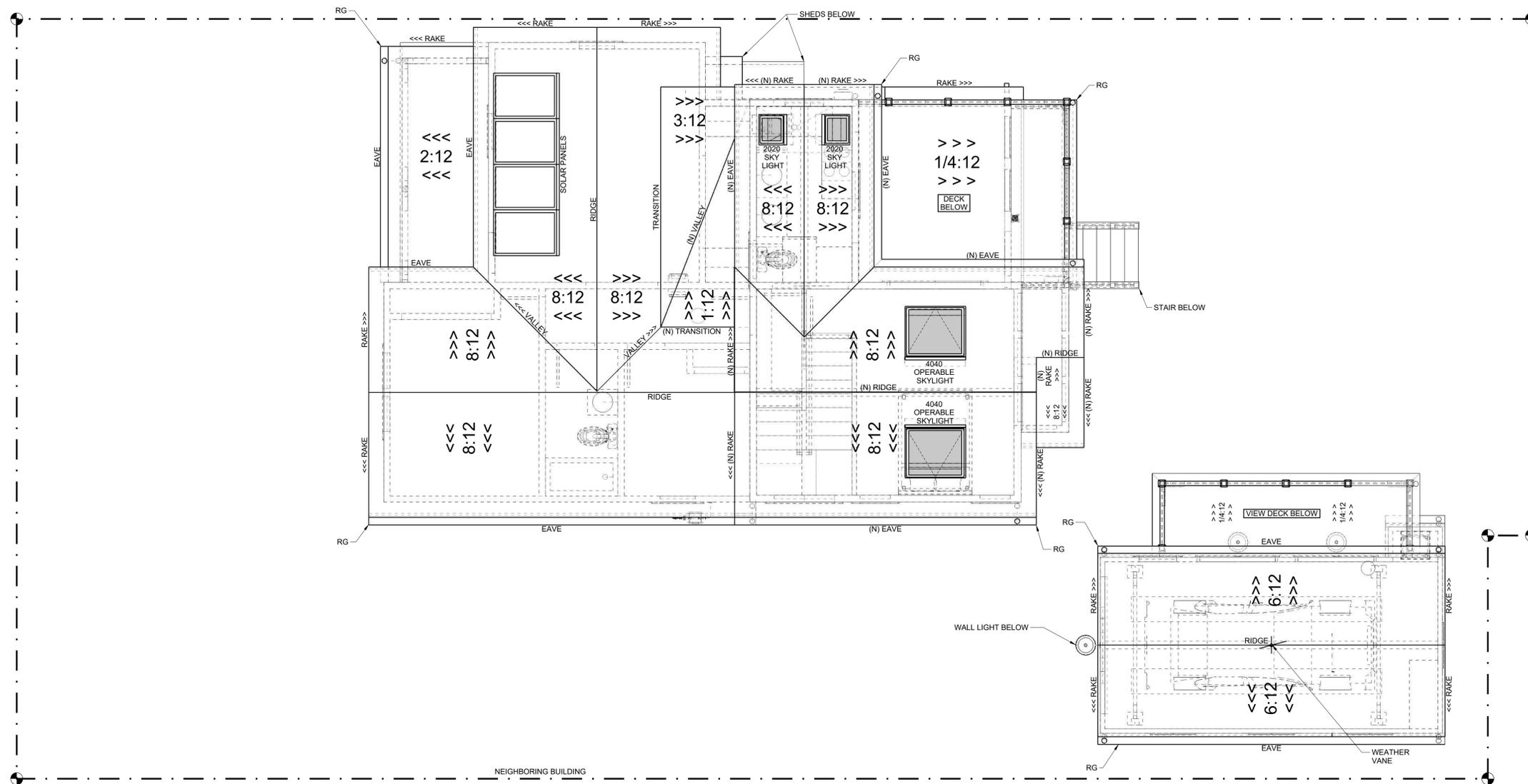
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NBH

Proposed
2nd Floor Plan

A5

PRELIMINARY
NOT FOR
CONSTRUCTION

PACIFIC STREET



 PROPOSED ROOF PLAN
1/4" = 1'-0"

FEATURE LEGEND

-  EXISTING
-  DEMO
-  NEW
-  1-HR FIRE WALL

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NBH

Proposed
Roof Plan

A6

PRELIMINARY
NOT FOR
CONSTRUCTION

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Morro Bay, CA 93442
(858) 652-8485

PROJECT
Angelucci Pacific
PROJECT NO.
051 420 19A

ISSUE
8/18/16; 11/23/19;
DRAWN BY
NBH



ER: EAST RIGHT ELEVATION
1/4" = 1'-0"



WL: WEST LEFT ELEVATION
1/4" = 1'-0"

- ELEVATION KEYNOTES**
1. "PEPPERMILL GRAY, OAKRIDGE" COMPOSITION SHINGLES BY "OWENS CORNING", TYP.
 2. "DARK GRAY" SKYLIGHTS, TYP.
 3. "SWISS COFFEE" FASCIAS, TYP.*
 4. "SWISS COFFEE" TRIMS, TYP.*
 5. SHINGLE SIDING AT ACCENT GABLES:
"HALE NAVY" MIDDLE STRIPE;
"COVENTRY GRAY" TOP & BOTTOM STRIPE.
 6. "HALE NAVY" HORIZONTAL SIDING, TYP.*
 7. "LIGHT TAN" VINYL WINDOWS TO MATCH (E), TYP.
 8. "SWISS COFFEE" SOFFITS, TYP.*
 9. "SWISS COFFEE" HALF-ROUND RAIN GUTTERS WITH ROUND DOWNSPOUTS TO MATCH (E), TYP.
 10. "ROSE BLUSH" CARRIAGE STYLE GARAGE DOOR*
 11. "COVENTRY GRAY" GUARD RAILS, TYP.*
 12. "COVENTRY GRAY" DECORATIVE POSTS TO MATCH (E), TYP.*
 13. "COVENTRY GRAY" DECORATIVE CORBELS, TYP.*
 14. DECORATIVE WEATHER VANE BY OWNER
 15. "ROSE BLUSH" PATIO DOORS TO MATCH (E), TYP.*
 16. FAUX 3050 SHUTTERS, TYP. "LIGHT TAN" STILE & RAIL TO MATCH WINDOW COLOR, "COVENTRY GRAY" LOUVERS,* "SWISS COFFEE" TRIMS.*
 17. "ROSE BLUSH" CLASSIC WALL LIGHTS, TYP.*
 18. "GREEN" ARTIFICIAL TURF OVER WATERPROOF DECKING
- *PAINT COLORS BY "BENJAMIN MOORE"

Elevations

A7

PRELIMINARY
NOT FOR
CONSTRUCTION

NICHOLAS HUSTON
BUILDING DESIGN
Morro Bay, California
NicholasHouston.com
(805) 704-5775

CLIENT GROUP
Andrea Angelucci & Neal Ramirez
953 Pacific St.
Morro Bay, CA 93442
(858) 652-8485

PROJECT
Angelucci Pacific

PROJECT NO.
051 420 19A

ISSUE
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NBH



NB: NORTH BACK ELEVATION
1/4" = 1'-0"



SF: SOUTH FRONT ELEVATION
1/4" = 1'-0"

- ELEVATION KEYNOTES**
1. "PEPPERMILL GRAY, OAKRIDGE" COMPOSITION SHINGLES BY "OWENS CORNING", TYP.
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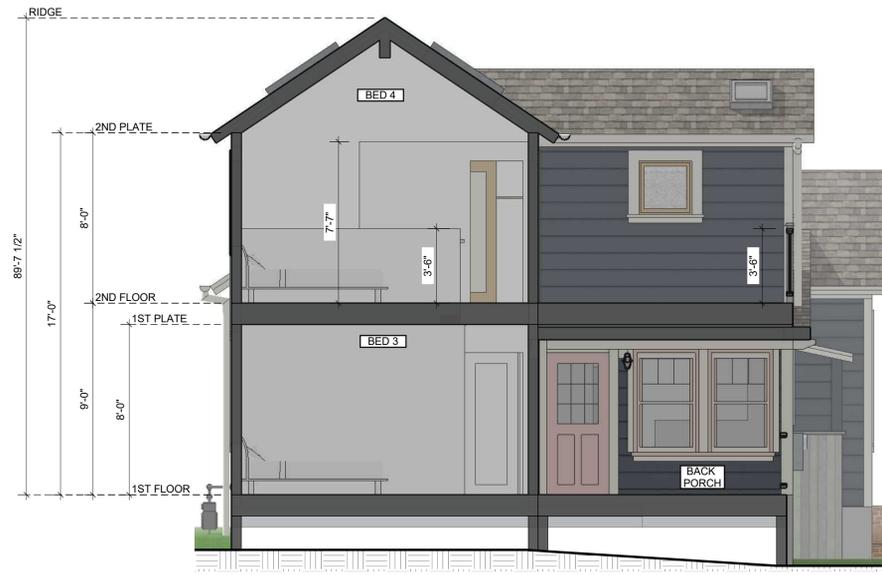
Elevations

A7

PRELIMINARY
NOT FOR
CONSTRUCTION



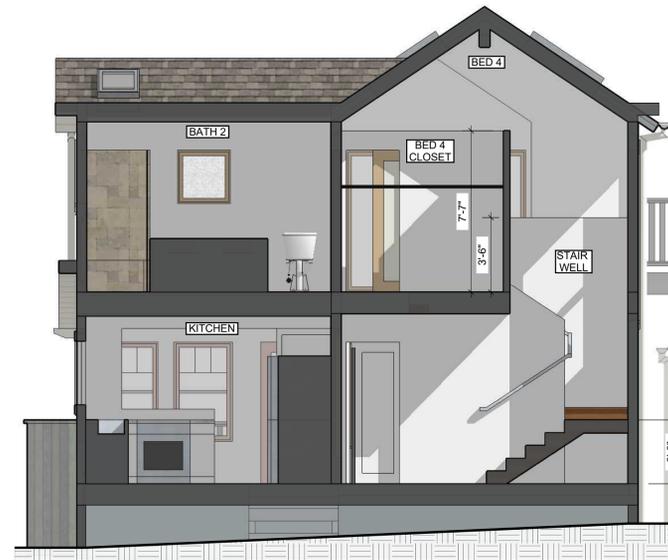
ES1: EAST SECTION 1
1/4" = 1'-0"



NS1: NORTH SECTION 1
1/4" = 1'-0"



WS: WEST SECTION
1/4" = 1'-0"



SS: SOUTH SECTION
1/4" = 1'-0"

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PROJECT
Angelucci Pacific
PROJECT NO.
051 420 19A

ISSUE
8/18/16; 11/23/19;
DRAWN BY
NBH

House
Sections

PRELIMINARY
NOT FOR
CONSTRUCTION



ES2: EAST SECTION 2
1/4" = 1'-0"



NS2: NORTH SECTION 2
1/4" = 1'-0"

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PROJECT
Angelucci Pacific
PROJECT NO.
051 420 19A

ISSUE
8/18/16; 11/23/19;
DRAWN BY
NBH

Garage
Sections

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT
Angelucci Pacific
PROJECT NO.
051 420 19A

ISSUE
8/18/16; 11/23/19;
DRAWN BY
NBH

Conditions
of Approval

CoA

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.

Exhibit C



Exhibit D



MS-8000 & MS-8000XLT Specifications

8,000 Lbs. Capacity Four-Post Storage/Service Lift



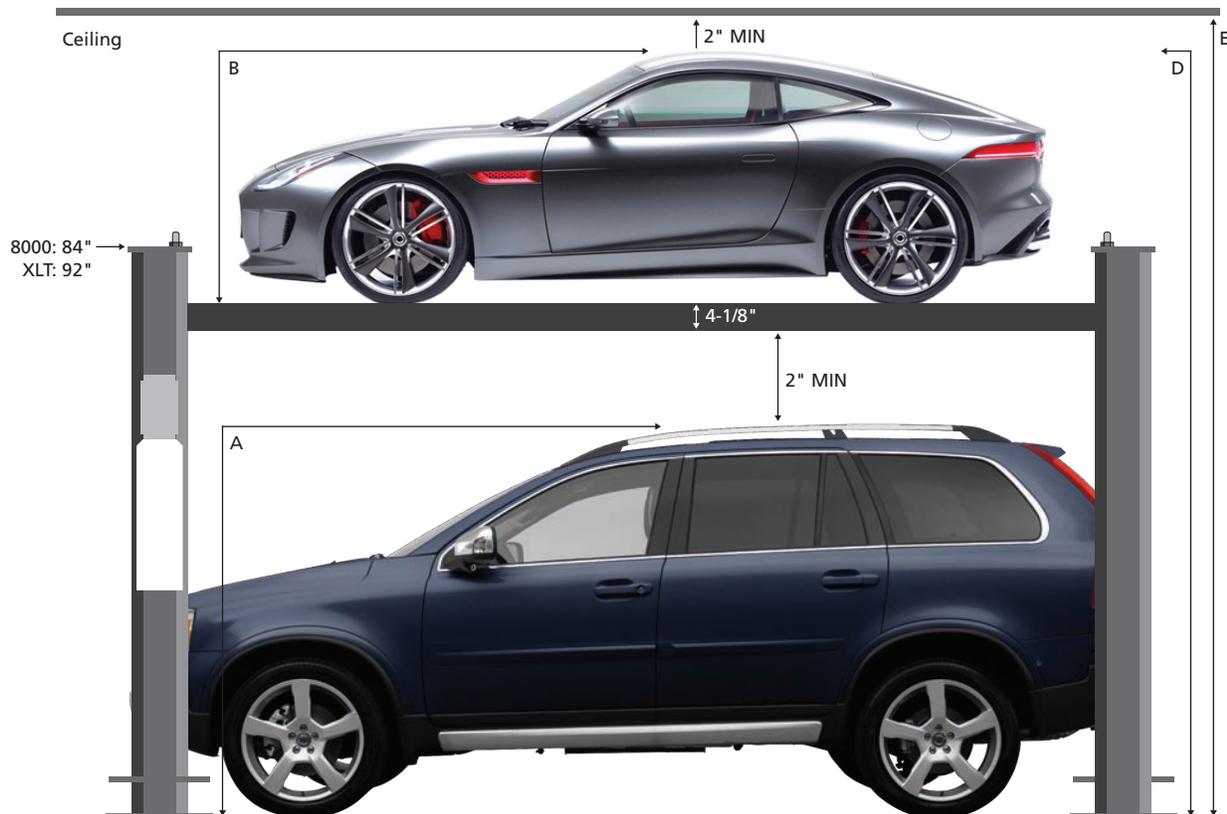
Exhibit D

Will an Eagle MS-8000 Storage/Service Lift fit in my garage?

The MS-8000 lifts will undoubtedly fit in your garage. The post height is only 84" on the 8000 and 92" on the 8000XLT. The real question is whether your cars will fit on top of and underneath the lift. This is dependent upon the height of your vehicles and the height of your garage ceiling. Simple math will help here. Add the height of both vehicles together and add another 8" to that. The result must be less than your ceiling height in order for the lift to fit in your garage.

<u>5'</u>	+	<u>5'</u>	
A. Height of Vehicle 1		B. Height of Vehicle 2	
+			
<u>8"</u>	=	<u>10'-8"</u>	
C. Track Thickness & Clearance Total		D. Total Height	

"E" measurement must be equal to or greater than "D" measurement



Next, the lift will have a maximum clearance underneath of 70" on the 8000 model and 77" on the 8000XLT model when resting on the highest safety lock position. The vehicle you park underneath must be lower than 70" to use the 8000 model or 77" for the 8000XLT model. Also, consider the location of your garage door when open and garage door opener if you have one.

Exhibit D MS-8000 PROFILE

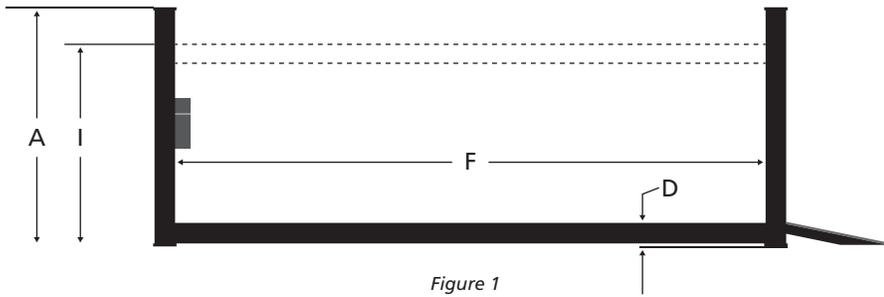


Figure 1



Figure 2

FEATURES & BENEFITS

- Commercial-grade strength runways
- Single-point manual lock release
- Air not required for operation
- Powder-coated Eagle Blue finish
- Built-in track system for use with sliding bridge jacks, jack trays, and oil drip trays (some sold separately)
- 37" aluminum ramps are standard
- Custom Eagle stop plates
- Redundant ladder lock safety system
- Large, 3" diameter cylinder
- Works with the Eagle 110V or 220V Power Unit

FREE Premium Accessory Package:

- Aluminum Ramps (2)
- Casters (4)
- Drip Trays (3)
- Jack Tray (1)

Model	MS-8000	MS-8000XLT
Lifting Capacity	8000 lbs.	8000 lbs.
A Overall Height	86.25"	96"
B Overall Width (Outside of Base Plate)	104"	110"
Overall Length (Outside of Base Plate)	176"	191"
C Overall Length with Ramps	208"	223"
Inside Columns (Drive-Through)	93.5"	99.5"
D Track Height	4.25"	4"
E Track Width	18.5"	18.5"
F Track Length	165.5"	180.5"
G Width Between Tracks	37"	43"
H Width Between Post	94"	100"
Rise (Maximum Clearance Under Tracks)	70"	77-15/16"
I Lifting Height	74.75"	82.25"
Power Unit	110V or 220V	110V or 220V
Time to Full Rise (No Load)	45 seconds	45 seconds
Shipping Weight	1680 lbs.	1914 lbs.
Shipping Dimensions	165" L x 20" W x 45" H	185" L x 20" W x 45" H

Exhibit D MS-8000 SPECIFICATIONS

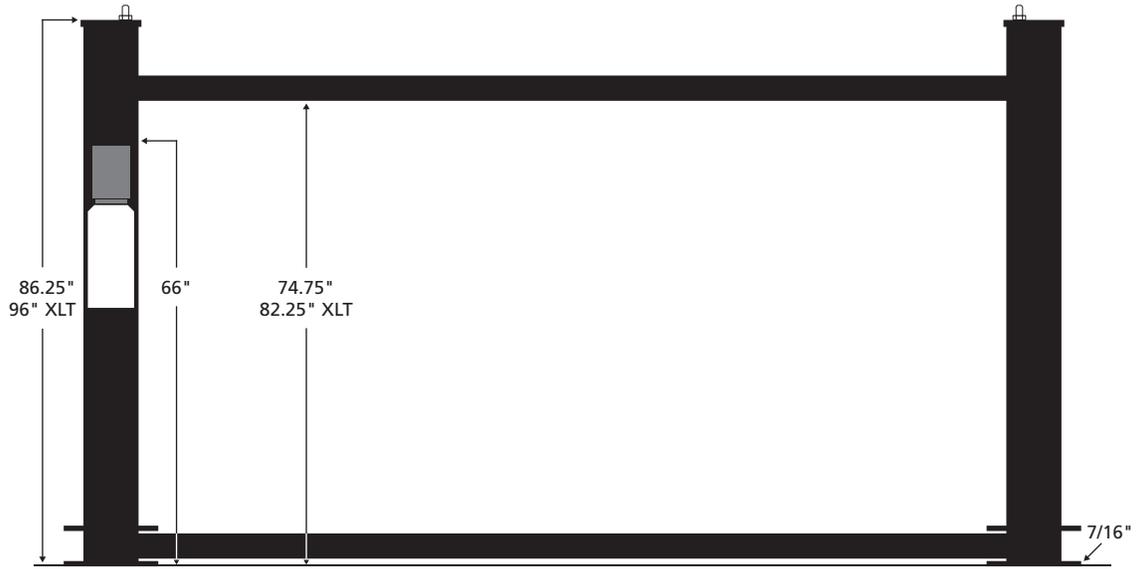


Figure 1

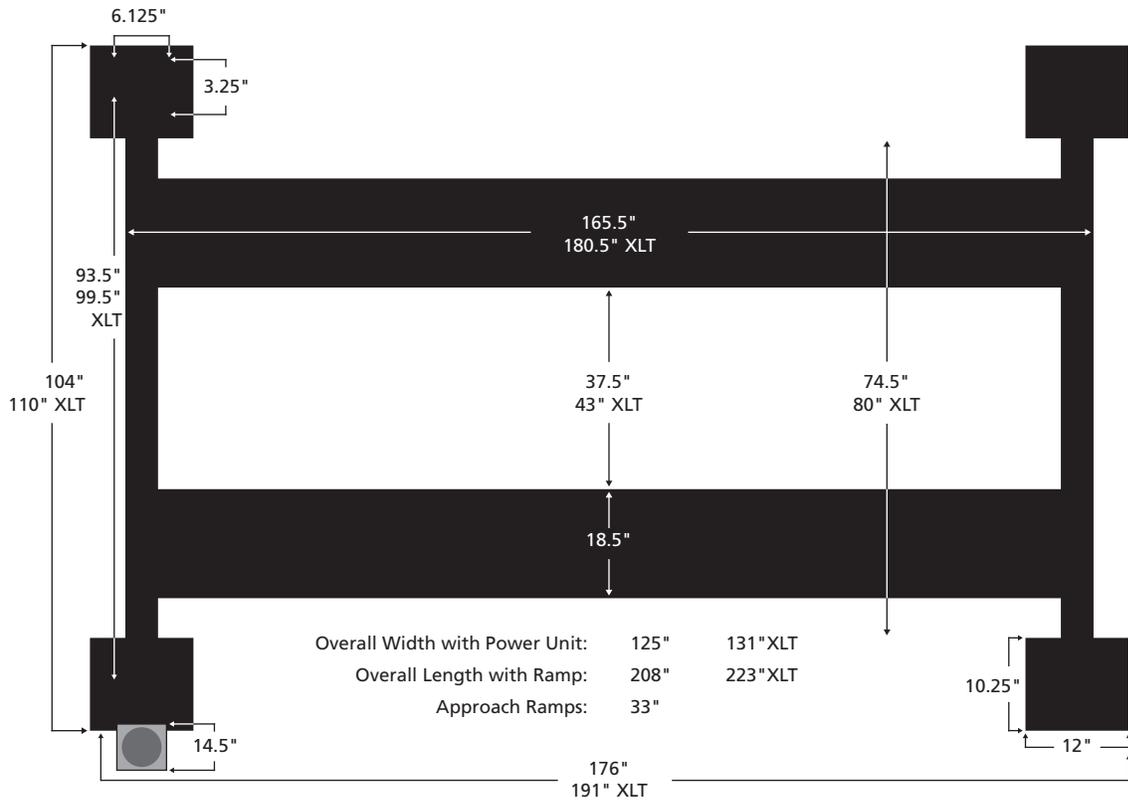
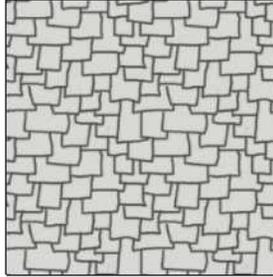
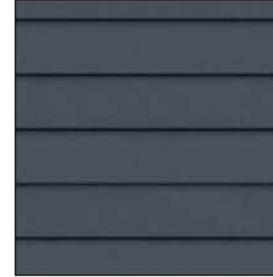


Figure 2

Exhibit E COLOR BOARD

	<p>"PEPPERMILL GRAY" "OAKRIDGE" COMPOSITION SHINGLES BY "OWENS CORNING"</p>
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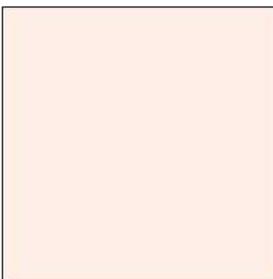
	<p>"COVENTRY GRAY" TOP GABLE ACCENT SHINGLE SIDING BY "BENJAMIN MOORE"</p>
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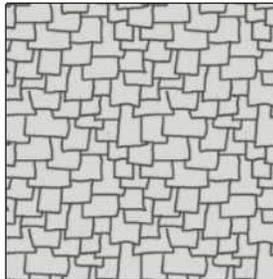
	<p>"HALE NAVY" HORIZONTAL SIDING BY "BENJAMIN MOORE"</p>
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	<p>"SWISS COFFEE" FLASHING, FASCIAS, SOFFITS, TRIMS, POSTS, DOWNSPOUTS BY "BENJAMIN MOORE"</p>
--	---

	<p>"MEDIUM MAUVE" MIDDLE GABLE ACCENT SHINGLE SIDING</p>
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	<p>"LIGHT TAN" VINYL WINDOWS, FAUX SHUTTER STILE & RAIL</p>
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	<p>"ROSE BLUSH" DOORS, GARAGE DOOR, WALL LIGHTS BY "BENJAMIN MOORE"</p>
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	<p>"COVENTRY GRAY" BOTTOM GABLE ACCENT SHINGLE SIDING BY "BENJAMIN MOORE"</p>
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	<p>"COVENTRY GRAY" GUARD RAILS, DECORATIVE POSTS & CORBELS BY "BENJAMIN MOORE"</p>
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NicholasHuston.com



City of Morro Bay Planning Commission

953 PACIFIC STREET

CUP19-10

CONDITIONAL USE PERMIT

**ADDITION TO NON-CONFORMING
RESIDENCE**

APPLICANT:

**ANDREA ANGELUCCI AND NEAL
RAMIREZ**

ARCHITECT:

NIC HUSTON

APRIL 7, 2020



MORRO BAY
PUT LIFE ON COAST

Zoning: R-1



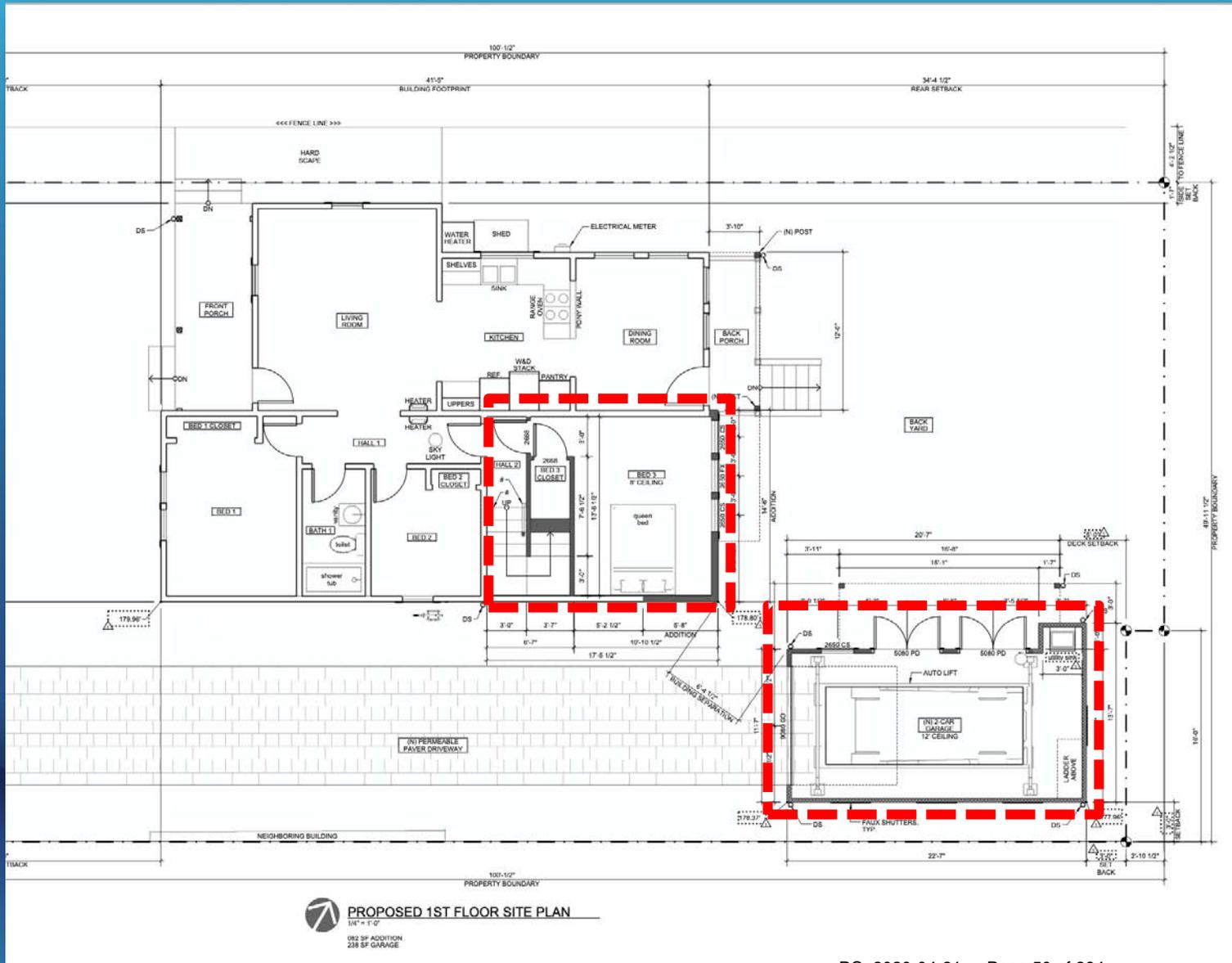
MORRO BAY
PUT LIFE ON COAST

Existing Site



MORRO BAY
PUT LIFE ON COAST

Description of Project



Existing home:

- 968 sf

Proposed addition:

- 459 sf

New home total:

- 1,427 sf



MORRO BAY
PUT LIFE ON COAST

Zoning Ordinance Standards

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	20'	24 ft. 3 in. (Existing)
Side-Yard Setback	North: 5' South: 5' Detached Garage: 1'	North: 1' 7" (Existing) South: 18' 2 1/2" (Existing) Detached Garage: 3'
Rear Setback	House: 10' Garage: 1'	House: 34' 4 1/2" Garage: 3'
Height	House: 25' Garage: 25'	House: 24' Garage: 24.68'
Building Separation	6'	6' 4.5"
Lot Coverage	45%	31%
Parking	2 Covered and Enclosed Spaces	2 Covered and Enclosed Spaces with Car Lift



MORRO BAY
PUT LIFE ON COAST

Non-Conforming items addressed by project

- I. Non-conforming setback:** Project has an existing non-conforming north side yard setback of 1', 7" where 5' is required. No work is proposed in the setback areas.



MORRO BAY
PUT LIFE ON COAST

Conditional Use Permit

1. The project is consistent with the General Plan and Local Coastal Plan
2. The proposed additions are in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance
3. The project meets applicable Title 14 (Building and Construction Code) since the applicant is required obtain a building permit prior to construction.
4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists
5. It is not feasible to make the existing primary residence conforming without major reconstruction/demolition to meet the required setback.
6. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of moderate density residential development; has size and scale similar to nearby structures.



Proposed Home Elevations



Proposed new building height: 24'



MORRO BAY
PUT LIFE ON COAST

Photo Simulation



MORRO BAY
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Residential Design Guidelines

Proposed project meets the following design guidelines:

- Relationship to existing homes
- Scale and Mass
- Surface Articulation
- Building Orientation
- Garage Driveway and Design
- Building Materials
- Architectural Elements



MORRO BAY
PUT LIFE ON COAST

Recommendation

**Adopt
Planning Commission Resolution 09-20
which includes the
Findings and Conditions of Approval
for
CUP19-10
for the proposed development at
953 Pacific Street**



MORRO BAY
PUT LIFE ON COAST



AGENDA NO: B-2

MEETING DATE: April 21, 2020

Staff Report

TO: Planning Commissioners **DATE:** April 16, 2020

FROM: Nancy Hubbard, Contract Planner

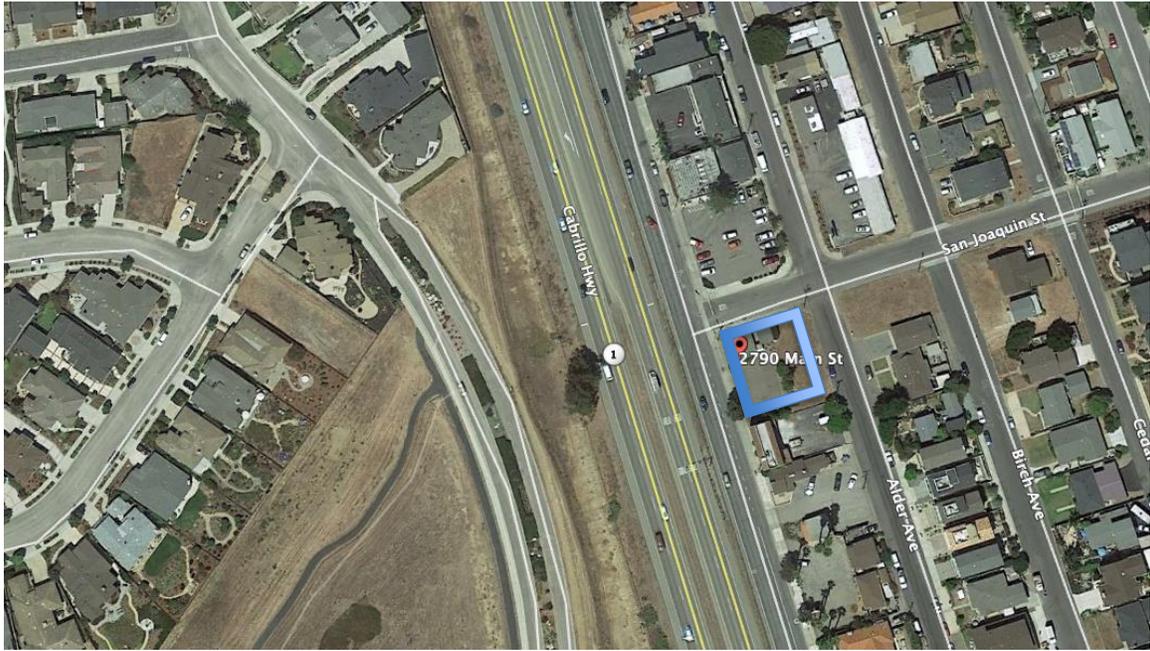
SUBJECT: **New commercial 8-room hotel.** Coastal Development Permit (CDP19-044) and a Conditional Use Permit (CUP19-17) to allow a new 8-room hotel project totaling 4,996 square feet on the SE corner of North Main Street and San Joaquin Street. The project complies with the development standards of the zone. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 08-20 making the necessary findings for approval of CDP19-044 and CUP19-17

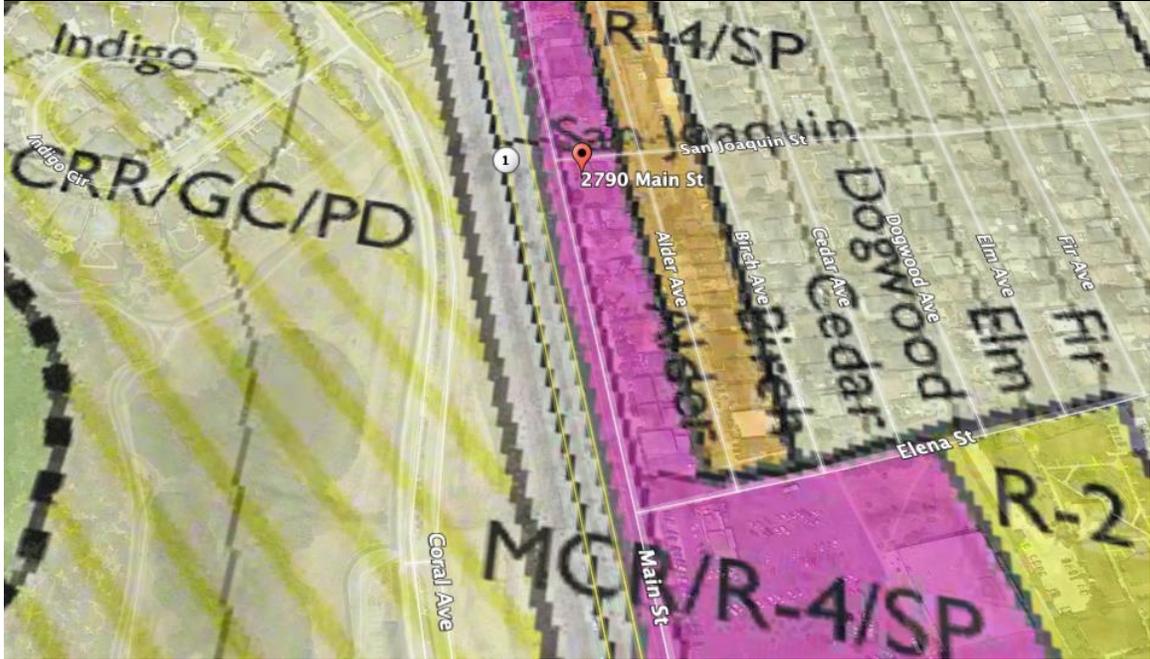
APPLICANT: Tim and Allyson Cleath
AGENT: CP Parker Architecture, Chris Parker
ADDRESS/APN: 2790 MAIN STREET/APN 068-221-001

SUBJECT: Coastal Development Permit (CDP19-044) and a Conditional Use Permit (CUP19-17) to allow a new 4,996 sf 8-room hotel project on a 9,103 square foot parcel located on the SE corner of North Main Street and San Joaquin Street. The project consists of a single "L shaped" building with 4,996 square feet of conditioned space, plus several covered walkways and patios. The proposed building proposed is just below the maximum height of 25 feet and will be positioned on the site closest to the corner of Main St and San Joaquin St. The project includes 9 parking spaces, including a Van Accessible space and 2 spaces with access to an EV charging station. The project also includes an outdoor gathering space for the hotel guests. The project will have vehicular access from Alder Ave and complies with the development standards of the zone. The project zoning is MCR/R-4/SP and the site is not located within the coastal appeals jurisdiction



ZONING: MCR/R-4/SP (Mixed Commercial and Residential/High Density Residential in a North Main Street Specific Plan area). This zone allows commercial and a mix of commercial/residential with a conditional use permit provided as well as uses allowed in the C-1 and C-2 zoning district. Hotels/Motels are an allowed use with a Conditional Use Permit.

Adjacent Zoning			
North	MCR/R-4/SP	East	Highway 1/CRR/GC/PD
South	MCR/R-4/SP	West	R-4/SP



GENERAL PLAN/COASTAL LAND USE PLAN: Area 3– Del Mar Planning Area with a land use designation of Mixed-Use Area F, which allows a mixture of all uses as appropriate, evaluated on a parcel by parcel basis.

Site Characteristics	
Site Area	9,103 square feet
Existing Use	Small existing commercial building in NW corner
Terrain	Level – slight slope from east to west
Vegetation/Wildlife	None – small building and paved parking area
Archaeological Resources	N/A
Access	Existing access to Main St

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Planning Area 3, Del Mar/Mixed Use
Base Zone District	MCR/R-4
Zoning Overlay District	None
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	North Morro Bay Specific Plan area
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction



Current View of Site from Main Street

SITE HISTORY:

- Small existing commercial building built in approximately 1962 as an office for Western Builders and Real Estate.
- Currently used for a produce store
- Parcel is approximately 9,103 sf in size, existing building is approximately 734 sf.
- Existing building does not meet the criteria as a historic resource for the purpose of CEQA.

PROJECT ANALYSIS:

The proposed project is a small 2 story hotel with 8 hotel rooms, a ground floor lobby/dining area, a kitchen, storage room, laundry room and an outdoor shower area. The building will have 2,612 square feet on the lower level and 2,384 square feet on the second floor. There is an accessible hotel room on the lower level, and 6 of the rooms, including the accessible room, have outdoor patio/deck areas. The hotel rooms range in size from approximately 325 sf to 710 sf and all have a full bath, sleeping area, seating area and closets. The larger unit also includes a kitchenette area and has a separate bedroom space. The proposed project includes 2708 sf of landscaped area, including a large outdoor seating area on the NE corner of the site. The project includes 9 parking spaces, including a van accessible space, two spaces adjacent to an EV charging station and 2 compact spaces. The building design is Coastal architectural style with solar panels on the southern facing portions of the roof. The project meets the intended commercial use of the MCR/R-4 zoning district.

DEVELOPMENT STANDARDS:

The project is surrounded by public streets on three sides. San Joaquin Street is the frontage street (narrowest lot dimension on a public street), Alder Ave is the rear yard area and Main Street is an exterior side yard for determination of required building setbacks. The adjacent use on the south side (interior side yard setback area) is a 2-story commercial restaurant, approximately 5 feet from the shared property line. The project meets all applicable development standards for the zoning district, as noted in the table below.

	MCR/R-4/SP Standards	Proposed Project
Front and Exterior Side Setback	5 feet	5 feet (San Joaquin St & Main Street)
Interior side Setback	5 feet, 10 feet for buildings >15ft height	5 feet (ground floor), 10 feet (second floor)
Rear Setback	5 feet	30 feet (Alder St)
Height (from ANG)	25 Feet	25 feet
Lot Coverage	60%	41 %
Parking	8 spaces required	9 spaces provided

Photo simulation of the project



Proposed Project

Public Improvements

The project will underground utilities on the site and will provide for frontage improvements on all three surrounding streets (Main Street, San Joaquin Street and Alder Avenue). The frontage improvements include sidewalk replacement along Main Street and San Joaquin Street as necessary to meet the requirements for curb ramps, new sidewalks along Alder Ave as well as a new curb cut and driveway and street trees consistent with Public Works Condition 2 found in the attached Resolution.

DENSITY:

The density for this project is the following: Hotel rooms require 750 sf of land area per room resulting in a site area requirement for this 8-room hotel of 6,000 sf. The site size would allow 12 hotel rooms, however, in order to meet the development standards, provide adequate parking and ample landscaped outdoor areas, the proposal is for only 8 rooms. The project meets or exceeds the development standards and is not requesting any exceptions or variances.

PARKING REQUIREMENTS:

Parking requirements for Hotel Rooms required one parking space for each room (8 hotel rooms = 8 parking spaces). The project has provided 9 parking spaces exceeding the required amount. The driveway and parking spaces are proposed to be asphalt paving.

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 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf in urban areas zoned for the specific use.

Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the Morro Bay Municipal Code, the General Plan, the Local Coastal Program, and the North Morro Bay Specific Plan as conditioned.

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on April 10, 2020, and all property owners and occupants of record within 500 feet of the project site were notified of the scheduled public hearing and invited to voice any concerns on this application. The project site was also posted with a public notice sign.

RECOMMENDATION:

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 08-20 which includes findings for CDP19-044 and CUP19-17 to allow the proposed use as reflected on the plans submitted to the City of Morro Bay on January 9, 2020.

ATTACHMENTS:

- Exhibit A – Resolution 08-20 – Findings and Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Architectural Historic Report

EXHIBIT A

RESOLUTION NO. PC 08-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT CUP19-17 AND COASTAL DEVELOPMENT PERMIT CDP19-044 FOR A NEW MIXED-USE PROJECT AT 2790 MAIN STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on April 21, 2020, for the purpose of considering the approval of the CUP19-17 and CDP19-044 for an new 8 room hotel project in a new two story building to be located at 2790 Main Street; and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the 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 3c. The exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 sf in urban areas zoned for the specific use. 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 proposed development is consistent with the MCR/R-4/SP Zoning designation in providing for a mixed-use commercial/residential project that is compatible with the neighborhood. The project is also consistent with commercial mixed-use 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.

EXHIBIT A

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP19-17) and Coastal Development Permit (CDP19-044) subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Coastal Development Permit (CDP19-044) and a Conditional Use Permit (CUP19-17) to allow a new 8-room hotel project totaling 4,996 square feet on the SE corner of North Main Street and San Joaquin Street. The project complies with the development standards of the zone. The project zoning is MCR/R-4/SP and the site is not located within the coastal 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.

EXHIBIT A

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:

9. Signage: A signage program is not included in this permit. Signage for the hotel will require a signage permit. On-site directional signage does not require a signage permit from the City of Morro Bay. Any proposed signage shall be submitted to the Community Development Department for review and approval prior to installation.

BUILDING DIVISION:

A. CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT:

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.

EXHIBIT A

4. The owner shall comply with the City 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 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 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:

EXHIBIT A

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:

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 DEPARTMENT:

1. Topographic Survey – Grading and Drainage: The plans need to clearly show the existing and proposed improvements including streets, drainage, water and sewer services, finish floor elevations, and other pertinent

EXHIBIT A

features. Clearly indicate all proposed improvements within the City right-of-way.

2. Frontage Improvements: The installation of frontage improvements is required. This shall include curb & gutter, sidewalk and street trees. The following street types are present: Main St. (Principal Arterial), San Joaquin St. (Local), and Alder Ave. (Local). Required sidewalk widths are 10' for arterial and 6' for local. Street trees shall be installed behind sidewalk and within 10' of back of sidewalk. Driveways shall be installed per standard drawings. Corner ramps shall be replaced to comply with current Caltrans standards. Any existing concrete sidewalk or curb & gutter defects shall be removed and replaced per City of Morro Bay Standard Drawings (CMD SD). An encroachment permit is required for any work within the Right of Way.
3. Driveways: All driveway approaches used for 2-way traffic shall be a minimum of 24 feet wide per CMB SD B-9.
4. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. (See attached existing utility information).
5. Sewer Lateral Video Inspection: If the existing sewer lateral is to be used, provide a video inspection of the Private Sewer Line (PSL) per the instructions located at the following link. www.morrobayca.gov/pslvideo . Correct any defects identified in the inspection video. All repairs shall be shown on the approved plans.
6. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
7. Water Meter: The existing water meter size is 5/8" (meter no. 9046159). If this size is inadequate for the proposed use, then this service and meter is required to be abandoned in addition to the new water service and meter installation. Abandonment fees will apply. If the existing water meter is to be upgraded, "Capacity Credit" for impact fees will apply. Show proposed water meter on plans.
8. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for all water line connections, including fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated

EXHIBIT A

sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.

9. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC. (See attached existing utility information).
10. Underground Utilities: Per MBMC 17.48.050, All utility service lines to all new development, except single-family residences, on vacant lands (including the demolition and replacement of individual structures), and to major redevelopment projects, shall be undergrounded. For any project one and one-half acres or larger, all electric distribution and communications lines located on or immediately adjacent to the project site shall be undergrounded in accordance with the applicable rules and regulations of the California Public Utilities Commission.
11. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater Management page on the City's website <http://www.morro-bay.ca.us/257/Stormwater-Management> . The following two manuals are available depending upon the simplicity or complexity of the project. the "EZ Manual" and the "Main Manual", respectively. In general, projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. All single-family residential projects require the submittal of a completed "Single Family Residence (SFR) Performance Requirement Determination Form" which is included in the manuals.
12. Detailed Erosion and Sediment Control Plan: All construction sites require an Erosion and Sediment Control Plan as described in the Construction Site Erosion and Sediment Control Manual" located on the City of Morro Bay website at <http://www.morro-bay.ca.us/689/Construction-Sites> . Based upon total area of disturbance, slopes over 15%, or for projects located within critical areas, additional requirements may apply. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. It must include a written narrative, detailed site plan, typical drawing and details.
13. Encroachment Permits: A standard encroachment permit shall be required for the proposed frontage improvements. A sewer encroachment permit

EXHIBIT A

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.

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. The Encroachment permit shall be issued concurrently with the building permit.

FIRE CONDITIONS:

1. Demolition, Site Plan, General Notes. Provide the following notation: Fire Safety During Construction and Demolition shall be in accordance with 2019 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. Fire Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to, Morro Bay Municipal Code (Section 14.30.200).

Submit all plans and specification sheets for the required automatic fire sprinkler system to the Building Department to review and approve prior to installation. Sprinkler plans shall be submitted prior to issuance of a Building Permit. The sprinkler system shall be in accordance with NFPA Standard 13.

3. Fire Alarms: Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA72.
4. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use.

EXHIBIT A

5. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street and shall be operable from inside to provide a full, clear opening without tools (CBC310.4). Exception 2 may apply when fully sprinklered in accordance with NFPA 13.
6. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. (CCR, Title 19, Sec. 3.29)
7. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (CFC 507.1). Provide the required fire-flow requirement as contained in CFC Table B105.1(2).
8. Fire hydrant where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (CFC507.5.1)
9. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3- inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC14.08.090)
10. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.
11. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official shall have access to a Knox Key Box.

EXHIBIT A

Planning Commission Resolution 08-20
CUP19-17/CDP19-044, 2790 Main Street
Page 10

Provide Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.

12. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stenciled over red-painted curbs and signage.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of April 2020 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 21st day of April 2020.

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
 2016 CALIFORNIA FIRE CODE
 CALIFORNIA GREEN BUILDING CODE
 CALIF. REFERENCE STANDARDS CODE
 CITY OF MORRO BAY MUNI. CODE

FIRE SPRKLRs.

FIRE SPRINKLER SYSTEM WILL BE UNDER A SEPARATE PERMIT WITH THE LOCAL FIRE PREVENTION AUTHORITY (CRC SECT. R302.6)

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. 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

PROJECT DESCRIPTION

THIS PROJECT WOULD REMOVE 2 EXISTING SMALL STRUCTURES AND AN EXISTING PARKING LOT, TO MAKE WAY FOR A NEW 2-STORY HOTEL STRUCTURE WITH 8 SLEEPING UNITS, A DINING AREA, A KITCHEN AND A PARKING LOT CONSISTING OF 9 SPACES. THE NEW HOTEL WILL HAVE A 'COASTAL' ARCHITECTURAL STYLE WITH SOLAR PANELS PLACED ON THE SOUTHERN FACING AND FLAT PORTIONS OF THE ROOF.

PROJECT INFO.

APN: 068-221-001
 ADDRESS: 2790 MAIN STREET
 PROPERTY OWNER: TIM CLEATH
 1390 OCEANAIRE DR.
 SAN LUIS OBISPO, CA 93405
 (805) 748-2506

ZONING: MCR / R-4 / SP
 OCCUPANCY: R-1
 CONSTRUCTION TYPE: TYPE V-A (SPRINKLED)
 1 HOUR FIRE PARTITION BETWEEN UNITS

LOT DESCRIPTION: LOTS 1 & 2 OF BLOCK 24 OF TRACT OCEAN HEIGHTS NO.1
 LOT SIZE: 9,103 SQ. FT.
 LOT COVERAGE: (EXISTING) (734 SQ. FT.) 8%
 EXISTING BUILDINGS TO BE REMOVED: 734 SQ. FT.

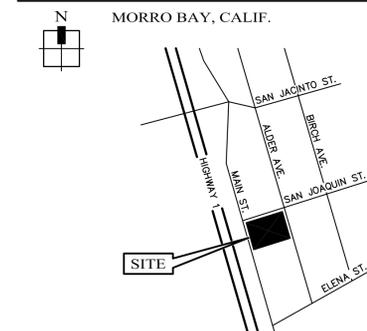
LOT COVERAGE: (PROPOSED) (3,690 SQ. FT.) 41%
 PROPOSED LOWER FLOOR: 2,612 SQ. FT.
 PROPOSED UPPER FLOOR: 2,384 SQ. FT.
 TOTAL HABITABLE: 4,996 SQ. FT.

PROPOSED LOWER COVERED AREAS: 929 SQ. FT.
 PROPOSED UPPER COVERED AREAS: 360 SQ. FT.
 PROPOSED UPPER OPEN PATIO DECKS: 410 SQ. FT.
 PROPOSED OPEN STAIRWAY: 149 SQ. FT.

HIEGHTS:
 EXISTING LOW POINT: 35.35'
 EXISTING HIGH POINT: 38.00'
 AVERAGE NATURAL GRADE: 36.68'
 ALLOWABLE HEIGHT LIMIT: (25' MAX) 61.68'
 PROPOSED HEIGHT: 61.29'

PARKING:
 REQ: 1 PER UNIT & 1 PER 10 UNITS
 8 UNITS: 8 SPACES
 1/10 UNITS: 1 SPACE
 TOTAL REQ. & PROVIDED: 9 SPACES
 (25% ALLOWED COMPACT)

VICINITY MAP



SHEET INDEX

- A1.1 SITE PLANS, PROJECT INFORMATION
- A1.2 PRELIMINARY LANDSCAPE PLAN
- A2.1 FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS, SECTION

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STAMPS



CONSULTANTS

PROJECT

RHAPSODY IN VIEW HOTEL

2790 MAIN STREET
 MORRO BAY, CALIF. 93442

DRAWING PHASE

CONDITIONAL USE PERMIT

Project No.	19-106
Drawn By	CPP
Dwg. Date	12/04/19
Updated	-
Scale	AS NOTED
REVISIONS	
Planning Review	01/08/20

SHEET TITLE

SITE PLAN PROJECT INFO.

SHEET NO.

A1.1

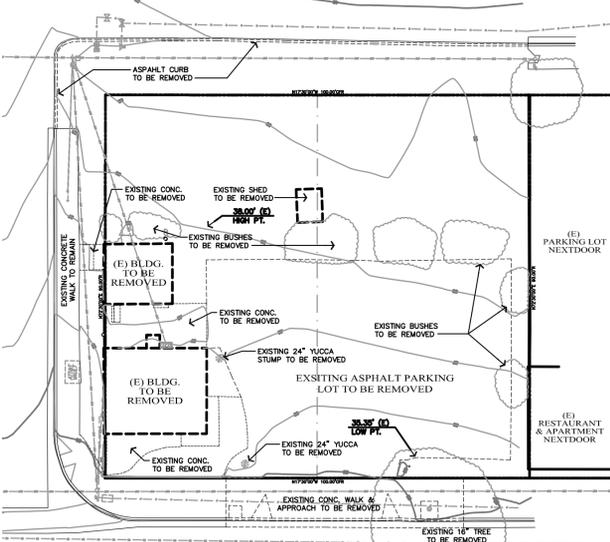
STORMWATER CALC'S

APPENDIX A

SFR PERFORMANCE REQUIREMENT DETERMINATION FORM

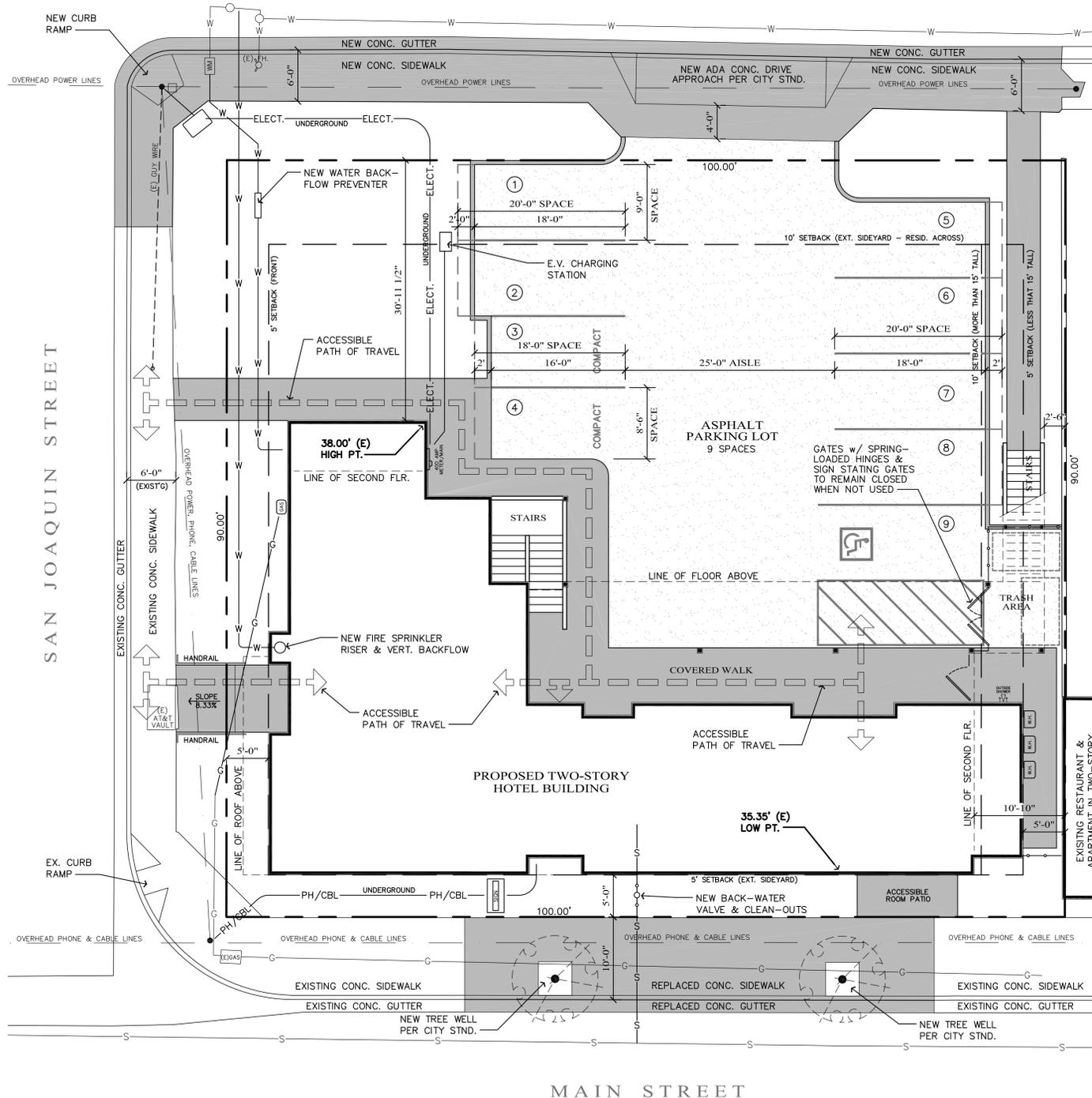
The following form shall be completed for all SFR development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Section 1 & 2 only.

Section 1: General Information	
Project name	Rhapsody in View Hotel
Project Address	2790 Main Street
Assessor's Parcel Number(s)	068-221-001
Name of Applicant	Tim Cleath
Applicant email address:	timothycleath@sbglobal.net
Applicant phone:	(805) 748-2506
Project Type (e.g. single-family residential, commercial, etc.)	Hotel
Section 2: Area Information (ft ²)	
Total Project Area	9,103 Sq. Ft.
Total Existing Impervious surface area	4,549 Sq. Ft. (To Be Removed)
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	3,690 Sq. Ft.
b. Driveways	
c. Patios (Walkway)	582 Sq. Ft.
d. Parking Lots	2,751 Sq. Ft.
e. Other	
Total Gross Impervious Area	7,023 Sq. Ft.
If Gross Impervious Area < 2,500 ft ² , write "EXEMPT". Otherwise continue to Sec. 3	
Section 3: PR Determination	
Net Impervious Area (from page 7)	7,023 Sq. Ft.
Performance Requirements (from Flow Chart)	Performance Req's 1 & 2



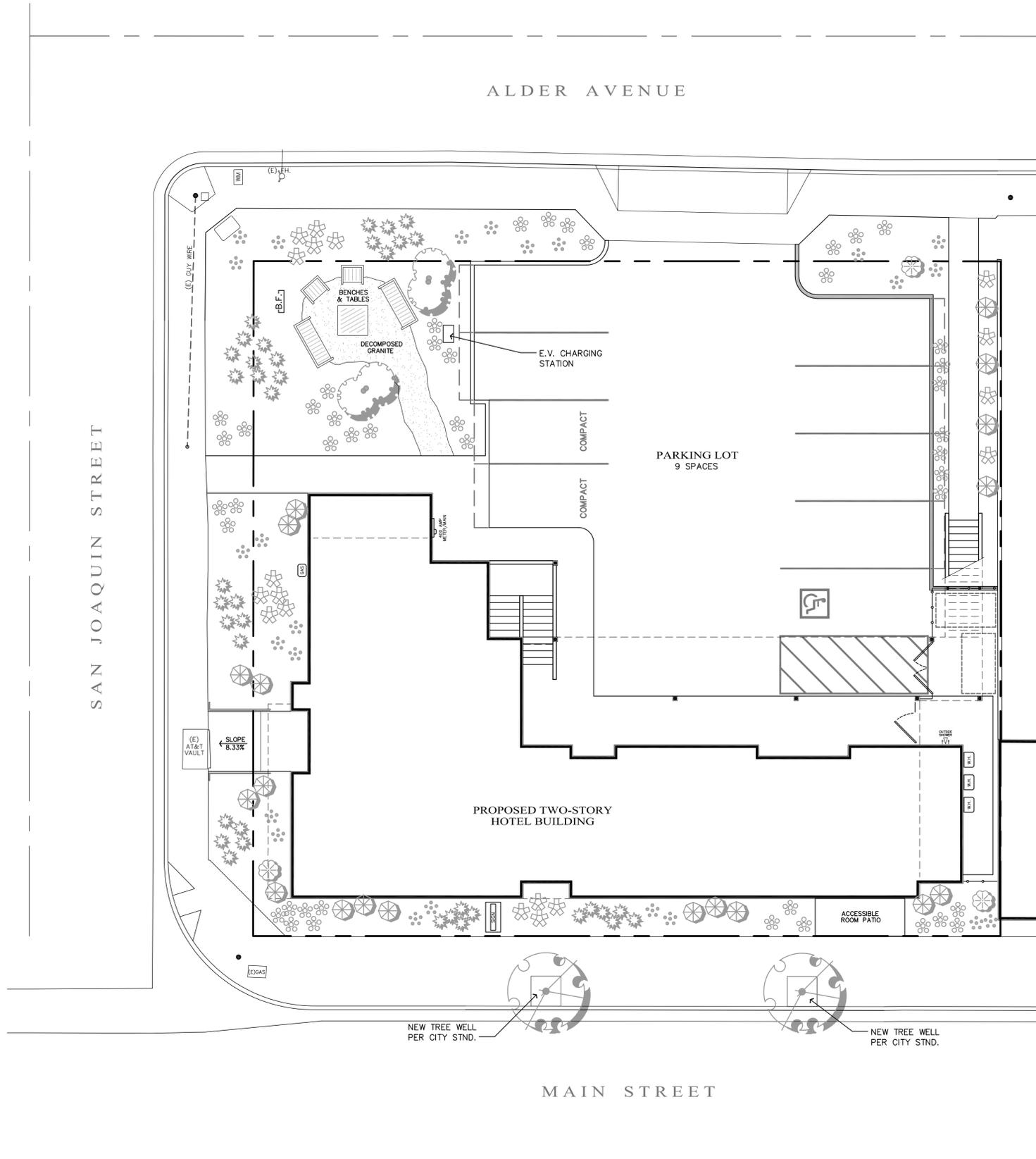
EXISTING SITE PLAN

SCALE: 1" = 20'-0"



PROPOSED SITE PLAN

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



PLANTS	DESCRIPTION	SIZE	WATER USE
	METROSIDEROS EXCELSA (NEW ZEALAND CHRISTMAS TREE)	15 GAL.	LOW
	MELALEUCA NESOPHILA (PINK MELALEUCA)	15 GAL.	LOW
	ECHIUM CANDICANS (PRIDE OF MADEIRA)	5 GAL.	LOW
	CHONDROPETALUM TECTORUM (CAPE RUSH)	5 GAL.	LOW
	SALVIA MICROPHYLLA 'HOT LIPS' (SAGE)	1 GAL.	LOW
	ACHILLEA 'MOONSHINE' (YARROW)	1 GAL.	LOW
	ANIGOZANTHOS 'BUSH RANGERS' (KANGAROO PAW)	1 GAL.	LOW
	CEANOTHUS 'DIAMOND HEIGHTS' (VARIEDGATED CA LILAC)	1 GAL.	LOW

WATER CONSERVATION

- CORRECTLY LOCATE IRRIGATION VALVE CIRCUITS TO CORRESPOND TO HYDROZONES.
- NO TURF TO BE USED ON PROJECT.
- IRRIGATION VALVE CIRCUITS TO ACHIEVE MATCHED PRECIPITATION RATES THROUGH HYDROZONES.
- USE OF DROUGHT TOLERANT PLANTS IN LANDSCAPE BEDS.
- USE OF DEEP LAYER MULCH IN PLANTING BEDS.
- USE OF DRIP SYSTEM TO CONSERVE WATER.
- USE OF RAIN SENSORS TO TURN-OFF IRRIGATION SYSTEM DURING INCLEMENT WEATHER.
- WATER RE-USE / GRAY WATER SYSTEM

LANDSCAPE CALC'S

LANDSCAPING WITHIN PROPERTY BOUNDARY:	1,780 SQ. FT.
	20% OF SITE
LANDSCAPING WITHIN RIGHT-OF-WAY:	928 SQ. FT.
TOTAL PROPOSED LANDSCAPING:	2,708 SQ. FT.

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STAMPS



CONSULTANTS

PROJECT

RHAPSODY IN VIEW HOTEL

2790 MAIN STREET
 MORRO BAY, CALIF. 93442

DRAWING PHASE

CONDITIONAL USE PERMIT

Project No.	19-106
Drawn By	CPP
Dwg. Date	12/04/19
Updated	-
Scale	AS NOTED

REVISIONS

Planning Review	01/08/20
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SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NO.

A1.2

PRELIMINARY LANDSCAPE PLAN

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

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 ARCHITECT

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STAMPS



CONSULTANTS

PROJECT

**RHAPSODY
 IN VIEW
 HOTEL**

2790 MAIN STREET
 MORRO BAY, CALIF.
 93442

DRAWING PHASE

**CONDITIONAL
 USE PERMIT**

Project No.	19-106
Drawn By	CPP
Dwg. Date	12/04/19
Updated	-
Scale	AS NOTED

REVISIONS

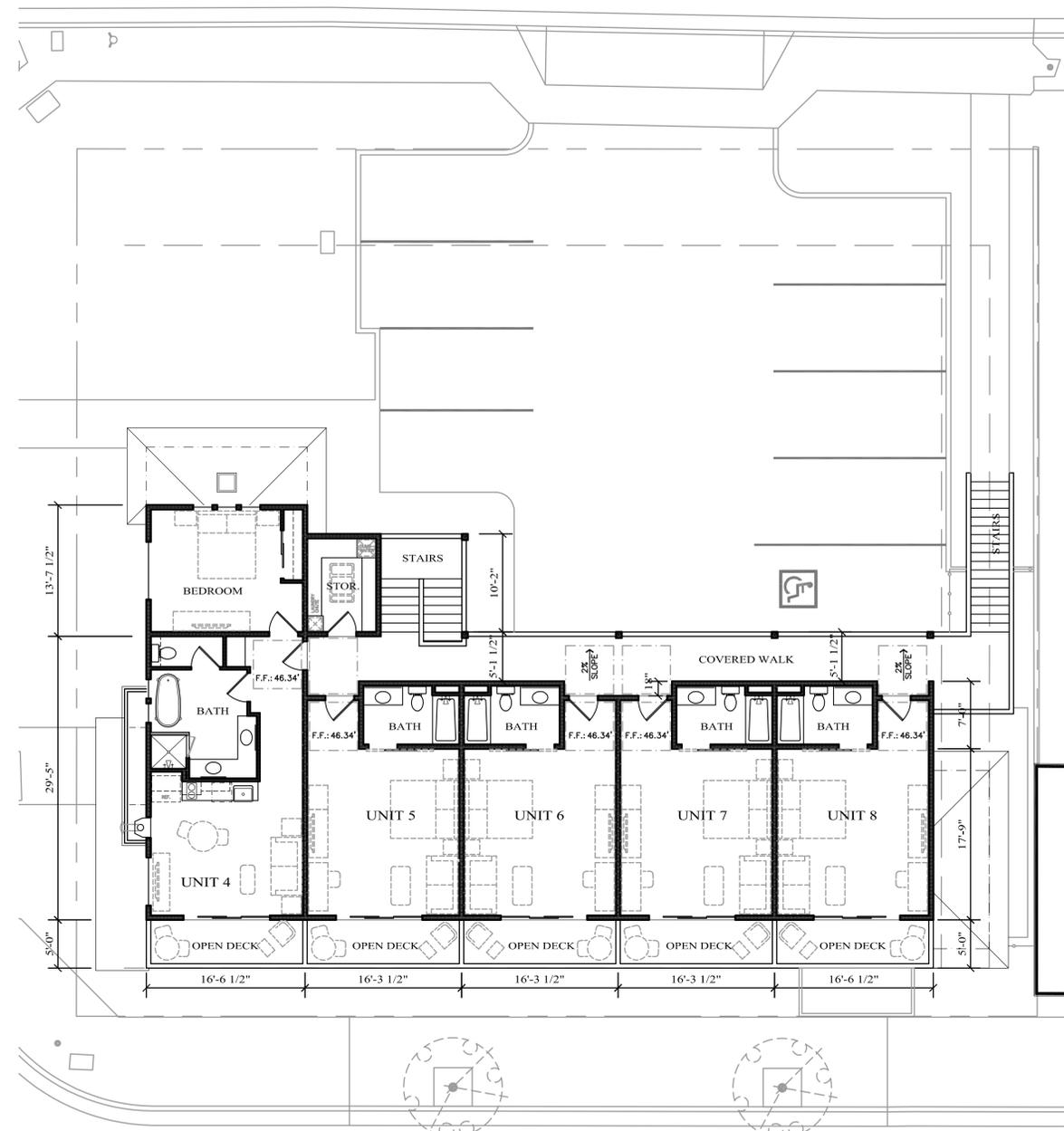
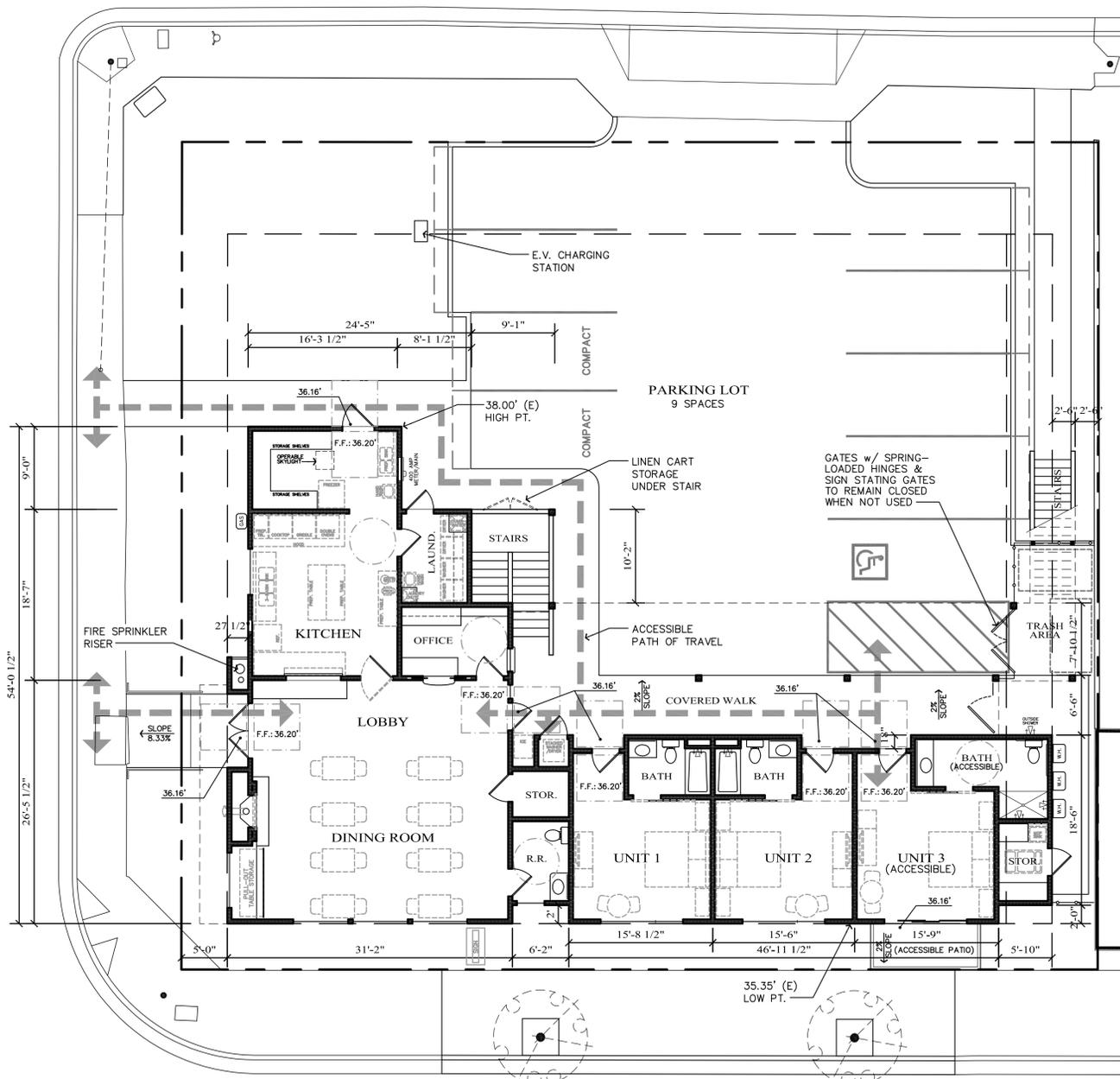
Planning Review	01/08/20
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SHEET TITLE

FLOOR PLANS

SHEET NO.

A2.1



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STAMPS



CONSULTANTS

PROJECT

**RHAPSODY
 IN VIEW
 HOTEL**

2790 MAIN STREET
 MORRO BAY, CALIF.
 93442

DRAWING PHASE

**CONDITIONAL
 USE PERMIT**

Project No.	19-106
Drawn By	CPP
Dwg. Date	12/04/19
Updated	-
Scale	AS NOTED

REVISIONS

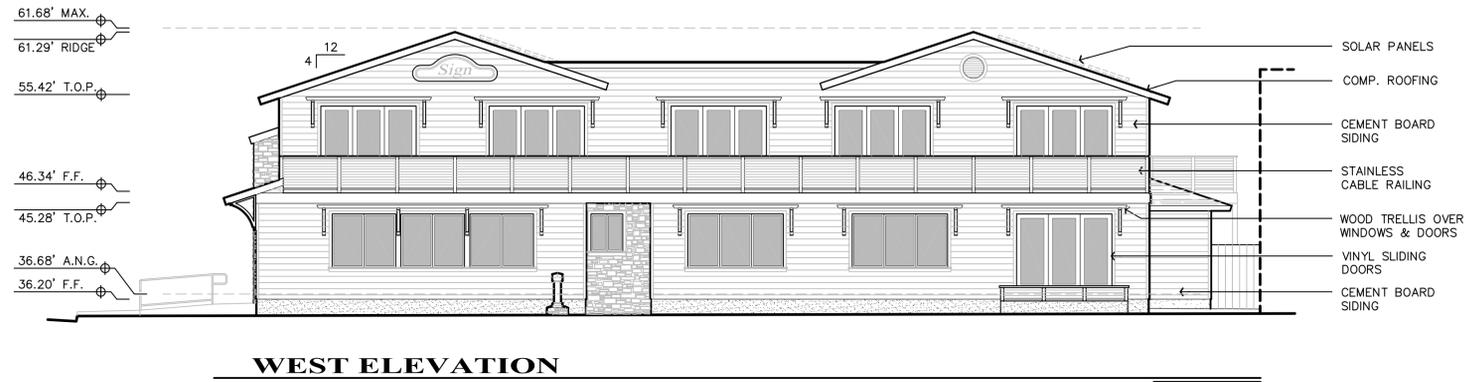
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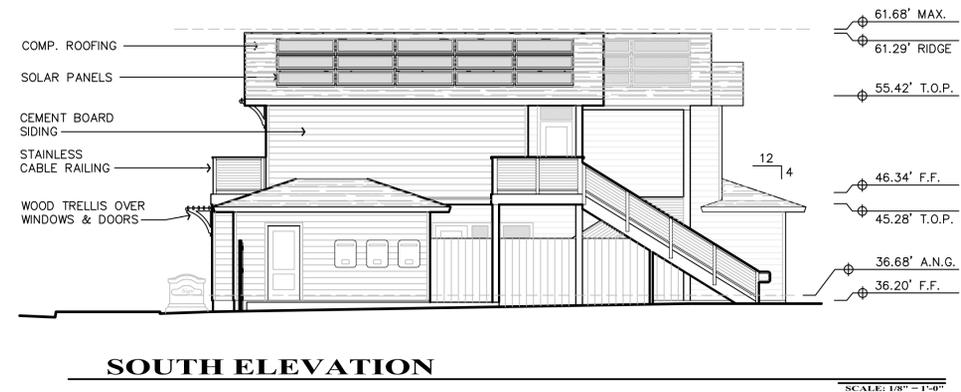
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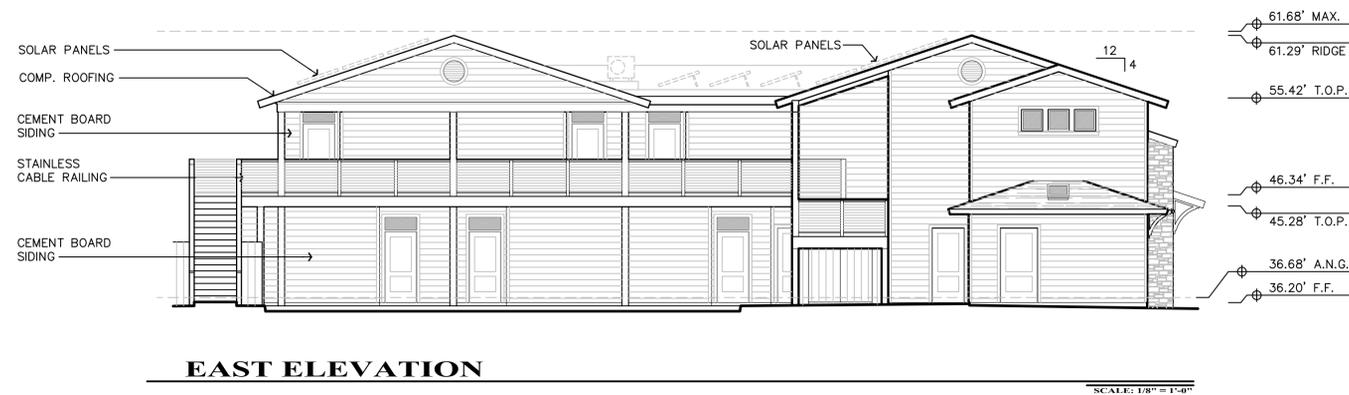
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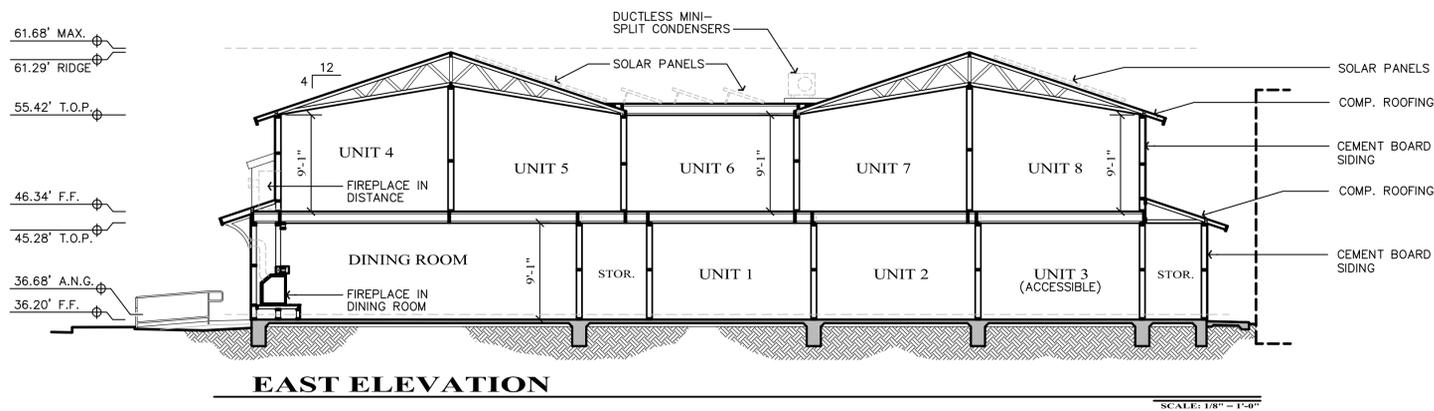
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION

EXHIBIT C

Architectural Evaluation of 2790 Main Street (APN 068-221-001), Morro Bay, San Luis Obispo County, California

APRIL 2020

PREPARED FOR

Cleath-Harris Geologists

PREPARED BY

SWCA Environmental Consultants

EXHIBIT C

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ARCHITECTURAL EVALUATION OF 2790 MAIN STREET (APN 068-221-001), MORRO BAY, SAN LUIS OBISPO COUNTY, CALIFORNIA

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April 2020

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INTRODUCTION

SWCA Environmental Consultants (SWCA has prepared this architectural evaluation to assist the applicant and the City of Morro Bay (City) in meeting pertinent regulatory responsibilities in connection with the proposed redevelopment of 2790 Main Street (Assessor's Parcel Number [APN] 068-221-001), Morro Bay, San Luis Obispo County, California (Figures 1 and 2). Historic-period built-environment resources (defined as resources 50 years of age or older) are present on the parcel and require evaluation to determine whether they meet the criteria for listing in the California Register of Historical Resources (CRHR) or otherwise constitute historical resources for the purposes of the California Environmental Quality Act (CEQA).

METHODOLOGY

Preliminary research consisted of visiting the subject parcel on March 22, 2020, to take notes and photographs. Standard secondary sources were also reviewed, including general San Luis Obispo County histories (Angel 1994; Morrison and Hayden 2002), as well as more recent local Morro Bay histories (Gates and Bailey 1982; Castle and Ream 2006). The property does not appear to have been previously evaluated. The City is currently working on developing its own historic preservation guidelines, but no list of locally designated resources is yet available.

Next, an appropriate historical context was identified. While such aspects as the physical condition, style, materials, and workmanship of architectural resources can be considered to some extent on their own merits, the significance of these resources can be determined only with reference to the historic circumstances that created them. The historical context for the resources on the subject parcel focuses on the development of the Ocean Heights No. 1 residential subdivision along Highway 1 between Morro Bay and Cayucos.

The architectural evaluation and report preparation were carried out by SWCA Senior Architectural Historian Paula Juelke Carr. Site-specific research was conducted through online databases of the County of San Luis Obispo (County) Surveyors Office (recorded maps), Ancestry.com (federal census records and other biographical information), Newspapers.com, and GenealogyBank.com. The County Assessor's historic residential building record for the property were also reviewed.

HISTORIC CONTEXT

Morro Bay

Like much of coastal California in general, the Morro Bay region was formerly part of sprawling Mexican-era land grants devoted primarily to livestock raising: to the southeast was Rancho San Bernardo, granted to Vicente Canet by Alta California Governor Alvarado in 1840, and to the northwest (including the project area) was Rancho Moro y Cayucos, granted to James McKinley in 1842 (Gates and Bailey 1982:8,13). By 1846, the United States and Mexico were at war, and the Treaty of Guadalupe Hidalgo that ended the conflict in early 1848 gave the United States possession of Alta California, with the proviso that legitimate Mexican land grants would be honored.

The area immediately around the bay, south of the project area, was not part of either land grant, and became the property of the U.S. government when the Mexican-American War ended and Alta California became a territory of the United States. In 1850 California was admitted to the Union as the 31st state, but land use remained much as it had been during the Mexican era of the 1830s and 1840s.

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Figure 1. Project location and vicinity map.

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Figure 2. Project area map.

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Severe floods followed by a protracted drought in the 1860s decimated the large, free-roaming herds of cattle.

Meanwhile, the validation of the ownership of former rancho land grants was a protracted process that tended to end up in the courts. Settlers hoping to obtain prime coastal land viewed this situation as a hindrance to the creation of smaller farm holdings. By the time the legitimacy of the Rancho Moro y Cayucos land grant was confirmed in 1878, the original grantee had died. Nevertheless, a prospective subdivision map of the rancho had already been drawn up by County surveyor R. R. Harris in 1875. The location of the subject parcel lies within the boundaries of Lot No. 28, as depicted on the Harris map (Figure 3). No longer supporting herds of cattle, the rolling hills in the project vicinity and beyond were used as sheep grazing lands; Lot 29, for example, directly north of the project area, is labeled with a “sheep camp.”

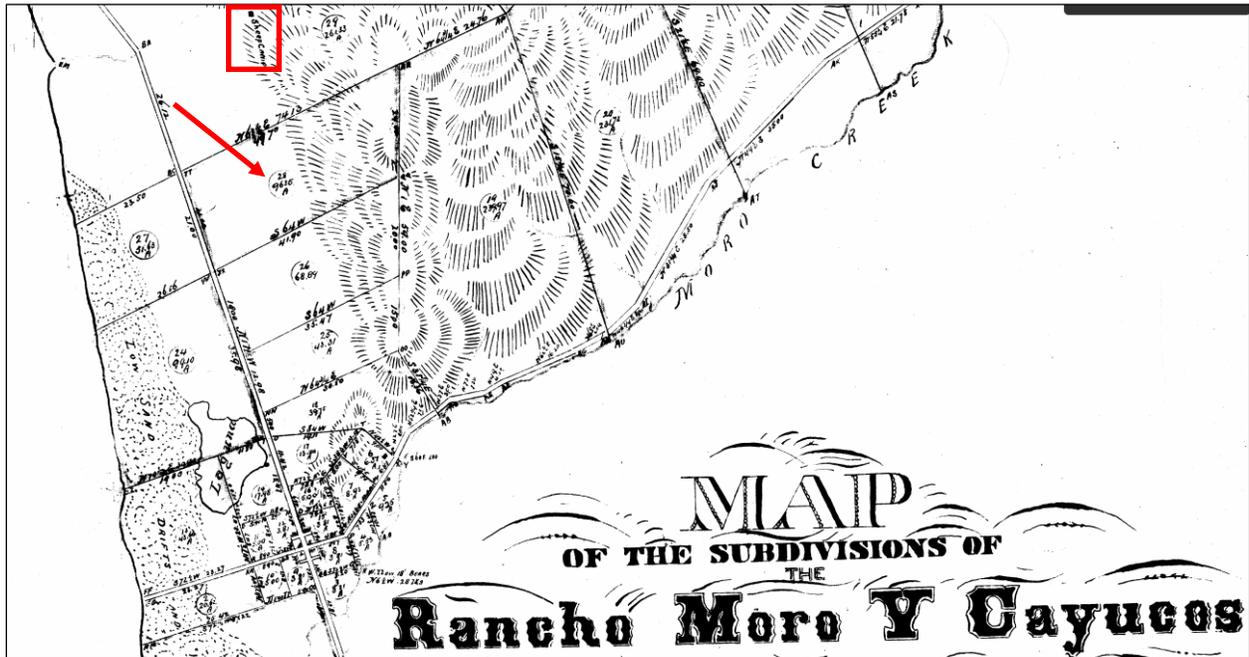


Figure 3. Detail of 1875 Harris Map of the Subdivisions of Rancho Moro y Cayucos, showing Lot No. 28 and the location of a nearby sheep camp, north of the Town of Morro.

Also depicted on the 1875 Harris map is the beginning of the small settlement that would become the Town of Morro, strategically located on the coastal terrace near the bay, alongside Morro Creek at the intersection of two county roads, and, significantly, outside the boundaries of the litigated ranchos. As federally owned land, the non-rancho tracts began to be opened up to settlement in the early 1870s, acquired either under the provisions of the 1862 Homestead Act or by the redemption of military-issued scrip. The latter method was used by Franklin Riley (1824–1897), who was the first to take advantage of the availability of government land locally, acquiring 137.94 acres in 1872 (U.S. Bureau of Land Management [BLM] 2020). Riley was responsible for the first glimmerings of residential development alongside Morro Bay. Within 6 months of acquiring his land, he hired Carolan Mathers, a local County “road viewer” with surveying experience, to draw up a townsite map. Riley’s intention, unlike that of later developers, was to create a commercial hub for shipping the agricultural produce of the hinterlands (grain, wool, and cheese) and importing lumber and other necessities not available locally. The townsite “was booming in 1872 and 1873 . . . and new settlers were moving into the area looking for farmland . . . All were looking for good land where transportation of farm products would not be too difficult” (Gates and Bailey 1982:15–16,20). Early county historian Myron Angel noted in 1883 (Myron 1994:347–348):

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“The year 1873 brought prosperous times for Morro. A new wharf was projected, several dwellings and business houses were put up, and the benefits of the excellent situation and rich back country began to be visible. Morro exceeded every other place in the county in the briskness of its growth.... There had been erected fourteen dwelling-houses, two stores, two blacksmith shops, one shoemaker shop, one carpenter shop, and a butcher shop.” Coastal lands from Morro Bay north to the Monterey County line were soon dotted with dairy farms, producing butter and cheese through the winter and spring months, as long as the coastal pastures remained green and provided sufficient feed (Figure 4).



Figure 4. Detail of 1897 U.S. Geographic Survey map. The red cross approximates the project location. Note the scattered black squares indicating farmhouses.

The 1880s saw plans for even more intensive development of the Town of Morro. A group of San Francisco businessmen formed the Morro Bay Improvement Association and sold lots, and for a few more years there were rumors (that never materialized) of a luxury hotel and railroad that would bring certain success. By 1888 roughly half of the land surveyed for Riley in 1872 had been acquired by March and McAlister, who had a new survey done by County Surveyor H. C. Ward. Some of the proposed developments from the late 1880s to the turn of the twentieth century showed quite different plans, with densely packed small lots laid out on a regular street grid. The size of the lots is consistent with those of many other proposed Central Coast beach developments of the same time (for example, El Pizmo and Pacific Grove), with room enough for tent platforms, but not full-sized homes. All of the plans for large-scale development of Morro Bay went awry with the economic downturn of the early 1890s, although Morro Bay continued to be a coastal magnet, with seasonal camping, boating, fishing, and other recreational uses well established by the turn of the twentieth century.

Atascadero Beach

Atascadero Beach, the earliest subdivision north of downtown Morro, is historically linked with the development of the Atascadero Colony (now the City of Atascadero), established in 1915 nearly 20 miles inland, on the opposite side of the Santa Lucia Range. The Atascadero Colony was the utopian brainchild of Edgar Gardner (E.G.) Lewis, an enterprising publisher, promoter, and land developer. For his planned community, Lewis envisioned “a city in the country, especially adapted to the automobile, with small

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orchard estates, residential section and all of the civic, educational and businesses as well as the administrative buildings grouped into a civic center” (Petry 2012:79). Above all, Lewis was a real estate promoter:

Many of the photos of Atascadero that appeared in E. G. Lewis’s early advertising brochures, newspapers and magazine stories featured people frolicking on the beach of the Pacific Ocean [Figure 4]. He made numerous references to ocean breezes and beach cottages. So it became necessary very early on that Lewis build a road to get to the ocean, which in reality is about 17 mile away from Atascadero itself. Today the road, State Highway 41, is officially known as the “E. G. Lewis Highway” (Allan 2010:25–26).

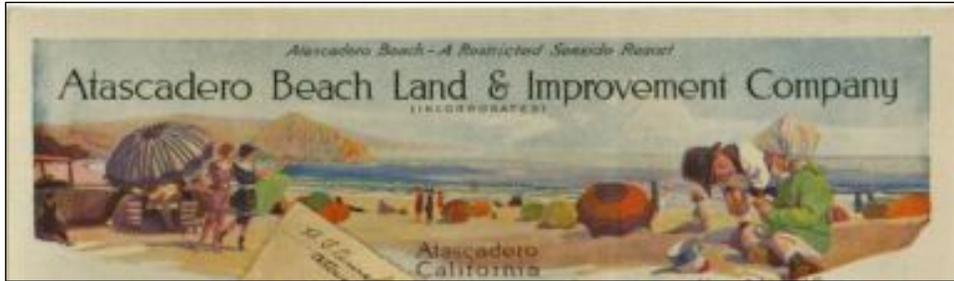


Figure 5. Detail of Atascadero Beach Land & Improvement Company letterhead, 1918.

Acting through a subsidiary corporation called the Atascadero Beach Land & Improvement Company, the Atascadero Colony Holding Corporation bought a long strip of beachfront property adjoining the county road (now Highway 1) north of Morro Rock. The Atascadero Beach subdivision, surveyed in 1917, comprised hundreds of lots, selling for anywhere from \$450 to \$1,000. The building restrictions that accompanied the sale provided that no cottage or bungalow could cost less than \$250 (Allan 2010:27). As part of Lewis’s expansive Atascadero Beach enterprise, he built an ornate Mission Revival-style hotel, The Cloisters, to accommodate prospective buyers (Figure 6). The Lewises also built a little beach cottage of their own (Figure 7). The hotel is no longer extant, but the site is now the Cloisters Community Park, flanked on the north and south sides by a residential development also known as The Cloisters. The eucalyptus tree rows on San Jacinto Street were part of the original hotel property landscaping.



Figure 6. The Cloisters, on the beach front. The site is currently a City park and residential development.

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Figure 7. No doubt to give a spur to lot sales, Lewis and his wife built a rustic-style bungalow (the “Lewis Log Cabin”) at Atascadero Beach (Atascadero Historical Society 1967.4.313).



Figure 8. By 1925, only one other house had been built at Atascadero Beach, the Smith Cottage (Atascadero Historical Society 1967.22.289).

The Atascadero Beach subdivision seemed poised for success. The growing popularity of automobile touring in the 1910s and 1920s played a part in intensifying interest in Morro Bay. A 1920 booster publication organized by the San Luis Obispo County Chamber of Commerce (Roberts 1920:18–19,34) extolled Morro Bay—“a beautiful summer resort, a fertile garden district and a dairy stronghold” -- and the recent modern improvements of hotel and highway:

At Morro Bay and beach there is...a summer colony of non-residents every year, and very recently a modern seaside hotel has been erected at Atascadero Beach within almost a stone’s throw of the breakers. The placid waters of the bay afford most pleasant boating advantages in addition to the pleasures of the beach. A fine road from Atascadero to the each rambles through the mountains between the two . . .

Also in the 1920s, Highway 1—a new all-weather Portland cement concrete road—entered Morro Bay from the south, linking the area firmly with San Luis Obispo and beyond. The pace of residential real estate development near the bay began to accelerate. Farmlands lying to the south and east of the original El Moro Townsite began to be purchased, surveyed, and subdivided. Sales at Atascadero Beach languished, however:

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In 1919 lots were sold to individuals. Lots were even given to folks who bought ten acres in Atascadero. These people were to plant almonds supposedly to make a living. (personal communication from Betty Madonna) Apparently no building was permitted until a certain number of lots were sold. This was a tenuous position for buyers to say the least because no building ensued. (Hansen 1999)

In December 1923, Lewis's visionary (and extremely costly) Atascadero schemes imploded; Lewis himself was bankrupted and eventually sent to prison on a charge of fraudulent use of the U.S. mail in promoting investment in his real estate ventures. The bankruptcy court appointed attorney Oscar Willett to assume responsibility for administering the Colony's assets and paying off debts. In early 1925, Willett created an entity called the Atascadero Development Syndicate, which carried out the court-mandated assignment briskly and efficiently. Under Willett's guidance, the Syndicate sold off valuable real estate holdings. As late as 1925, only one other house had been built at Atascadero Beach (see Figure 8).

Contemporary newspaper coverage (*San Francisco Examiner* 1924) documents that ownership of the Atascadero Beach development was already in a snarl. Lewis was alleged to be "the owner of the majority of the capital stock of the Atascadero Beach Land & Improvement Company, which is said to be 946 acres of beach land values at \$1,200,000." Lewis's stock, however, was purportedly conveyed to a trustee who represented "the owners of bonds covering a mortgage of \$346,349."

In 1925 the *Los Angeles Times* reported that 4,991 of 5,000 shares of the company were owned by the Atascadero Estates, and in late December a new corporation, Morro Beach, Ltd., "organized to enable the noteholders' committee of Atascadero Beach Land & Improvement Co., to transfer the latter's properties and \$100 a share cash which will be used for working capital. The properties to be transferred consist of several thousand lots in an 800-acre tract on the coast of San Luis Obispo County. The tracts are known as Atascadero Beach and Morro Beach" (*San Francisco Examiner* 1928).

Two factors dominated the fate of the Atascadero Beach subdivision: the onset of the Great Depression and the advent of the 1925 Mattoon Act, a state bill which "outlined a procedure for special improvement district financing of municipal improvements such as streets, sewers, and sidewalks" (*Oakland Tribune* 1956). When improvement bonds were authorized for new subdivisions, the developers benefited from being able to build necessary infrastructure. The bonds, however, effectively put a lien on the entire subdivision, making lot buyers collectively responsible for paying a portion of assessment district taxes on unsold lots, as well as their own taxes. When E.G. Lewis was forced into bankruptcy in 1925, the Atascadero Beach property was bonded under the Mattoon Act, and some basic improvements were made to the portion of the subdivision west of Highway 1; streets and curbs were constructed, but no houses were built. No improvements at all—neither infrastructure nor houses—were built on the east side of the highway. Lots in the Atascadero Beach subdivision continued to be sold sporadically through 1931, when the Mattoon Act was repealed, but existing tax debts remained on the books and would have been a serious deterrent to most buyers, especially during the economically grim years of the Great Depression. Delinquent tax rolls published in 1935 revealed the dire financial and real estate situation of the Atascadero Beach subdivision. *Santa Maria Times* columnist G. A. Martin provided details (1935):

What subdivision promoters did to California in the booming days of the boom before the big boom boom, is illustrated in San Luis Obispo county, where, of the 374 columns of newspaper space required for the 1935 delinquent tax list, 164 cover Atascadero Beach, a district covering less than 300 acres.

Only 35 of these columns were required for advertising the current 1934-35 delinquency and 132 columns were devoted to printing of the addenda. The addenda is the list of properties to be offered at tax sale that were delinquent in previous years.

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These lots were sold by real estate promoters for summer homes—but most of the purchasers bought on the theory that prices would advance and they would make a cleanup. They have either been unable to pay their taxes or have decided to call it a day and forfeit the lots rather than spend any more on them. Vista del Encanto, Pismo Heights and Monterey Heights, other San Luis Obispo County subdivisions, also contribute a large share of delinquencies.

As a result of the failure of property owners in San Luis Obispo County to pay their taxes, the delinquencies are 24.81 per cent this year, Much of the delinquency—about half—is for improvements made under the notorious Mattoon Act.

Ocean Heights No. 1 Subdivision

As reported by Morro Bay historians Dorothy L. Gates and Jane H. Bailey (1982:51–52), a real estate sales manager from Washington state, John Rohrberg, was responsible for laying out the first Ocean Heights subdivision, which included the subject lots. On vacation with his family, Rohrberg stayed in Morro Bay and was favorably impressed with what he saw. After talking with a local real estate agent, A. Manford Brown, who extolled “the bright prospects for land sales there,” Rohrberg co-founded the Morro Bay Holding Company, Inc. Given the longstanding popularity of the Morro Bay coast with San Joaquin Valley residents, it’s not surprising that the company’s principal place of business was in Taft, Kern County. Among the corporation’s stockholders was J. D. “Pete” Peterson (also Secretary of the corporation), who was editor of *The Midway Journal*, published in Taft. The corporation had originally planned to purchase 320 acres from dairy rancher Joe Enos, stretching as far as the Atascadero-Morro Bay Road, but the onset of the Great Depression in 1929 resulted in a subdivision of only 50 acres (Gates and Bailey 1982:51).

County licensed surveyor Warren B. Burch, of Burch and Beck, had surveyed the newly acquired property in July 1925. The survey map was recorded on August 1, 1925 (San Luis Obispo County *Maps* Book 3, page 62, Sheets 1 and 2). As documented in the County’s certification recorded with the map, the tract—Ocean Heights No. 1—was a subdivision of portions of Lots 28 and 29 of the 1875 survey of Rancho Moro y Cayucos (Figure 9). John Rohrberg, as both subdivider and broker, erected a small real estate office fronting on the county road, across from the Cloisters Inn (Figure 10). Rohrberg’s office was not on the subject parcel; the building had been relocated at least twice by 1983 (Gates and Bailey 1982:51).

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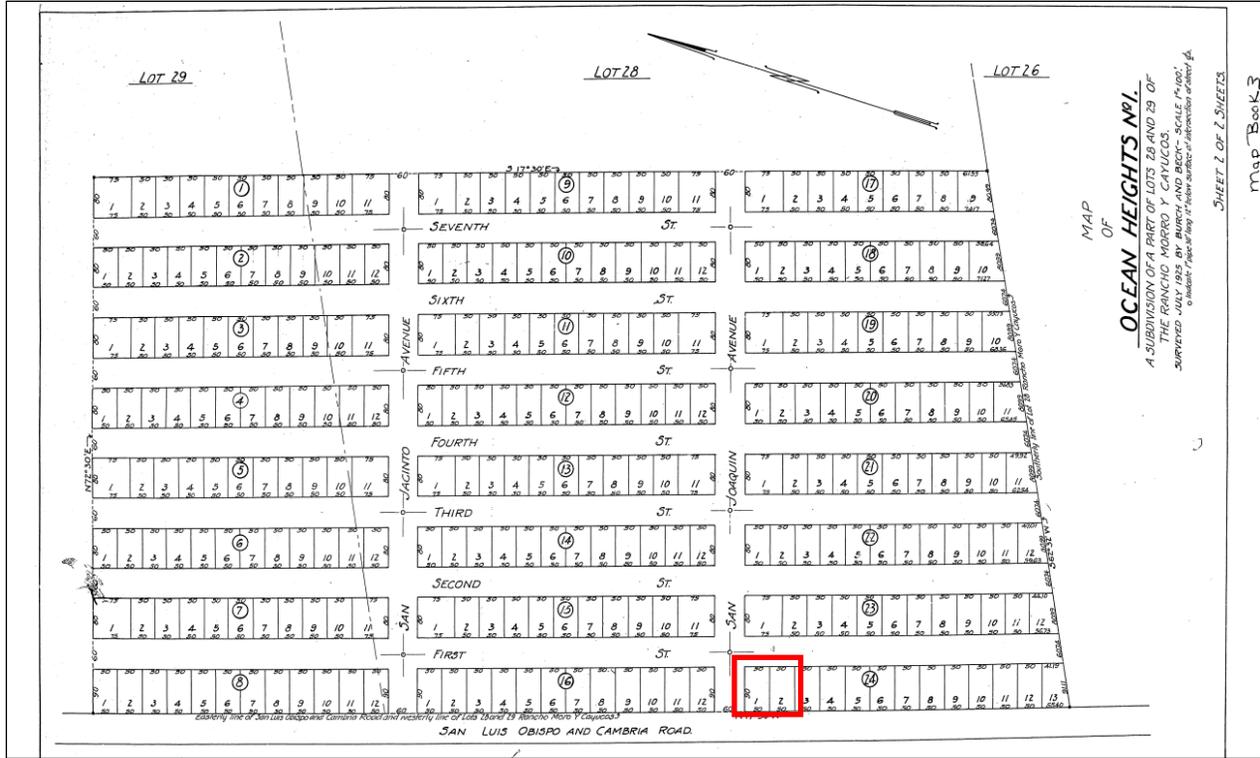


Figure 9. The subject parcel (APN 068-221-001) comprises Lots 1 and 2 of Block 24 in the Ocean Heights No. 1 subdivision.



Figure 10. John Rohrberg's real estate office for the Ocean Heights subdivision, developed by the Morro Bay Holding Company, Inc., in 1925.

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In 1926 The *Tulare Advance-Register* reported on the new tract:

Ocean Heights is one of the several sub-divisions that have been recently plotted out around the beautiful bay section known as Morro Bay. J. Rohrberg is the manager of the addition, backed by a coterie of men whose homes are in several cities of the San Joaquin valley. Rohrberg expects to have disposed of every lot in the addition by the close of the present season, for there are not many places near any of the beach resorts where a lot for a summer cottage may be had at the right price—where conditions are as ideal as here. Rohrberg will be found at the tract offices to show the lots that are left to those of the valley who go over there this year.

Ocean Heights tract is now in the making. It is located near the beach north of Morro Bay proper and affords a wonderful and unobstructed view of the Pacific Ocean. It ranges along the undulating slopes of the mountains that come to the sea at Morro.

The modernization of Morro Bay in general was also under way at this time. Both a sewer system and a “comprehensive water system” were being installed in 1928. To the north, a “petition for the installation of a sewer system and for the paving of the streets of Ocean Heights subdivision of Morro Bay” was slated for presentation to the County Board of Supervisors (*Arroyo Grande Valley Herald Recorder* 1928). In 1929 the Morro Bay Holding Company added a small subdivision of very narrow lots (Ocean Heights No. 2) just above the original Ocean Heights subdivision (San Luis Obispo County *Maps* Book 3, page 111) (Figure 11).

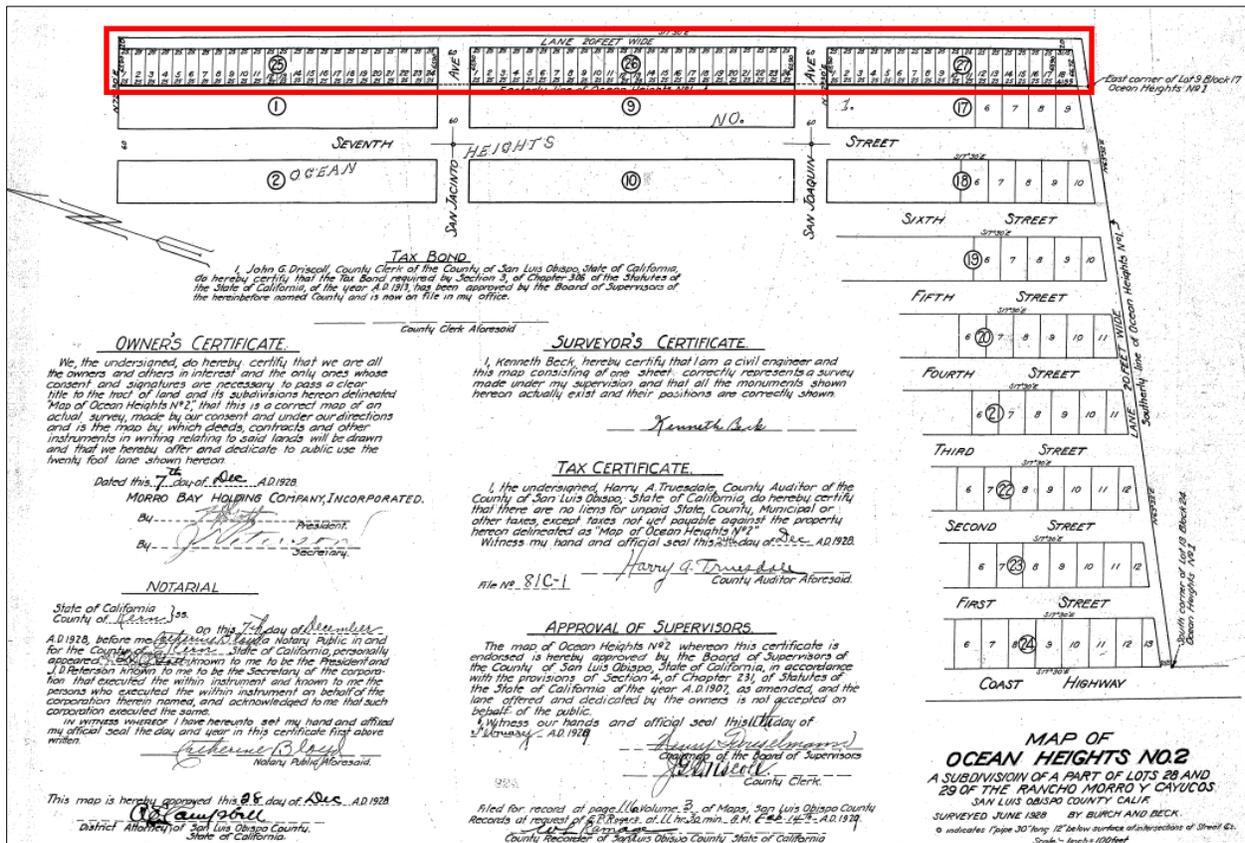


Figure 11. The Morro Bay Holding Company's Ocean Heights No. 2 was a small subdivision featuring 25-foot-wide lots.

Ownership of Subject Parcel

Samuel E. Douglas and Volina B. Douglas

Like E. G. Lewis's Atascadero Beach venture before it, the Ocean Heights subdivision made very few sales over the course of the next two decades. In 1930 the subject parcel (Lots 1 and 2 of Ocean Heights No. 1, Block 24) was purchased directly from the Morro Bay Holding Company by Samuel E. Douglas (1892–1974) and his wife Volina B. Douglas (1893–1981), residents of McKittrick, Kern County, but they did not go on to develop the property in the 30 years that they owned it (San Luis Obispo County *Official Records* Book 98, page 141). The recorded document includes boilerplate “restrictions and conditions” language that would have been included in all deeds of sale for the Ocean Heights subdivision. Owners were obligated to comply with these and other stated mandates, designed to prevent ad hoc construction:

1. All buildings shall be neatly finished on the exterior and be painted or stained.
2. All buildings on Blocks 8, 16, and 24 [i.e., the three blocks fronting on the county road, now Main Street]... shall be placed no closer than 6 feet from the westerly line of said blocks.
3. No fence, wall, hedge, or coping erected within 30 feet of the westerly line of said premises shall exceed 4 feet in height.
4. All toilets shall be flush toilets and connected with cesspools or septic tanks and all toilets shall be in, or part of, the main buildings on said premises.

The Douglasses were longtime residents of McKittrick; it appears that their purchase of the lots in Ocean Heights was an example of many such hopeful purchases made by southern San Joaquin Valley residents who planned to build a summer house on the coast where they could escape from the valley heat. The 1920 federal census lists Samuel Douglas as an oil worker. In 1930, the year they acquired the Ocean Heights property, the census taker documented that the Douglas family and a lodger ran a gasoline station and repair garage in McKittrick. The 1940 census lists Samuel Douglas as a Deputy Sheriff for Kern County; Volina Douglas had been the postmistress of McKittrick since 1933. It is very likely that the Depression intervened in their plans to build in Morro Bay; certainly their strongest family and career associations are with McKittrick. A 1975 *Los Angeles Times* article on the decline of the Valley's Westside oil towns reported that McKittrick “has lived through several oil booms and busts. The town has been going downhill for a number of years (*Los Angeles Times* 1975). Volina Douglas, age 83, was one of the local residents interviewed for the article, which noted that she had lived in McKittrick for 60 years.

Whatever plans the Douglasses had to develop their property must have been dampened by world events in the 1930s and 1940s. By the end of the 1930s, Europe was at war, and the United States was gearing up for its inevitable involvement in the conflict. The Japanese attack on Pearl Harbor on December 7, 1941, sent a shockwave across the nation. Locally, it was followed a mere 2 weeks later by another frightening event just north of Morro Bay—on December 23, the Richfield Oil Company tanker *Larry Doheny* came under attack from a Japanese submarine. The attackers drove the ship shoreward at Estero Bay and fired a torpedo that missed. During the same early morning hours, another submarine torpedoed and sank the Union Oil Company tanker *Montebello* off Piedras Blancas to the north. The war had come to Morro Bay's doorstep, and the uncertainties of living on the edge of the Pacific near the Estero Bay oil depot understandably made potential real estate buyers jittery. Wartime rationing of gasoline and tires in the early 1940s also had an impact on tourism in general.

Post-War Residential Development

Through the rest of the 1940s sales in North Morro Bay subdivisions continued to languish (Figure 12). Long-needed improvements in basic infrastructure finally began to appear in the early 1950s. The *Santa Maria Times* announced in 1949 that a new 6-inch gas line would be extended from Morro Bay as far as Cayucos, providing service to nine housing tracts (*Santa Maria Times* 1949). In 1951, the *Los Angeles Times* reported that, as a result of an agreement between the County Board of Supervisors and the Morro Bay Land & Development Company, a 15-acre site for a new sewage disposal plant had been set aside in the Atascadero Beach subdivision (*Los Angeles Times* 1951). In 1954, the California Division of Highways adopted plans to reroute a 3.8-mile section of Highway 1 between Atascadero Beach and Old Creek Road to accommodate future freeway development (*Santa Cruz Sentinel* 1954). Near town, the Morro Bay Power Plant, with its three iconic smokestacks, was built by the Pacific Gas and Electric Company (PG&E) in 1953.

Despite the improving post-war economy and population increase, the subject parcel remained undeveloped until 1960.



Figure 12. US Navy photograph of the sparsely developed North Morro Bay subdivisions, 1946. The red box indicates the subject parcel (Hansen 1999).

Marion H. Smyth and Gertrude M. Smyth

On June 6, 1960, the Douglasses sold the subject parcel to Marion H. Smyth and his wife Gertrude M. Smyth, longtime residents of Covina, Los Angeles County (San Luis Obispo County *Official Records* Book 1069, page 535). Newspaper articles published in the *Covina Argus* in the 1940s and 1950s provide a smattering of biographical information about Marion H. Smyth. A veteran of World War I, Smyth became an employee of the Irwindale (Los Angeles County) Citrus Association in about 1920. He reportedly “started with the Irwindale organization as a youth working in all capacities through the plant, and [by the late 1930s was] the bookkeeper and accountant in the office...” (*Covina Argus* 1951). In 1941 he was hired as bookkeeper for the Covina Citrus Association.

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By the mid-1940s Smyth's name was frequently showing up in connection with Covina's varied civic organizations. His installation as commander of the local chapter of the American Legion was noted in 1945 (*Covina Argus* 1945), just a few days following the Japanese surrender that ended World War II. Smyth was also working at this time as a local realtor; his name appeared in real estate classified ads (for example, *Covina Argus* 1948a). In 1948 Smyth and real estate partner Charles W. Warne announced that they were opening a local "Realeteria," a new type of franchised real estate marketing recently developed and trademarked by "Los Angeles advertising and sales promotion specialist" John H. Curtis. Under this new plan, all available listings were on display: "Homeseekers may quickly look over listings which show size of house, kind of building, special features, character of locations, price and down payment. A specially designed chromium fixture provides display where persons looking for homes may 'window shop' without obligation" (*North Hollywood Valley Times* 1947; *Covina Argus* 1948b).

In 1955, when Smyth was again installed as commander of the local American Legion post, the newspaper also reported that Smyth "has been associated with the citrus industry of the valley for a number of years and at present is area director for the [U.S. Department of Agriculture] census" (*Covina Argus* 1955).

After the Smyths purchased the subject parcel in 1960, they evidently constructed the small real estate office building at 2790 Main Street.

S and H Development Corporation, dba Western Builders & Real Estate

On July 20, 1962, the Smyths deeded the property to the S and H Development Corporation (San Luis Obispo County *Official Records* Book 1196, page 437). The Smyths appear to have been the "S" portion of the S and H Development Corporation, meaning that they retained at least a partial interest in the subject property. The commercial business that opened in 1962 in the new office building clearly operated as Western Builders & Real Estate. Lot buyers in the Ocean Heights subdivision had the choice of houses already built "on spec" or could have them custom built (Figures 13–16). These advertisements document the first use of the property address: 2790 Highway 1 North, Morro Bay.



Figure 13. Ad for Western Real Estate (*Los Angeles Times* 1962).

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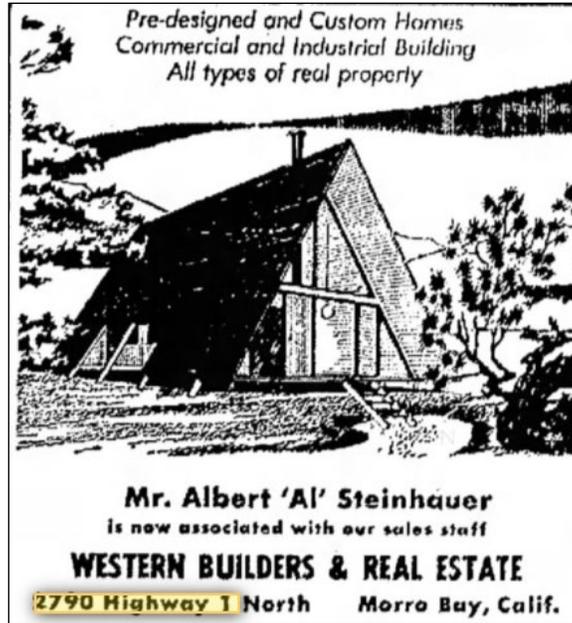


Figure 14. Ad for Western Builders & Real Estate (*Fresno Bee/The Republican* 1963).



Figure 15. Ad for Western Builders & Real Estate (*Fresno Bee/The Republican* 1964a).

Figure 16. Ad for Western Builders & Real Estate (*Fresno Bee/The Republican* 1964b).

Highway 1 Corridor

Revived interest in the Ocean Heights subdivision was partly due to post-war residential growth seen nationwide. Locally, however, significant upgrades to Highway 1 north of downtown Morro Bay also contributed to noticeable development in the project vicinity. In the 1860s, the highway corridor we know today as Highway 1 was designated San Luis Obispo County Road No. 3, though it was more popularly known as the San Luis Obispo-Cambria Road. The road wasn't finally graded and paved as a two-lane highway until the early 1920s. For example, in 1923, the *Arroyo Grande Valley Herald Recorder*

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reported: “17 miles of pavement on the San Luis Obispo Cambria road have been laid, while another 13 miles is graded and graveled, with all culverts constructed” (*Arroyo Grande Valley Herald Recorder* 1923). For several decades, this two-lane highway, designated Highway 56, continued to carry traffic traveling north and south between San Luis Obispo and San Simeon, as well as along the rugged Monterey coastline on the Roosevelt Highway (Carmel to San Simeon Highway), which opened in 1933. In early 1963, the old Highway 56 alignment was finally superseded (Figure 17):

Between Morro Bay and Cayucos, 6 ½ miles of four-lane expressway construction is nearing completion. At the southern end of this project the route follows new alignment, bypassing Morro Bay on the north, then joining and following the existing route to the end of the new construction, approximately one mile south of Cayucos. By using this alignment the majority of the existing highway will serve as a frontage road for the benefit of local traffic (Sturgeon 1963:55).

On October 25, 1963, the California Highway Commission relinquished a segment of old Highway 56 to the County for continued use as a frontage road (San Luis Obispo County *Official Records* Book 1267, pages 230–31). In the project area, the four-lane segment of Highway 1 built in 1963 parallels the former two-lane Highway 56 alignment, which continues to serve as the local frontage road, (North) Main Street.

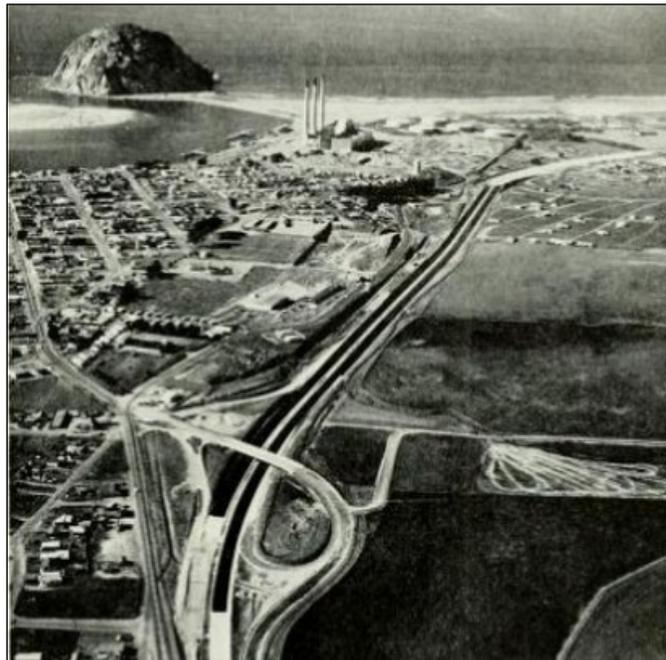


Figure 17. Aerial view of four-lane highway construction between Morro Bay and Cayucos, nearing completion in 1963.

The continued utility of North Main Street opened the way to further commercial development along the highway corridor. In January 1963, some 25 property owners along Highway 1 north of Morro Bay submitted a petition to the County Board of Supervisors “urging heavy commercial zoning for highway frontage in Atascadero Beach and Ocean Heights subdivisions . . . The heavy commercial, or ‘C-2,’ zoning requested would permit such uses as machine shops and garages, some of which already exist on this stretch of the coastal highway” (*Santa Maria Times* 1963).

Beginning in the mid-1960s, legal problems developed between Western Builders & Real Estate and its subcontractors, including Burke and Pace of Arroyo Grande and Webco Builders Supply (see, for example, San Luis Obispo County *Official Records* Book 1420, page 116, December 1, 1966; *Official*

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Records Book 1420, page 114, December 13, 1966). On July 1, 1967, the office building was leased, under the name of the parent company, S and H Development Corporation, to Roy F. Chappell, a general contractor from Bakersfield (*Santa Maria Times* 1958). The lease specified that the premises were to be used solely as an office. Accompanying the lease was an inventory of the contents of the real estate office building—dated December 22, 1966, and typed out on letterhead bearing the names of both Western Builders and S and H Corporation. The inventory itemized typical office furnishings and supplies, including desks, chairs, tables, and bookcase; carpeting, drapes, a lamp, and framed artwork; a water cooler, adding machine, and other desk supplies (*Official Records Book 1441, page 376*).

Only 3 weeks after the lease was signed, Marion and Gertrude Smyth (who had retained an unknown percentage of interest in S and H Development Corporation) defaulted on their mortgage loan (*San Luis Obispo County Official Records Book 1443, page 370*). In October 1967, the subject parcel, comprising Lots 1 and 2 of Block 24, appears to have transferred to Burke and Pace of Arroyo Grande, who had brought suit against S and H, doing business as Western Building and Real Estate, in 1966 (*Official Records Book 1443, page 370*). Chappell's lease was terminated in November 1967 (*Official Records Book 1457, page 372*). Burke and Pace retained ownership until July 1968, when they sold the property to Oliver B. Hayn and Cristina R. Hayn (*Official Records Book 1484, page 356*). Classified ads show that, by 1969, the building was occupied by The Main Realty (*Pacific Citizen* 1969); in 1970 J.A. Hilden was named as a realtor at the current location (*San Francisco Chronicle* 1970).

The widowed Oliver Hayn retained ownership of the parcel until August 1973. In recent years the office building was repurposed as the New Horizon hair salon and is currently occupied by the Avocado Shack, a produce store (Figure 18).



Figure 18. Subject parcel at the southeast corner of (North) Main Street and San Joaquin Avenue (Google 2016).

DESCRIPTION OF ARCHITECTURAL RESOURCES AT 2790 MAIN STREET (APN 068-221-001)

The architectural resources present at 2790 Main Street include a small commercial building, constructed in 1960; a studio apartment built sometime after February 1974 (which is not included in online Assessor records updated to March 1, 1974); and associated fencing, landscaping, and hardscape. The parcel is rectangular and basically level, although there is a low concrete retaining wall at the front of the building at the edge of the sidewalk. Despite the commercial development fronting on or near (North) Main Street, the Ocean Heights neighborhood remains primarily residential; a small scattering of lots are still undeveloped. The current commercial and housing stock was not built as a single tract; rather, the

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assemblage consists of individually built one- and two-story business and homes of various ages and architectural styles. Several of the smaller houses date to the 1950s; larger homes are of more recent construction. Neighborhood vegetation includes a few small trees, shrubs, and ornamental plantings. Fences and driveways are of varied materials and textures. In general, except for the Main Street frontage, there are no concrete curbs, gutters, or sidewalks; curbs are low, formed from asphalt. All photographs in the following section were taken by SWCA on March 23, 2020 (Figures 19–29).

Commercial Building

The subject parcel (comprising Lots 1 and 2 of Block 24) fronts on Main Street, the old alignment of Highway 1 before the freeway was widened in 1963. The small, 480-square-foot, single-story commercial building, constructed in 1960 in a Minimal Traditional style, is rectangular in plan with a raised concrete foundation. The building is set back slightly from the sidewalk and the low concrete retaining wall, with a narrow front yard landscaped with rocks, gravel, and drought-tolerant plants, some planted in large wooden tubs (see Figures 19 and 20). A driveway enters the parcel to the right of the building, leading to a large asphalt-paved parking lot.

The building is of frame construction with a stucco coating on the exterior. The low-pitched, side-gabled roof is clad in composition shingles. Broad eaves on all sides are finished with fascia; the front eave has a gutter running the full width of the façade. On the gable ends, the roof peak and outer edges of the eaves are supported on three exposed rafters; the rafter tails have diagonally cut ends (see Figure 21). Four rectangular solar panels are mounted on the roof (see Figure 22).

On the façade (west-facing side), three large, square picture windows, set in shallow wood frames with narrow sills, are irregularly spaced across the front wall. The front entrance, with double sliding doors, is located on the south side of the building, facing the parking lot. A canvas awning shelters the doorway (see Figure 23). A single rectangular window with a wide wood frame is set in the wall to the right of the doorway.

The rear (east-facing) elevation of the commercial building has a single doorway with a raised-panel door. A large refrigerator unit is located against the wall to the left of the door (see Figure 22). To the rear of the commercial building there is a combination yard and work area. Across this yard is the modern studio apartment, constructed sometime after 1974 (see Figures 25 and 26). The north side of the commercial building has a gabled end, with two rectangular windows set in wide wood frames (see Figure 27).

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Figure 19. Front elevation (west-facing side) of commercial building, constructed in 1960.



Figure 20. Oblique view across façade, camera facing northeast.

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Figure 21. Gabled roofline, supported on exposed rafters, on south side of building.



Figure 22. Southeast corner of building, with large refrigerator unit against exterior wall. A rectangular window is set in the rear wall, to the right of the refrigerator unit. Solar panels are mounted on the corner of the roof.

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Figure 23. Main entrance on south side of building, with canvas awning above doorway.



Figure 24. Northwest corner of commercial building, near intersection of Main Street and San Joaquin Avenue. The edge of the front yard is partially screened by a low concrete-block wall.

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Figure 25. Modern studio apartment at the rear of commercial building.



Figure 26. North-facing elevation of modern studio apartment and commercial building from San Joaquin Avenue.

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Figure 27. Gable end on north side of building, near the intersection of San Joaquin Avenue with Main Street. The rear (east-facing) wall has a single doorway. A low board fence partially encloses the small yard between the commercial building and the modern studio apartment.



Figure 28. View from back garden near apartment across rear of parcel toward residences on Alder Avenue.

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Figure 29. View back across parcel toward rear of commercial building and studio apartment from Alder Avenue.

EVALUATION OF ARCHITECTURAL RESOURCES

California Public Resources Code (PRC) Section 21084.1 states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.”

The purpose of this architectural evaluation, then, is to determine whether any historic-period architectural resources (resources constructed in 1970 or earlier) present at 2790 Main Street are eligible for listing on the CRHR, or if they otherwise constitute historical resources for the purposes of CEQA. Eligibility for listing in the CRHR is evaluated under the following four criteria:

- **Criterion 1.** The resource is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- **Criterion 2.** The resource is associated with the lives of persons important in our past;
- **Criterion 3.** The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- **Criterion 4.** The resource has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1(c)).

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Note: On the subject parcel, only the commercial building constructed in 1960 requires evaluation; the studio apartment is a modern building constructed after 1974.

Evaluation under Criterion 1

The architectural resources at 2790 Main Street do not have significance under Criterion 1. Although the subject parcel was originally laid out as part of the 1925 Ocean Heights No. 1 residential subdivision, the commercial building was not constructed until 1960 and has no formative association with the development of the subdivision. Further, the commercial building—a former real estate office—does not represent a significant contribution to California’s history or cultural heritage in terms of economic scale, innovation, public interest, or public involvement, nor has it demonstrated any influence on the nature of commercial real estate development in general.

Evaluation under Criterion 2

The architectural resources at 2790 Main Street do not have significance under Criterion 2. The commercial building has had multiple owners and tenants since 1960, the year of its construction. Although former owners may have participated in the overall life of the Morro Bay community, they generally are documented as having had stronger connections with other cities and towns in California. None have demonstrated unusual significance in California history.

Evaluation under Criterion 3

The architectural resources at 2790 Main Street do not have significance under Criterion 3. The modest commercial building was built in 1960 as a real estate office, using standard building construction methods and materials for the time, with a compact and economically efficient floor plan, and minimal ornamentation.

Evaluation under Criterion 4

The architectural resources at 2790 Main Street do not have significance under Criterion 4. Although this criterion is generally applied to archaeological resources, it may in certain circumstances be appropriate for built environment resources displaying unusual construction methods or materials. The commercial building at 2790 Main Street, however, does not demonstrate any such unusual features.

CONCLUSIONS

The architectural resources at 2790 Main Street (APN 068-221-001) were developed decades after the Ocean Heights No. 1 subdivision was created and have no connection with the 1925 developer or the formative years of the subdivision. Rather, the commercial building and its associated property are modest examples of the general post-war residential and commercial expansion experienced throughout coastal California. Because of their lack of significance under Criteria 1 through 4, the architectural resources do not meet the criteria for listing in the CRHR, nor do they constitute historical resources for the purposes of CEQA.

PREPARER'S QUALIFICATIONS

SWCA Senior Architectural Historian Paula Juelke Carr, M.A., meets the Secretary of the Interior's Standards for Professionally Qualified Staff as both historian and architectural historian. She has more than 25 years of experience in California history and architectural history, including more than 11 years as an Associate Environmental Planner (Architectural History) for the California Department of Transportation, District 5. She has been with SWCA for 3 years.

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Planning Commission

**PUBLIC HEARING
TO CONSIDER A
CONDITIONAL USE PERMIT
(CUP 19-17)**

AND

COASTAL DEVELOPMENT PERMIT (CDP19-044)

FOR 2790 MAIN STREET

APRIL 21, 2020



MORRO BAY
PUT LIFE ON COAST

Existing Site Information

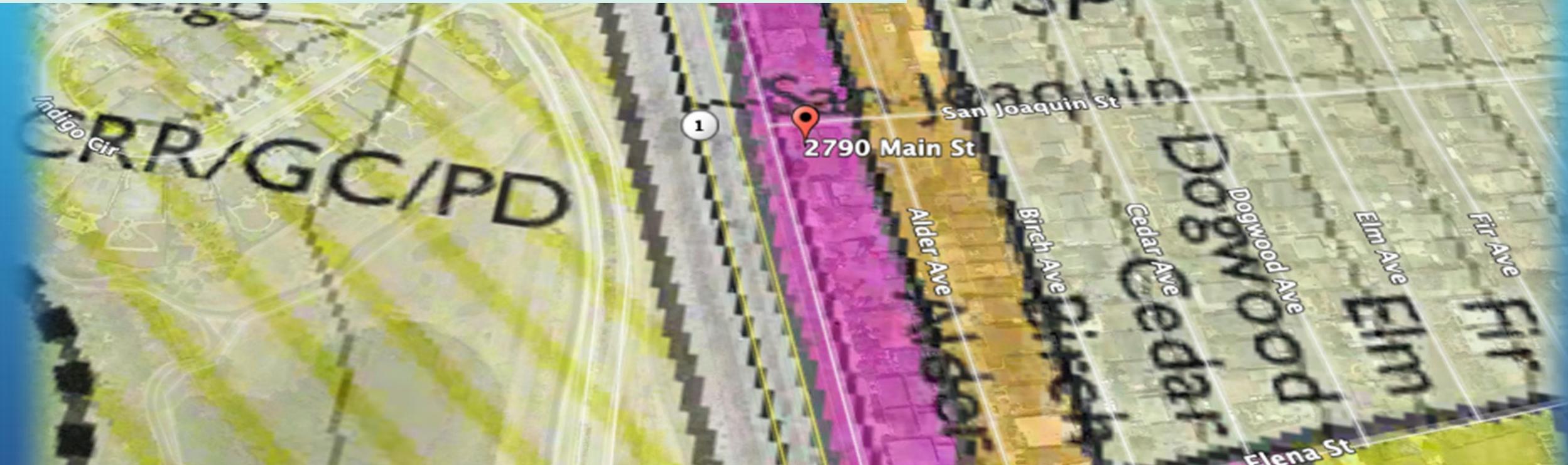


- 9,103 sf site
- Currently used for produce business
- Existing building circa 1962 was originally office for builder/real estate business.
- Existing building does not meet criteria as historic resource



MORRO BAY
PUT LIFE ON COAST

MCR/R-4/North Main Specific Plan Area



Allows:

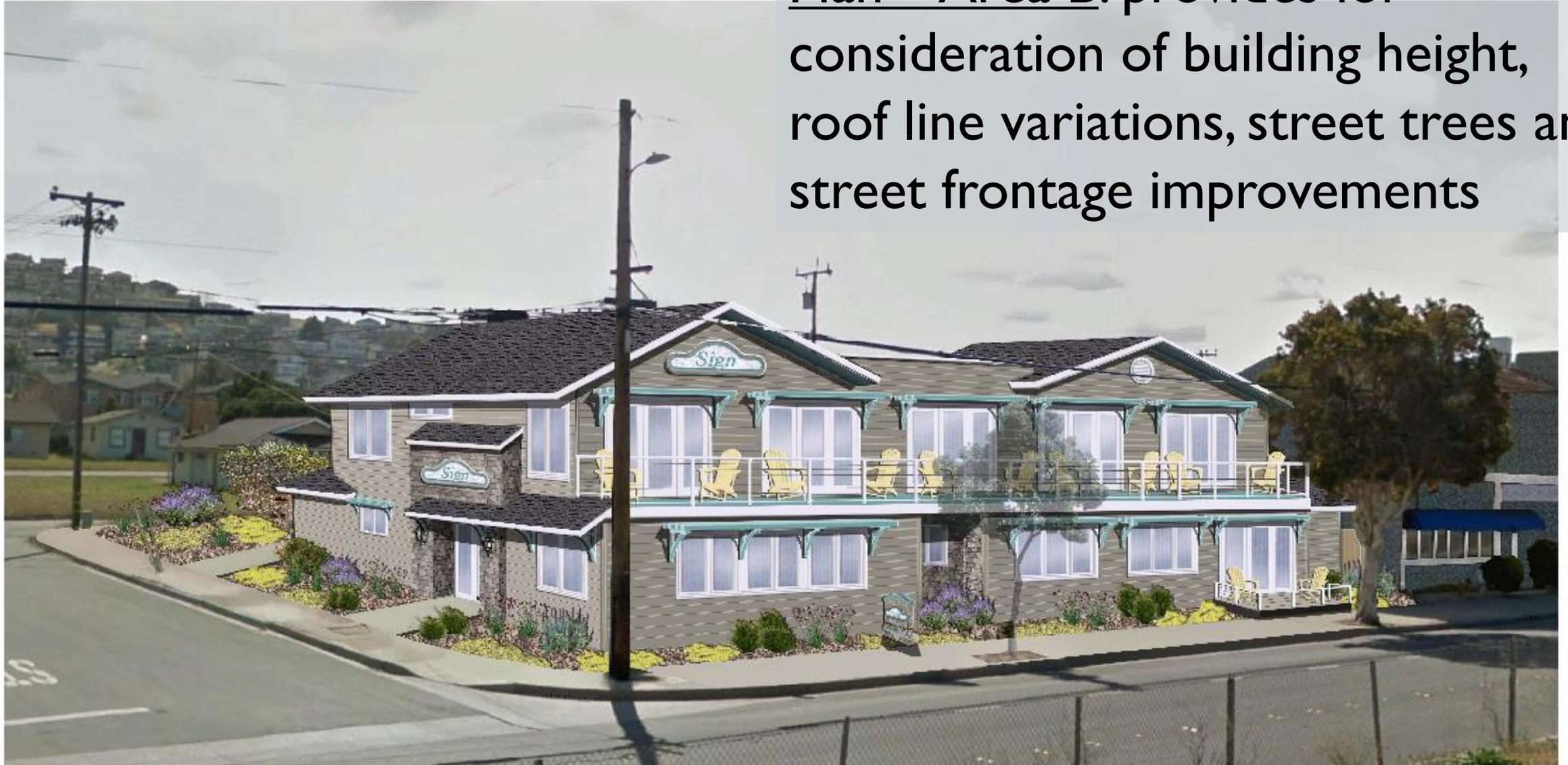
Commercial uses: intended for a wide range of commercial uses, including hotel/motels with a conditional use permit.

Land Use Area: Planning Area 3 – Del Mar Planning Area – allows mixture of all uses as appropriate evaluated on a parcel by parcel basis.

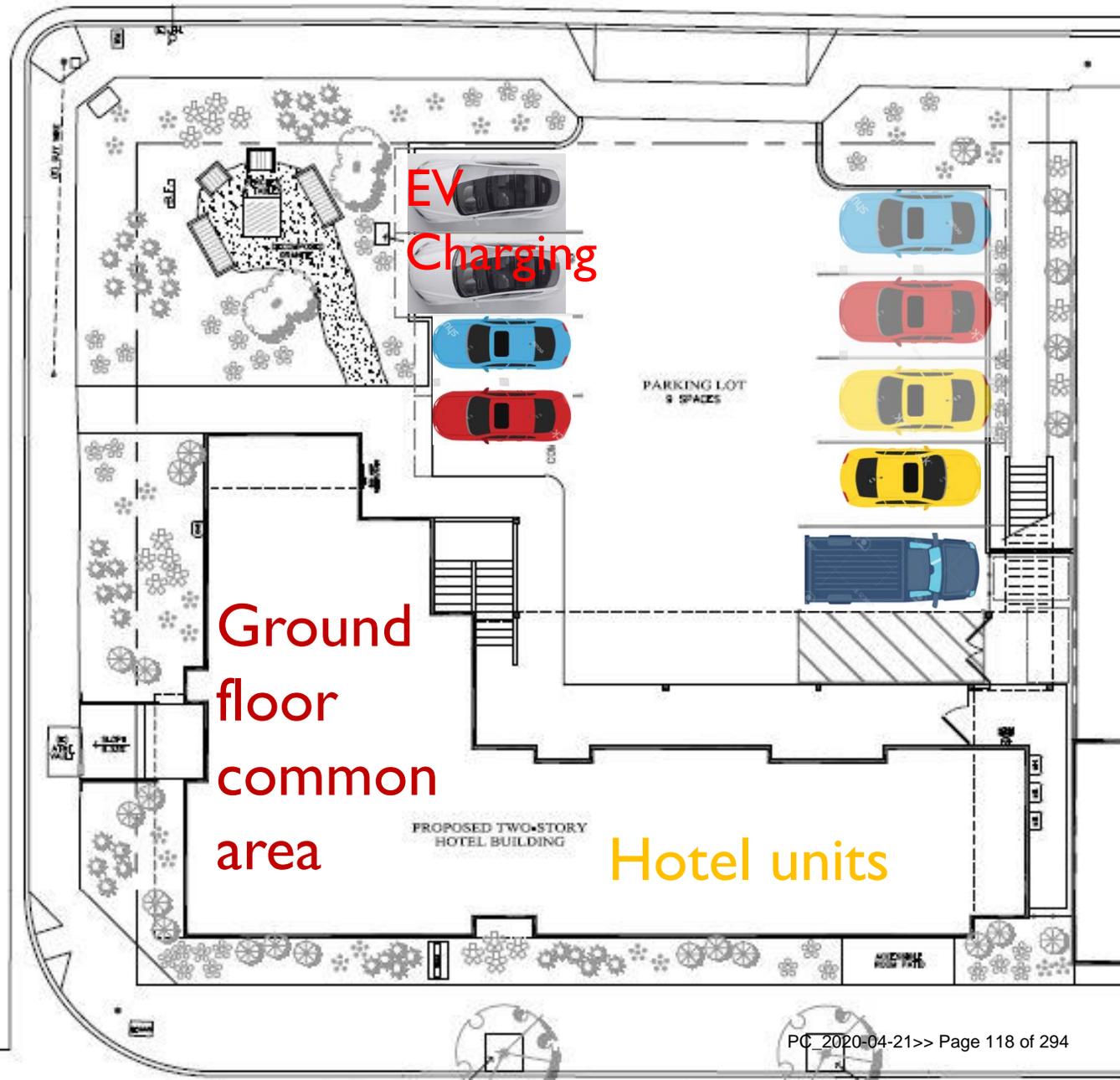


North Main Specific Plan Area

North Main Street Area Specific Plan – Area B: provides for consideration of building height, roof line variations, street trees and street frontage improvements



Proposed Project



Project Site Plan

Hotel:

- 8 hotel rooms
- 1 fully accessible room
- Lobby/dining room
- Outdoor Seating area
- Kitchen, storage/laundry

Parking provided:

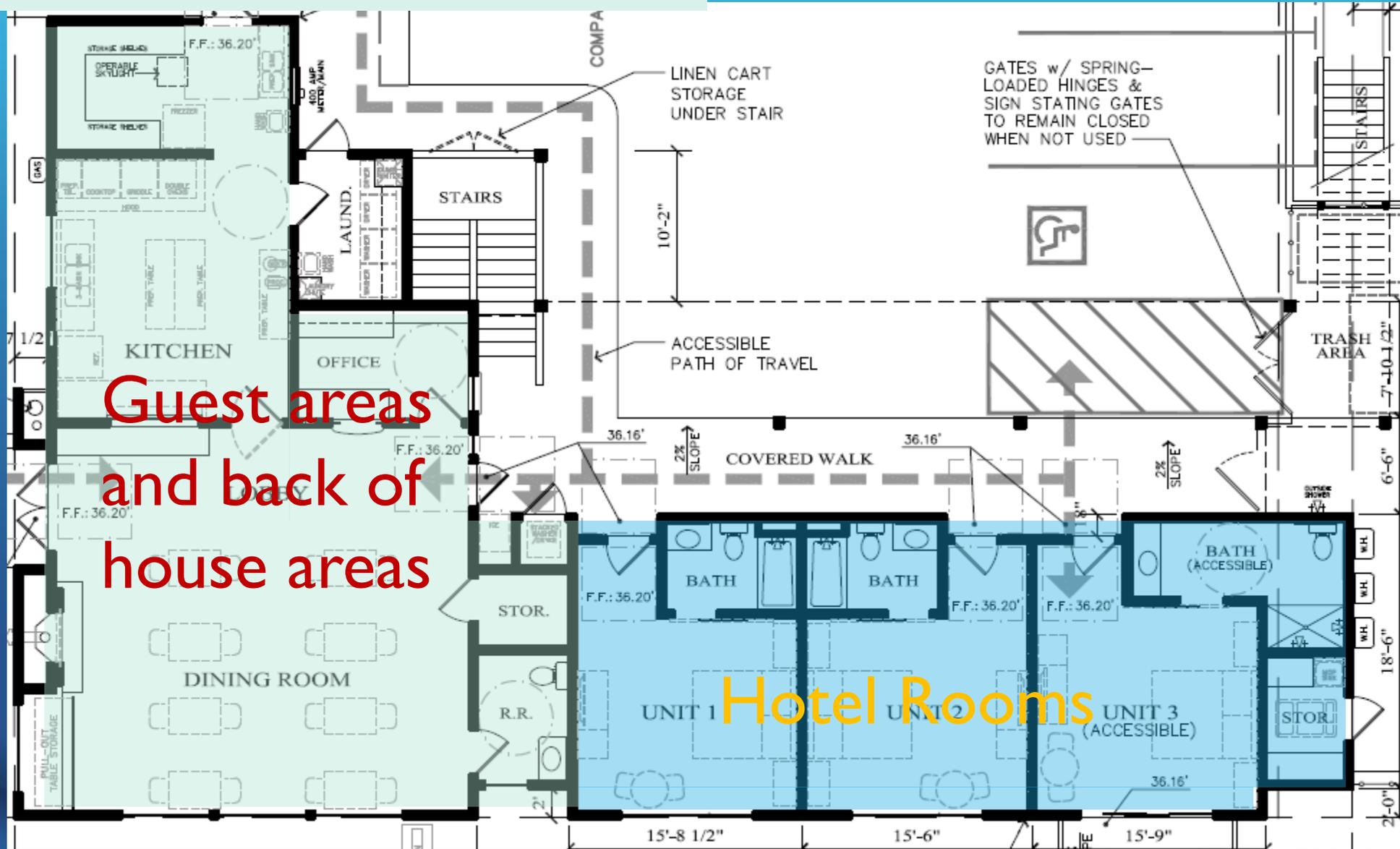
9 spaces, including:

- One Van Accessible
- 2 Compact Spaces
- 2 EV charging Spaces
- 4 standard spaces



MORRO BAY
PUT LIFE ON COAST

Project Floor Plan – Ground Floor



Guest areas
and back of
house areas

Hotel Rooms



Project Elevations

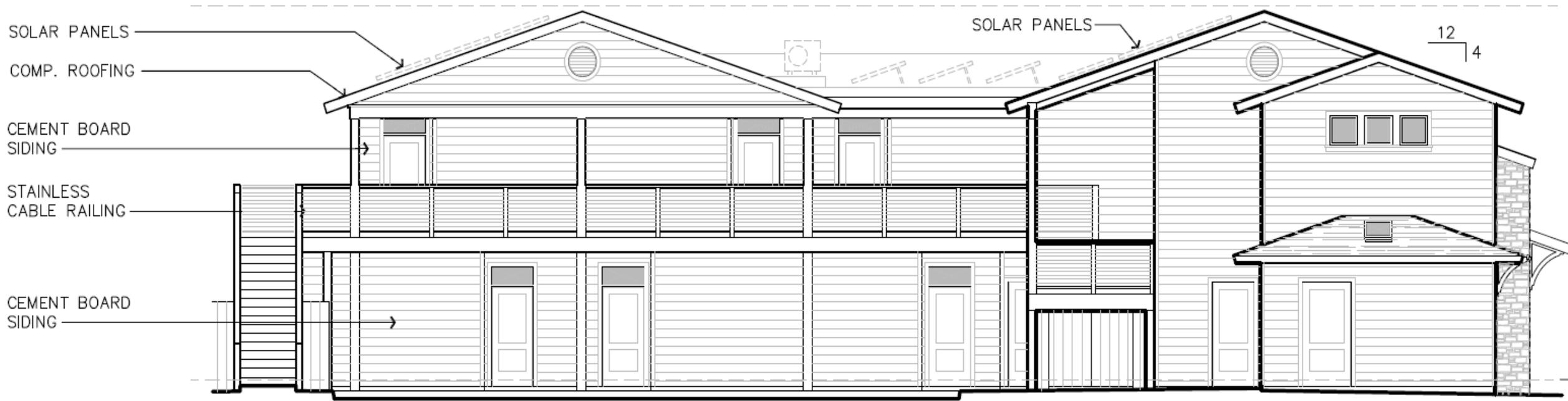


North Elevation: Main Pedestrian Entryway



MORRO BAY
PUT LIFE ON COAST

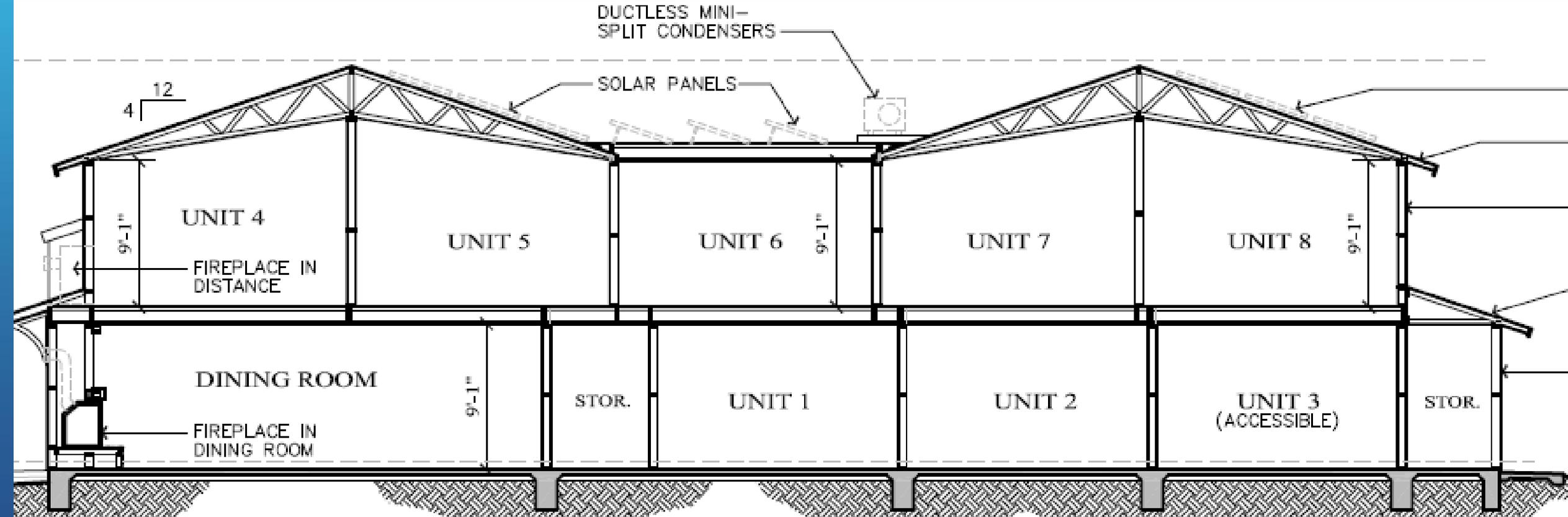
Project Elevations



East Elevation (Alder Ave)



Project Elevations

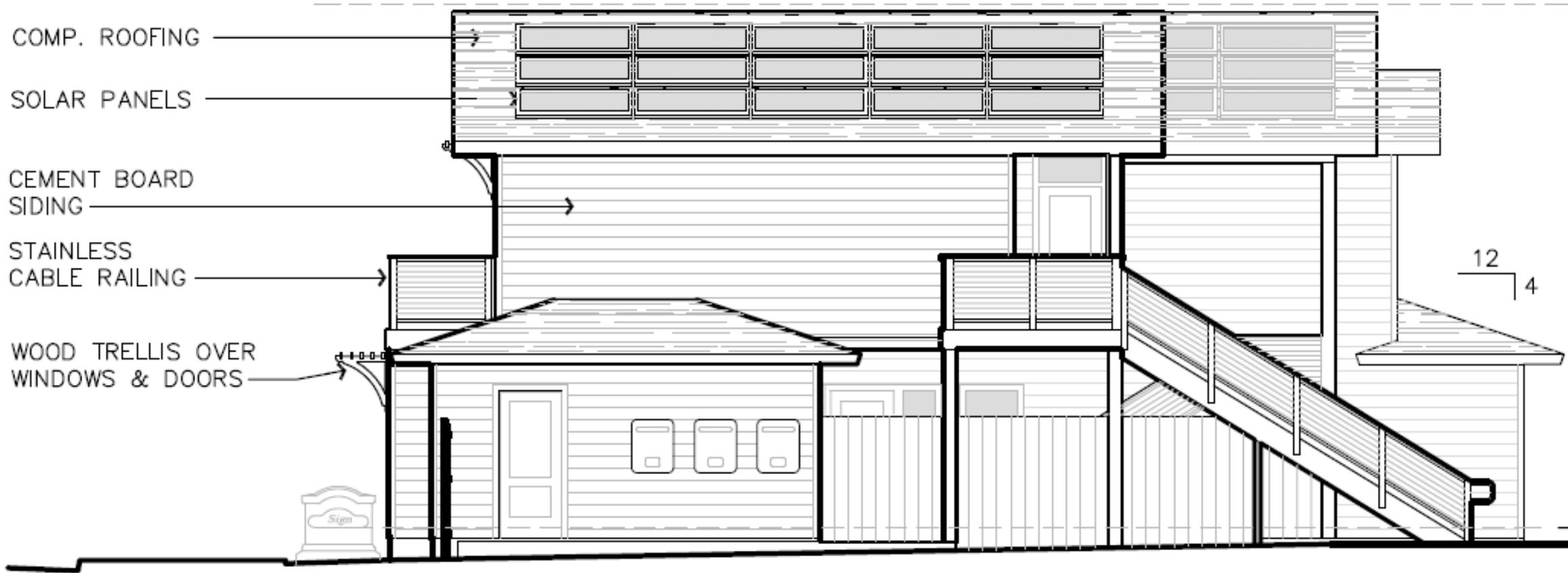


Main Street (West) Building Section



MORRO BAY
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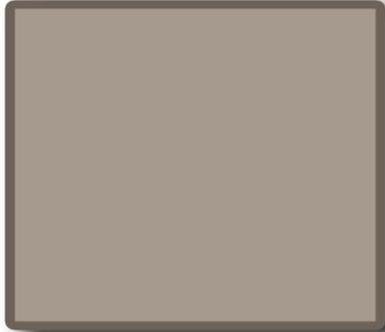
Project Elevations



South Elevation (adjacent to neighboring commercial building)



MORRO BAY
PUT LIFE ON COAST



**EXTERIOR CEMENT BOARD SIDING
COLOR: B.M. SHENANDOAH TAUPE**



**ASPHALT COMPOSITION ROOFING
COLOR: WEATHERED WOOD**



**TREX WALL-MOUNTED PERGOLAS
COLOR: LAGOON**



**EXTERIOR WOOD/CEMENT TRIM
COLOR: B.M. SIMPLY WHITE**



**DECK RAILS: STAINLESS CABLE
RAIL WITH WHITE WOOD FRAME**



**STONE VENEER: CULTURED STONE
ROCKFACE - BUCKS COUNTY**



Proposed Project



**WINDOWS: WHITE VINYL WINDOWS
WITH WHITE TRIM**

City Development Standards

	MCR/R-4/SP Standards	Proposed Project
Front and Exterior Side Setback	5 feet	5 feet (San Joaquin St & Main Street)
Interior side Setback	5 feet, 10 feet for buildings >15ft height	5 feet (ground floor), 10 feet (second floor)
Rear Setback	5 feet	30 feet (Alder St)
Height (from ANG)	25 Feet	25 feet
Lot Coverage	60%	41 %
Parking	8 spaces required	9 spaces provided



MORRO BAY
PUT LIFE ON COAST



Staff recommendation is for approval of Conditional Use Permit(CUP 19-17), Coastal Development Permit(CDP19-044) pursuant to the findings and conditions of approval included in Planning Commission Resolution 08-20



MORRO BAY
PUT LIFE ON COAST



AGENDA NO: B-3

MEETING DATE: April 21, 2020

Staff Report

TO: Planning Commissioners

DATE: April 10, 2020

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Application for a Coastal Development Permit (CDP19-045) for a new single-family home with 2,078 sf of livable space, plus a 713-sf garage and a 130-sf deck on the west side. The site is located at 3029 Beachcomber Drive and is a 6,060-sf parcel in the R-1/S.2A Zoning district within the Coastal Commission Appeal Jurisdiction.

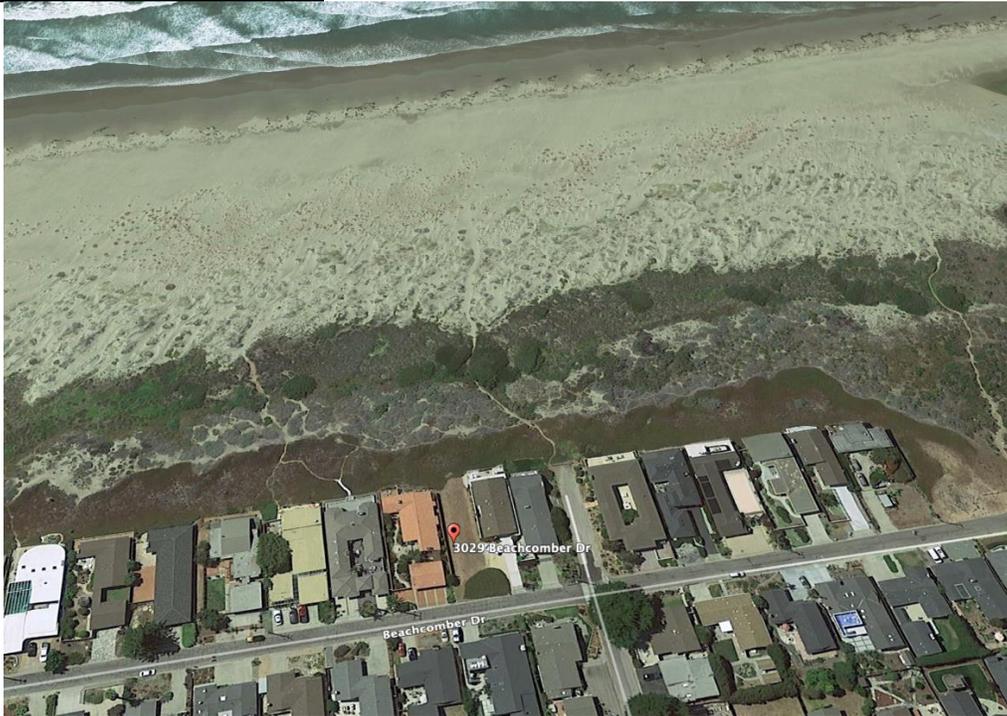
RECOMMENDATION:

APPROVE THE PROJECT by approving Planning Commission **Resolution 07-20** that includes Findings and conditions of approval for the project, as depicted on site development plans submitted to the City on December 17, 2019.

APPLICANT: Kelly Simmons

AGENT: Crizer Design

LEGAL DESCRIPTION/APN: ATASCADERO BEACH TRACK; 065-233-053



PROJECT DESCRIPTION:

The Applicant is requesting approval of a Coastal Development Permit for a new single-family home to be located on a 6,060-sf vacant “L” shaped infill parcel on the west side of Beachcomber Drive. The home is designed to have 2,078 sf of livable area with a 713-sf garage and a 130-sf deck on the west side. The home is single story, with a flat roof at the street and a low sloped roof on the west side. Similar to other homes in the neighborhood, the design includes a courtyard entrance to the home.



MATERIALS BOARD:

The exterior will include permeable pavers (see grey area between concrete strips in photo above), wood trim on the doors, fence and fascia boards, smooth stucco walls and soffit, in a pale green and grey composition shingle roofing, with a solar PV array on the south side of the roof slope. See Exhibit B Plans for more images of similar materials to those proposed for this exterior upgrade.

PROJECT ANALYSIS:

	R-1/S.2A Standards	Proposed Project
Front Setback	15 feet	15 feet
Side-Yard Setback	5 feet	5 feet
Rear Setback	5 feet	5 feet
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	Max height 13.4 feet, garage height along frontage is 9.1 feet

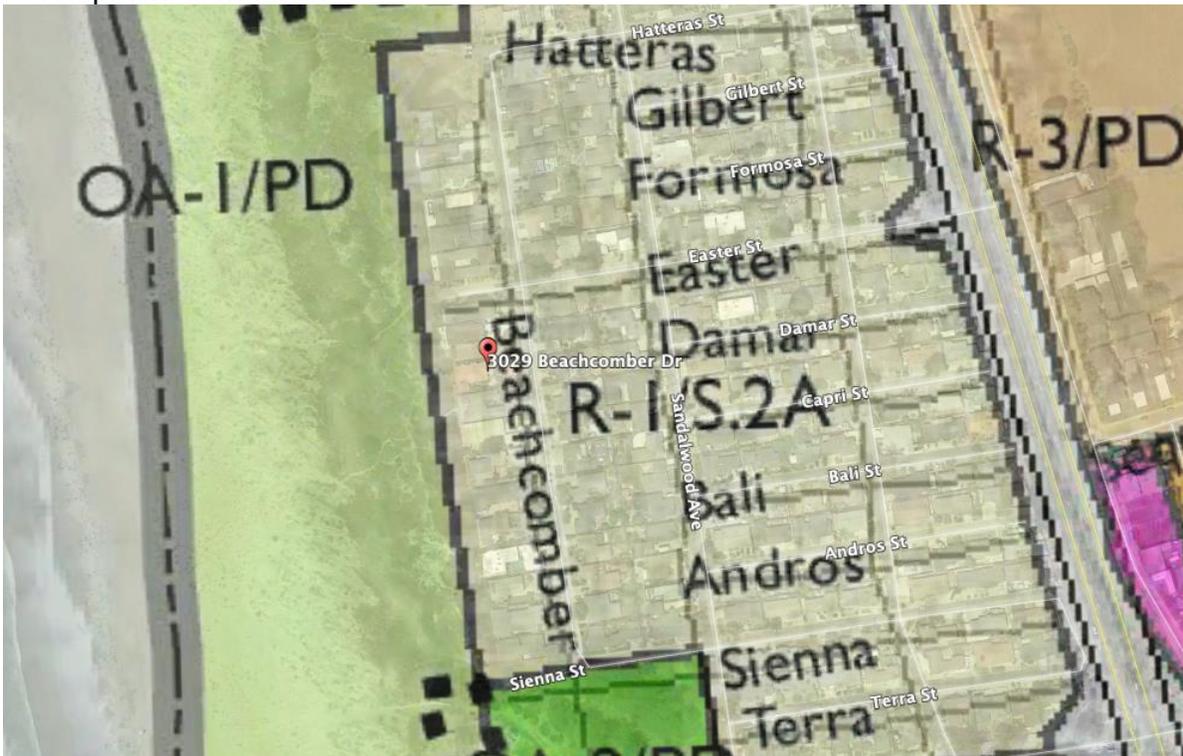
DEVELOPMENT STANDARDS/DESIGN GUIDELINES:

The proposed project meets the setback and height standards. The home is also situated on the parcel similar to the other homes on narrow parcels to the south of the subject property. The exterior finishes and the design of the home are a blend of the character of the neighborhood (courtyard entrances adjacent to the garages) and the residential design guidelines.



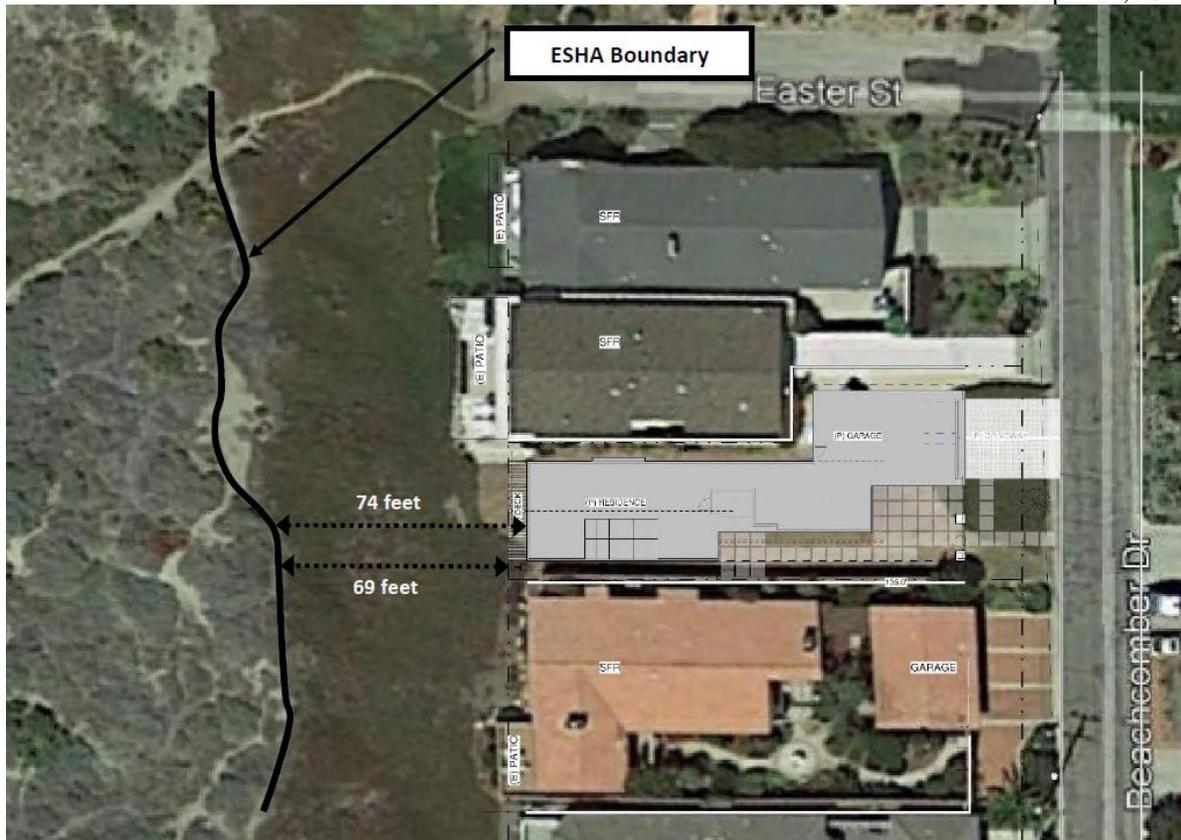
PROJECT ZONING/LAND USE DESIGNATION:

The project site is zoned R-1 with a S.2 A overlay and is in the North Morro Bay planning area. The R-1 zoning designation has the purpose of stabilizing and maintaining the residential character of these areas. The S.2A overlay allows lesser setbacks and lot coverage and imposes a single-story height restriction (up to 17-foot height allowed for 4/12 or steeper pitched roofs or other architectural features). The proposed home is designed to fit into the existing residential character and is in compliance with the development standards.



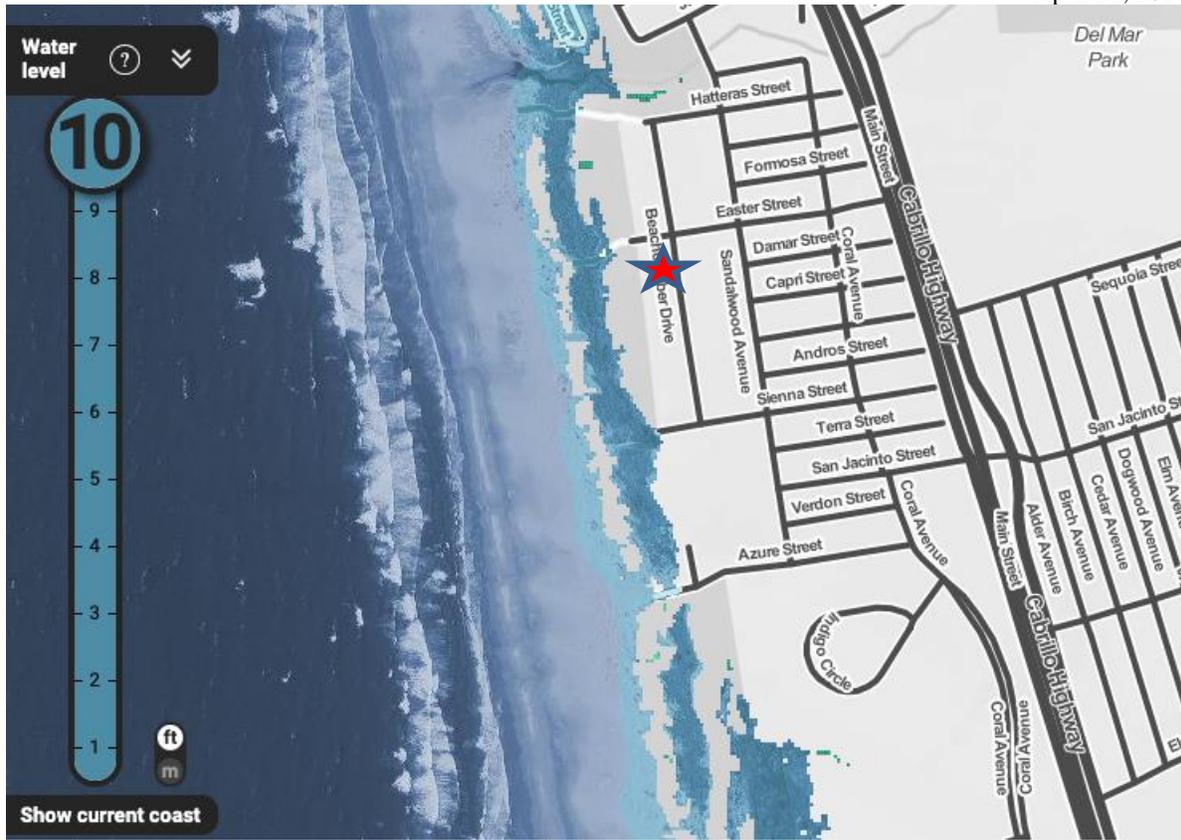


The Coastal Land Use Plan identifies this area as Planning Area 1 – North Morro Bay, classified as moderate density residential allowing 4-7 units per acre. This neighborhood has larger lots than residential lots east of Highway 1. The subject lot is 6,060 square feet and is immediately adjacent to Open Space on the west, specifically the coastal dunes. The applicants obtained an Environmentally Sensitive Habitat Area Boundary Setback, a Biological Resources Survey Report and a Morro Shoulderband Snail (MSS) Habitat Assessment Report, all prepared by Ecological Asset Management dated March 6, 2020. The senior biologist determined the limits of the ESHA which ranges from 70 to 75 feet away from the subject property’s westerly property line, exceeding the 50-foot buffer required pursuant to Chapter 12 of the Local Coastal Program and Section 17.40.040.4c of the City’s zoning ordinance. The habitat studies indicated no live MSS or empty shells were observed within the parcel during either of the two surveys and concluded that no additional surveys are required due to the existing vegetation and soil conditions. See ESHA boundary determination in the photo below.



SEA LEVEL RISING:

The attached map (Surging Seas Risk Zone Map, Climate Central), is showing the effect on the subject property assuming the highest risk level (as identified from the Sea Level Rise Adaptation Strategy Report prepared in January 2018 for the City of Morro Bay). This particular area shows no risk to the property. The proposed home is designed with a finished floor elevation of 23.5 feet above sea level. The California Coastal Commission does not currently require a site-specific Sea Level Rise report but provides a checklist of analysis for the review of high-risk properties. This site is not a high-risk area, does not require strategies to avoid resource impacts and will not conflict with coastal natural resources or SLR impacts.



Adjacent Zoning/Land Use			
North:	R-1/S.2A Single Family Residential	South:	R-1/S.2A Single Family Residential
East:	R-1/S.2A Single Family Residential	West:	Open Area – protected ESH (Dunes) and beach

Site Characteristics	
Site Area	6060 square feet
Existing Use	Vacant
Terrain	Primarily Flat
Vegetation/Wildlife	Typical residential vegetation, adjacent to Dunes
Archaeological Resources	N/A
Access	Beachcomber Drive

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Planning Area 1, Mixed Use “F”, Residential Moderate Density
Base Zone District	R-1
Zoning Overlay District	none
Special Treatment Area	S.2A
Combining District	n/a
Specific Plan Area	North Morro Bay
Coastal Zone	Within the Coastal Commission Appeal Jurisdiction

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on April 10, 2020 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, for new construction of a single-family home in a residential zoning district. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project. See also ESHA determination discussion above in “Project Zoning and Land Use Designation”.

CONCLUSION:

The project as proposed is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

RECOMMENDATION:

Staff recommends the Planning Commission conditionally approve Coastal Development Permit #CDP19-045 for the proposal for the project at 3029 Beachcomber Drive, as shown on plans submitted to the City on December 17, 2019, by adopting Planning Commission **Resolution 07-20** which includes the findings and conditions of approval of the project.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 07-20
- Exhibit B – Graphics/Plans
- Exhibit C – Biological reports

EXHIBIT A

RESOLUTION NO. PC 07-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING A COASTAL DEVELOPMENT PERMIT (CDP19-045) FOR NEW SINGLE-FAMILY HOME LOCATED AT 3029 BEACHCOMBERS WITHIN THE COASTAL COMMISSION APPEAL JURISDICTION

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on April 21, 2020, for the purpose of considering Coastal Development Permit CDP19-045 for a new single family home to be located at 3029 Beachcomber Drive, within the Coastal Commission appeal jurisdiction; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3a, for a single-family home in a residential zone. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Finding

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for additions and exterior updates for an existing single-family home.
2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of moderate density residential development; has size and scale similar to nearby structures.

Section 2. Action. The Planning Commission does hereby approve the Coastal Development Permit CDP19-045 for property located at 3029 Beachcomber Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 17, 2020, for the project at 3029 Beachcomber Drive depicted on plans dated December 17,

EXHIBIT A

2020, as part of the Coastal Development Permit CDP19-045, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development and all installed structures and improvements shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "Manager"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

EXHIBIT A

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

PLANNING CONDITIONS

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

PUBLIC WORKS CONDITIONS

1. Topographic Survey – Grading and Drainage: The plans need to clearly show the existing and proposed improvements including streets, drainage, water and sewer services, finish floor elevations, and other pertinent features. Clearly indicate all proposed improvements within the City right-of-way.

EXHIBIT A

2. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
3. Frontage Improvements – Mountable Curb “Pave-Back”: Beachcomber Drive is a “collector” type roadway. Frontage improvements are required for this project and shall consist of new concrete curb and a street tree (sidewalk is not required). The proposed installation of the mountable concrete curb shall include an 18” wide asphalt “pave-back”. The “pave-back” asphalt shall be installed after the concrete has been installed. The street tree shall be installed clear of proposed and existing utilities.
4. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. (See also the attached existing utility exhibit).
5. Sewer Lateral: Indicate and label new sewer lateral and connection.
6. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
7. Water Meter: Indicate and label new water meter on plans.
8. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater Management page on the City’s website <http://www.morro-bay.ca.us/257/Stormwater-Management>. The following two manuals are available depending upon the simplicity or complexity of the project. the “EZ Manual” and the “Main Manual”, respectively. In general, projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements.
9. Detailed Erosion and Sediment Control Plan: All construction sites require an Erosion and Sediment Control Plan as described in the Construction Site Erosion and Sediment Control Manual” located on the City of Morro Bay website at <http://www.morro-bay.ca.us/689/Construction-Sites>. Based upon total area of disturbance, slopes over 15%, or for projects located within critical areas, additional requirements may apply. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. It must include a written narrative, detailed site plan, typical drawing and details.
10. Stormwater Pollution Prevention Plan (SWPPP): The SWPPP is required for all sites over 1 acre. Prior to issuance of a building permit, the owner shall submit a Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) and develop a SWPPP according to the requirements of a Construction General Permit. Incorporate City of Morro Bay Post Construction requirements to SWPPP.

EXHIBIT A

A copy of the SWPPP with the reference WDID shall be submitted to the City.

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

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. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING DEPARTMENT CONDITIONS:

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 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

EXHIBIT A

- 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:

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

EXHIBIT A

Planning Commission Resolution 07-20

CDP19-045: 3029Beachcomber

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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:

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.

FIRE DEPARTMENT CONDITIONS:

1. Fire Safety during construction and demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations
2. Automatic Fire Sprinklers. An Automatic fire sprinkler system, in accordance with NRPA 13-D, California Fire code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. Carbon monoxide alarms in new dwellings and sleeping areas. 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 the UL 2034 and be installed and maintained in accordance with MFPA 720 and the manufacturer's instructions (CRC R315.2)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of April 2020 on the following vote:

AYES:

EXHIBIT A

Planning Commission Resolution 07-20
CDP19-045: 3029Beachcomber
Page 8

NOES:

ABSENT:

ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 21st day of April 2020.

SIMMONS RESIDENCE

3029 Beachcomber Dr.,
Morro Bay 93442

Revisions:

Project Number: 065-233-053
 Legal Description: CY MB ATAS BCH BL 15B PTN LTS 20&24&25
 APN: 065-233-053
 City: Morro Bay, CA
 County: San Luis Obispo

SIMMONS RESIDENCE

166 Kermodi Street
 Bozeman, MT 59715
 ksimmq@gmail.com

Crizer Design Company, Inc.
 P.O. Box 6952 Los Osos, CA 93412
 Ph. (805) 528-4812 Fax. 528-2325

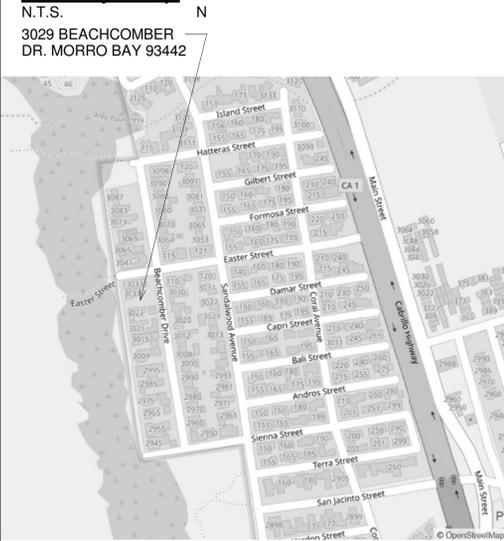
12/16/2019
 Drawn By: ScH
 Scale: 1/8" = 1'-0" U.N.O.
T-1

Title Sheet

Abbreviations

ACOUS	ACOUSTICAL	MEMB	MEMBRANE
ACT	ACOUSTICAL CEILING TILE	MFR	MANUFACTURER
AD	AREA DRAIN	MIN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AFF	ABOVE FINISH FLOOR	MO	MASONRY OPENING
ALT	ALTERNATE	MTD	MOUNTED
ARCH	ARCHITECT	MTL	METAL
B.O.	BOTTOM OF	NIC	NOT IN CONTRACT
BD	BOARD	NO	NUMBER
BET	BETWEEN	NTS	NOT TO SCALE
BLKG	BLOCKING	O.P.	OVERFLOW PIPE
BM	BEAM	OA	OVERALL
BOT	BOTTOM	OC	ON CENTER
BRKT	BRACKET	OD	OUTSIDE DIAMETER
BUR	BUILT UP ROOF	OPG	OPENING
C.G.	CORNER GUARD	OPP	OPPOSITE
CAB	CABINET	PERM	PERIMETER
CALK	CAULKING	PG	PAINT GRADE
CER	CERAMIC	PLAM	PLASTIC LAMINATE
CJ	CONTROL JOINT	PLAS	PLASTER
CLR	CLEAR	PR	PAIR
CLST	CLOSET	PT	PAINT
CO	CASED OPENING	R	RISER
COL	COLUMN	RAD	RADIUS
CONC	CONCRETE	RCP	REFLECTED CEILING PLAN
CONT	CONTINUOUS	RD	ROOF DRAIN
CPT	CARPET	REF	REFRIGERATOR
CT	CERAMIC TILE	REINF	REINFORCED
CTR	CENTER	REQD	REQUIRED
DIA	DIAMETER	RESIL	RESILIENT
DIM	DIMENSION	RO	ROUGH OPENING
DN	DOWN	RTU	ROOF TOP UNIT (MECH)
DR	DOOR	SAFB	SOUND ATTENUATION FIBER BATT
DS	DOWN SPOUT	SC	SCUPPER
DWG	DRAWING	SCD	SEE CIVIL DRAWINGS
(E)	EXISTING	SCHED	SCHEDULE
EA	EACH	SEAL	SEALANT
ELEV	ELEVATION	SECT	SECTION
EMER	EMERGENCY	SED	SEE ELECTRICAL DRAWINGS
ENCL	ENCLOSURE	SF	SQUARE FOOT
EOS	EDGE OF SLAB	SFPD	SEE FIRE PROTECTION DRAWINGS
EQ	EQUAL	SHT	SHEET
EW	EACH WAY	SIM	SIMILAR
F.F.	FINISH FLOOR	SLD	SLIDING DOOR
F.O.	FACE OF	SMD	SEE MECHANICAL DRAWINGS
F.V.	FIELD VERIFY	SPD	SEE PLUMBING DRAWINGS
FA	FIRE ALARM	SPEC	SPECIFICATION
FAP	FIRE ANNUNCIATOR PANEL	SQ	SQUARE
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	SSD	SEE STRUCTURAL DRAWINGS
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FH	FIRE HYDRANT	STL	STEEL
FIN	FINISH	STOR	STORAGE
FRP	FIBER-REINFORCED PLASTIC	SUSP	SUSPENDED
FT	FOOT OR FEET	SYM	SYMMETRICAL
FUR	FURRING	T	TREAD
FX	FIXED	T.O.P.	TOP OF PLATE
G.S.M.	GALVANIZED SHEET METAL	TEMP	TEMPERED
GAL	GALLON	THK	THICK
GALV	GALVANIZED	THR	THRESHOLD
GB	GRAB BAR	TO	TOP OF
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GL	GLASS	UC	UNDERCUT
GND	GROUND	UNFIN	UNFINISHED
GWB	GYP SUM BOARD	UNO	UNLESS NOTED OTHERWISE
H.W.H.	HOT WATER HEATER	UON	UNLESS OTHERWISE NOTED
HDWD	HARDWOOD	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VTR	VENT TERMINATION PIPE
HT	HEIGHT	VWC	VINYL WALL COVERING
ID	INSIDE DIAMETER	W	WITH
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WC	WATERCLOSET
JST	JOIST	WIN	WINDOW
JT	JOINT	WP	WATERPROOF
LAM	LAMINATE	WSCT	WAINSCOT
LAV	LAVATORY	WT	WEIGHT
LDG	LANDING		
LT	LIGHT		

Vicinity Map



Symbols

	ROOM NAME & REFERENCE NUMBER
	WALL TYPE REFERENCE NUMBER
	WALL HEIGHT (SEE ELEV.)
	MATERIAL WIDTH
	MATERIAL TYPE (M) MTL, (W) WD
	DOOR REFERENCE NUMBER
	RATED DOOR REFERENCE NUMBER
	WINDOW REFERENCE NUMBER
	STOREFRONT REFERENCE NUMBER
	KEYNOTE REFERENCE: SEQUENCE NUMBER CSI DIVISION NUMBER
	GRID LINE
	ELEVATION/SECTION REFERENCE: DETAIL NUMBER
	SHEET NUMBER
	INTERIOR ELEVATION DETAIL NUMBER
	DETAIL REFERENCE: DETAIL NUMBER
	ELEVATION HEIGHT MARKER: LEVEL NAME HEIGHT
	SPOT ELEVATION HEIGHT MARKER

Project Data

SITE
 ADDRESS: 3029 Beachcomber Dr., Morro Bay 93442
 APN: 065-233-053
 LEGAL DESCRIPTION: CY MB ATAS BCH BL 15B PTN LTS 20&24&25
 LOT SIZE: 6060 SF = .139 ACRE
 ZONING: R1 / S.2A
 HEIGHT LIMIT: FLAT ROOFS & TOP OF DECK RAILING = 14'
 4.12 ROOF = 17'
 ARCHITECTURAL FEATURES = 17'
OCCUPANCY: R3 SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: V-B (SPRINKLERED)
REQ'D PROPOSED SETBACKS:
 FRONT: 15'
 BACK: 5'
 SIDES: 5'
HEIGHT CALCULATIONS:
 ZONING HEIGHT ALLOWANCE = 17' ABOVE AVG. GRADE
 PROPOSED HOUSE MAXIMUM HEIGHT = 13'-4" ABOVE AVG. GRADE
ALLOWABLE LOT COVERAGE:
 LOT AREA = 6060 SF
 PROPOSED BUILDING COVERAGE = 2980 SF / 6060 SF = 49.2%
 WALKS / DECKS / DRIVEWAY = PERMEABLE
IMPERMEABLE SURFACE CALCULATION:
 IMPERMEABLE SURFACE: 3596 SF OR 59.3 %
 PERMEABLE SURFACE: 2464 SF OR 40.7 %

Scope of Work

CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT FOR CONSTRUCTION OF 2078 SF SINGLE FAMILY RESIDENCE WITH ATTACHED 713 SF GARAGE

AREA PROPOSED:

TOTAL LIVING AREA	=	2078 SF
ATTACHED GARAGE DECK (LESS THAN +30" ABOVE GRADE)	=	713 SF
	=	130 SF

Sheet Index

T-1	Title Sheet
C-1	Site Plan
A-1	Floor Plan
A-1.1	Color & Material Elevations
A-1.2	Neighborhood Context & Render
A-2	Elevations

Consultants

Owner: Kelly Simmons
 166 Kermodi Street
 Bozeman, MT 59715
 ksimmq@gmail.com

Designer: Simon Hakker
 Crizer Design Co., Inc.
 P.O. Box 6952
 Los Osos, CA 93412
 (805) 528-4812
 (805) 235-2325 (Fax)

Engineer: T.B.D.

Contractor: Crizer Construction
 P.O. Box 6952
 Los Osos, CA 93412
 (805) 528-4812
 (805) 235-2325 (Fax)
 LICENSE # 433754

APPLICABLE CODES: California Code of Regulations Title 24
 2016 California Building Code
 2016 California Residential Code
 2016 California Electric Code
 2016 California Mechanical Code
 2016 California Plumbing Code
 2016 California Energy Code
 2016 California Green Building Standards Code (Cal Green)
 2016 California Fire Code

Waste Management

THIS PROJECT COMPLIES WITH COUNTY WASTE MANAGEMENT REQUIREMENTS. A MINIMUM OF 75% OF THE CONSTRUCTION WASTED GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.

City of Morro Bay, Street Tree List 2010
 Each Tree Meets At Least 4 Of The Following Traits:
 1. minimal water/irrigation requirements
 2. minimal root damage to hardscape
 3. minimal height/canopy obstruction (view, safety, maintenance)
 4. 40% or better canopy forest use consideration
 5. A central coast native/semi-native
 6. traditional street tree with proven success in MB city

Scientific Name	Common Name
<i>Arbutus menziesii</i>	Strawberry madrone
<i>Ceanothus velutinus</i>	Channel Island fuchsia/ceanothus
<i>Ceanothus 'Ray Hartman'</i>	California Lilac
<i>Cyperus macrocarpa</i>	Monterey cypress
<i>Heteromeles arbutifolia</i>	Toyon/Holly
<i>Leguminosia patersonii</i>	Prinosoc tree
<i>Leptospermum laevigatum</i>	Australian tea tree
<i>Lyonothamnus floribundus</i>	Catalina ironwood
<i>Melaleuca roseophylla</i>	Pink Melaleuca
<i>Melaleuca quinquenervia</i>	Paper bark tea tree/Cajuput tree
<i>Persea americana</i>	Avocado
<i>Pinus torreyana</i>	Torrey pine
<i>Prunus lyonii</i>	Catalina cherry
<i>Quercus agrifolia</i>	Coast live oak
<i>Quercus tomentella</i>	Channel Island oak
<i>Rhus integrifolia</i>	Lemonade sassafras/Lemonade berry
<i>Ulmus parvifolia</i>	Chinese elm

List Approved by City Council on September 13, 2010

NOTES:

- GENERAL NOTES:
 1. DIMENSIONS ARE APPROXIMATE. REFER TO SURVEYOR OR ENGINEERS DRAWINGS FOR EXACT DIMENSIONS.
 2. DRAINAGE: (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET.
 3. DRAINAGE: SWALES AND DITCHES SHALL BE IN COMPLIANCE WITH SECTION 1803.3
 4. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
 5. IF PHYSICAL OBSTRUCTIONS OR PROPERTY LINES 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITH IN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. - CBC 1803.3

GRADING & EROSION CONTROL NOTES:

- (PER SAN LUIS OBISPO COUNTY)
 (FINAL GRADING OF LOTS SHALL BE IN CONFORMANCE W/ THE UBC AND THE COASTAL ZONE LAND USE ORDINANCE)
 1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED ABOVE.
 2. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 3. AREAS OF FILL SHALL BE SCARIFIED, BENCHING, AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED BY A SOIL OR CIVIL ENGINEER.
 4. FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.
 5. REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.
 6. NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 7. ALL DISTURBED AREAS SHALL BE HYDRO SEEDING OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
 8. MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.

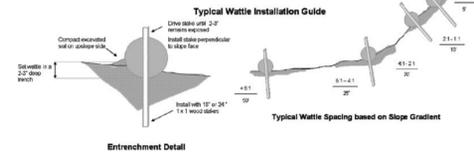
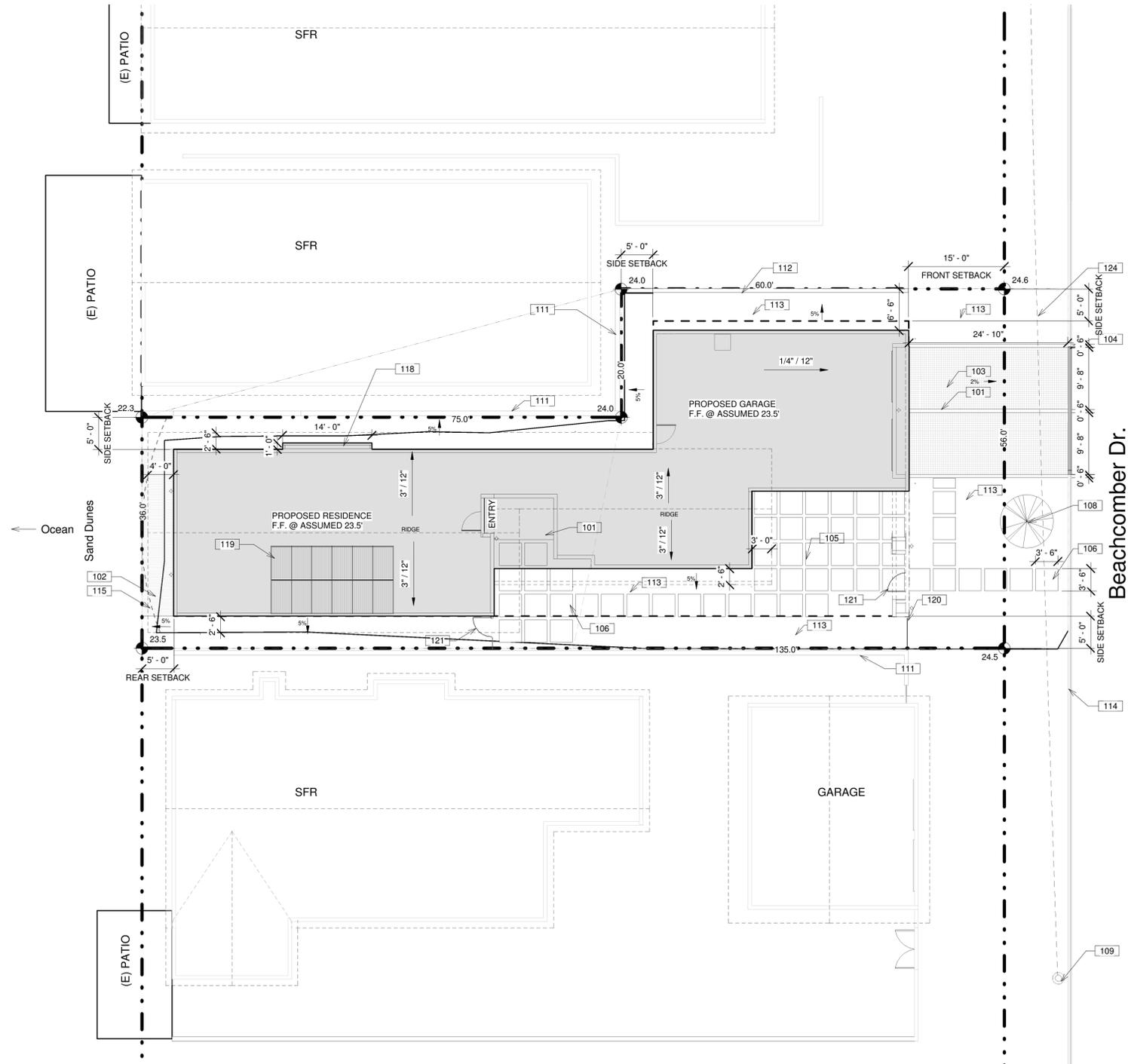
EROSION CONTROL MONITOR
 Crizer Construction (805) 528-4812

Keynote Legend

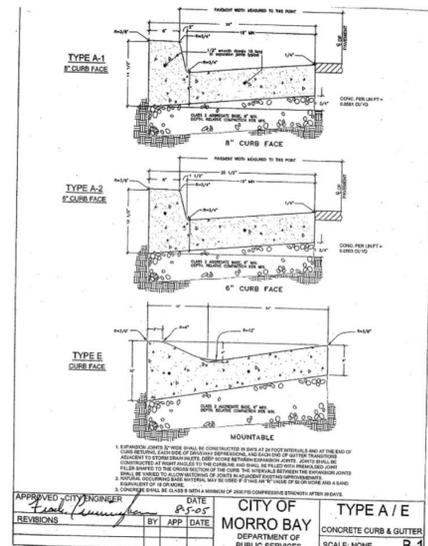
101	SITE CONCRETE.
102	PERMEABLE DECK.
103	PERMEABLE PAVER DRIVEWAY.
104	MOUNTABLE CURB PER CITY DETAIL TYPE E.
105	PERMEABLE PATIO 42" SQUARE W/ 6" GAPS.
106	PERMEABLE WALKWAY 42" SQUARE W/ 6" GAPS.
108	(P) STREET TREE (FROM APPROVED LIST, PER OWNER) LOCATED PER PLAN & STANDARD B-12.
109	(E) UTILITY POLL. NEW UNDERGROUND TO SINGLE FAMILY RESIDENCE 200 AMP METER PANEL.
111	(E) STUCCO WALL TO REMAIN.
112	(P) STUCCO CMU WALL TO MATCH EXISTING.
113	VEGETATIVE AREA.
114	(E) ROLLED CURB.
115	STRAW WADDLE EROSION CONTROL SEE DETAIL 2/C-1.
118	ARCHITECTURAL WINDOW PROJECTION.
119	(P) SOLAR PV LOCATION.
120	(P) FENCE. SEE ELEVATIONS FOR MORE INFO.
121	(P) 36" GATE. SEE ELEVATIONS FOR MORE INFO.
124	(E) OVERHEAD LINE.

SITE LEGEND

- LOT COVERAGE
- LINE OF ROOF OVERHANG

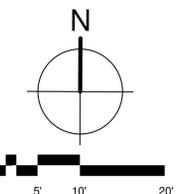


2 STRAW WATTLE
 1/4" = 1'-0"



AVERAGE NAT. GRADE = (24.6' HIGH + 22.3' LOW) / 2 = 23.5'
 MAX BUILDING HEIGHT (AVE. NAT. GRADE + 17.0') = 40.5'
 AVERAGE SLOPE = 2.3/135 = 1.7% < 10%
 TOTAL SITE DISTURBANCE = 6060 SF
 IMPERMEABLE SURFACE: 3596 SF OR 59.3 %
 PERMEABLE SURFACE: 2464 SF OR 40.7 %

REQ'D PROPOSED SETBACKS:
 FRONT: 15'
 BACK: 5'
 SIDES: 5'



1 Site Plan
 1" = 10'-0"

Revisions:

3028 BEACHCOMBER DR.
 MORRO BAY 93942
 Legal Description
 APN: 065-233-053
 CY MB ATAS BCH BL 15B
 PTN LITS 20824825

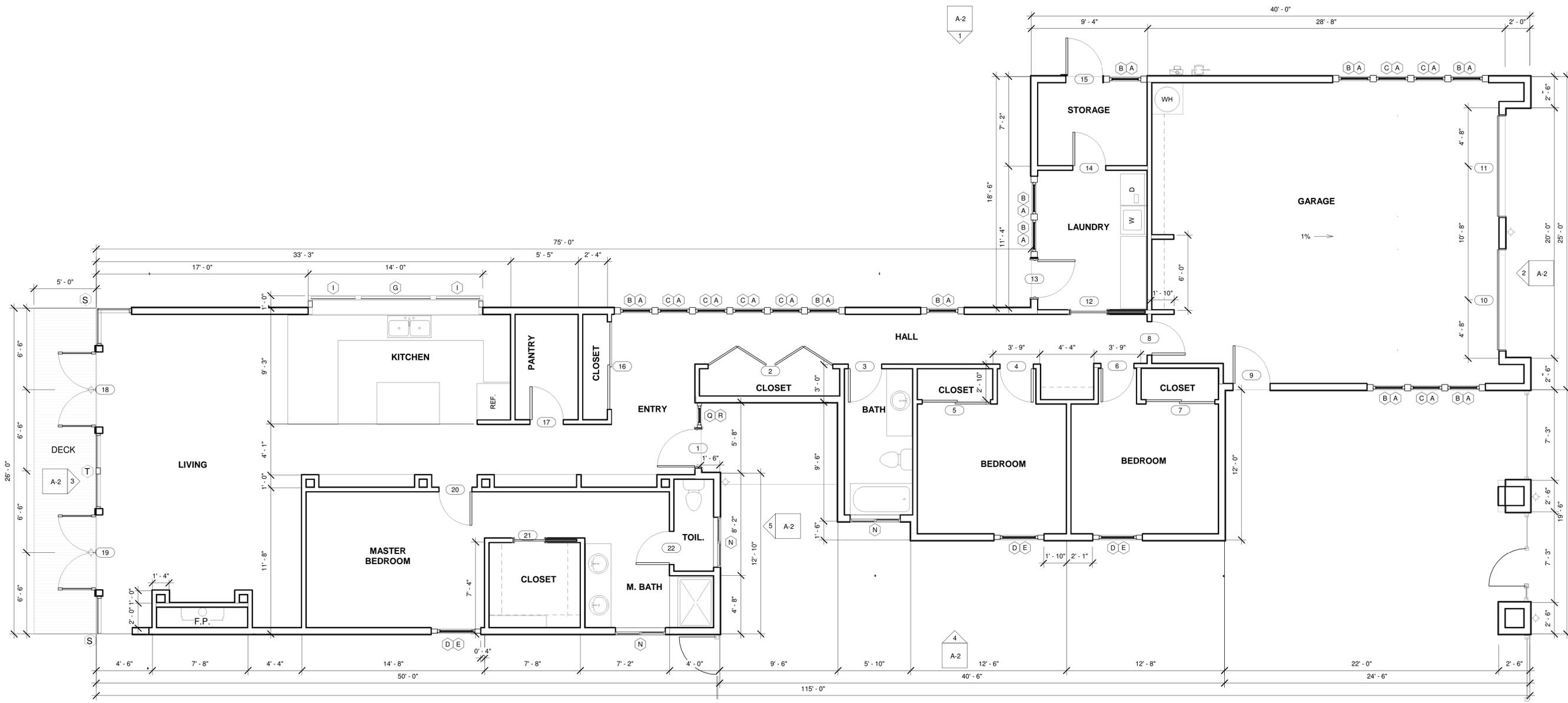
**SIMMONS
 RESIDENCE**

166 Kermodi Street
 Bozeman, MT 59715
 ksimmqu@gmail.com

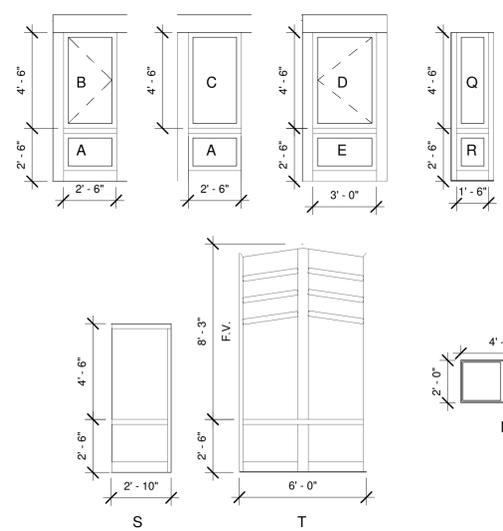
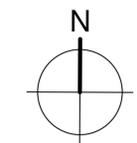
**Crizer Design
 Company, Inc.**
 P.O. Box 6952 Los Osos, CA 93412
 Ph. (805) 528-4812 Fax. 528-2325

12/16/2019
 Drawn By: Sch
 Scale: As indicated
 U.N.O.

C-1
 Site Plan



1 Floor Plan
1/4" = 1'-0"



Window Schedule						
Ref.	Size		Type	Count	Manufacturer	Comments
	Width	Height				
A	2'-6"	1'-9"	Fixed	17		
B	2'-6"	4'-6"	Casement	10		
C	2'-6"	4'-6"	Fixed	7		
D	3'-0"	4'-6"	Casement	3		
E	3'-0"	1'-9"	Fixed	3		
G	5'-6"	3'-4"	Fixed	1		
I	3'-6"	3'-4"	Slider	2		
N	4'-0"	2'-0"	Horizontal-Sliding	3		
Q	1'-6"	4'-6"	Fixed	1		
R	1'-6"	1'-9"	Fixed	1		
S	2'-10"x7'-0" x2 F.V.		Frameless Corner	2		
T	6'-0"x10'-9" F.V.		Custom Fixed	1		

Abbreviations

HC	HOLLOW CORE
SC	SOLID CORE
SGD	SLIDING GLASS DOOR
FL	FULL LITE
FR	FRENCH DOORS
RU	ROLL UP
DBL	DOUBLE DOORS
RATED	FIRE RATED
SLC	SLIDING CLOSET

Door Schedule					
Door Number	Door Type	Door Size	Manufacturer	Finish	
					Comments
1	SC	3'-0" x 7'-0"			
2	BFC	10'-0" x 7'-0"			
3	HC	2'-8" x 7'-0"			
4	HC	2'-8" x 7'-0"			
5	SLC	5'-6" x 7'-0"			
6	HC	2'-8" x 7'-0"			
7	SLC	5'-6" x 7'-0"			
8	RATED	2'-8" x 7'-0"			
9	SC	3'-0" x 7'-0"			
10	RU	8'-0" x 7'-0"			
11	RU	8'-0" x 7'-0"			
12	PK	3'-0" x 7'-0"			
13	FL	3'-0" x 7'-0"			
14	HC	2'-8" x 7'-0"			
15	SC	3'-0" x 7'-0"			
16	SLC	7'-0" x 7'-0"			
17	HC	2'-8" x 7'-0"			
18	FR	6'-0" x 7'-0"			
19	FR	6'-0" x 7'-0"			
20	HC	2'-8" x 7'-0"			
21	PK	2'-8" x 7'-0"			
22	HC	2'-8" x 7'-0"			

Revisions:

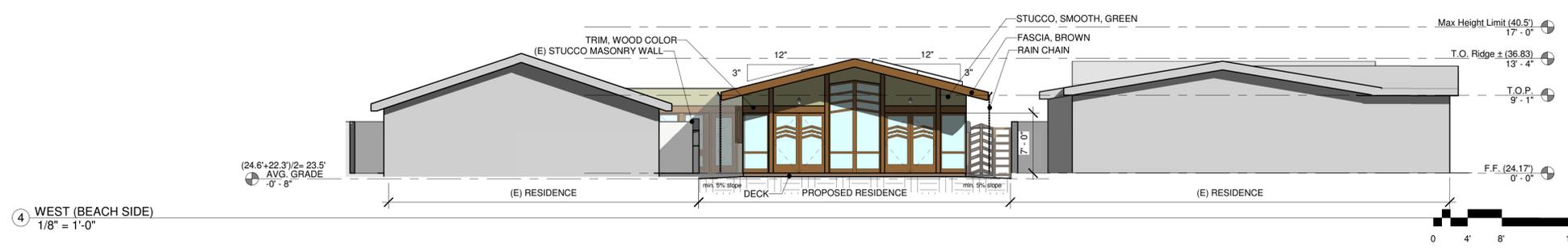
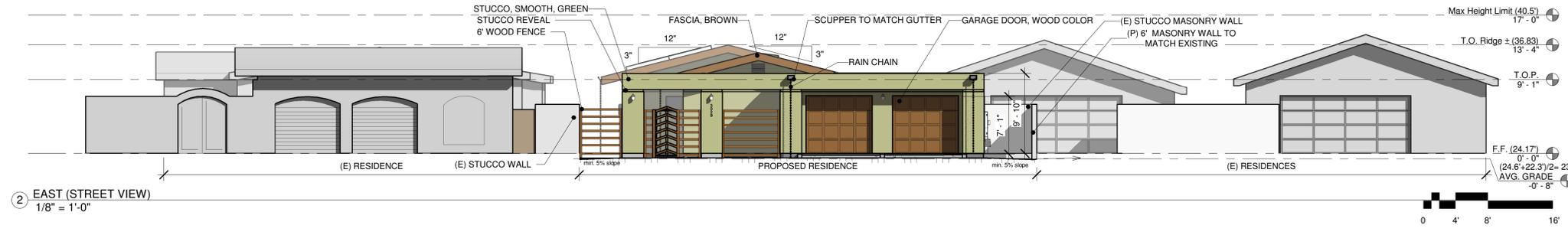
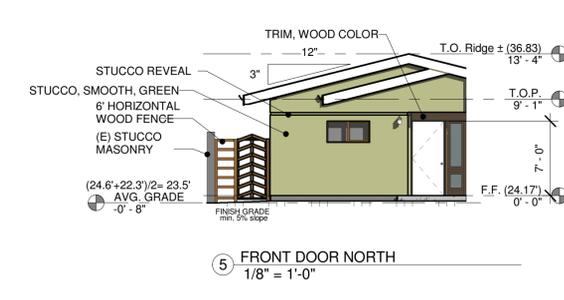
Legal Description
APN: 065-233-053
CY MB ATAS BCH BL 15B
PTN LYS 20824825

166 Kermodi Street
Bozeman, MT 59715
ksimmqu@gmail.com

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Ph. (805) 528-4812 Fax. 528-2325

12/16/2019
Drawn By: Sch
Scale: 1/4" = 1'-0" U.N.O.
A-1

Floor Plan



Revisions:

Legal Description
APN: 065-233-053
CY MB ATAS BCH BL 15B
PTN L15 20824825

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12/12/2019
Drawn By: Author
Scale: 1/8" = 1'-0"
U.N.O.

A-1.1

Color &
Material
Elevations



Street View Render

Revisions:

Legal Description
 APN: 065-233-053
 CY ME AT AS BCH BL 15B
 PTN L1S 20&24&25

SIMMONS RESIDENCE

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12/16/2019
 Drawn By: Author
 Scale: U.N.O.

A-1.2

Neighborhood
Context &
Render



South Neighboring Residence



Existing Vacant Site (P) Location of New Single Family Residence



North Neighboring Residence



South West Corner of Beachcomber Dr. and Easter St.



3029 Beachcomber

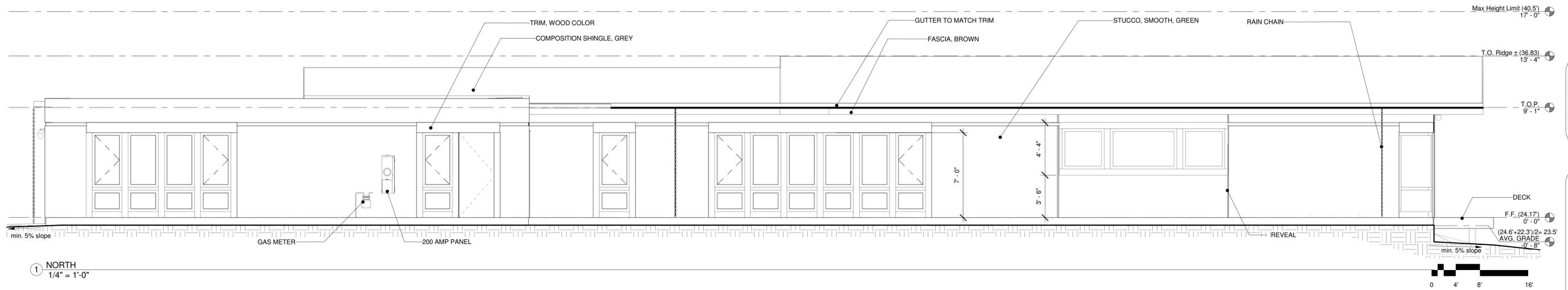


South East Corner of Beachcomber Dr. and Easter St.



Beachcomber Architectural Context

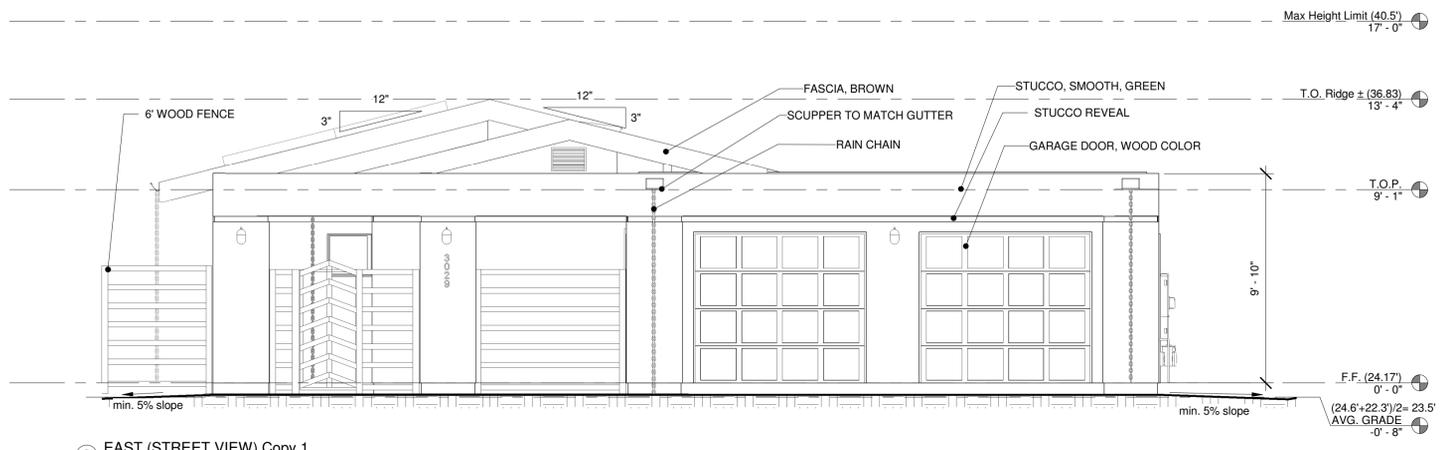
EXHIBIT B



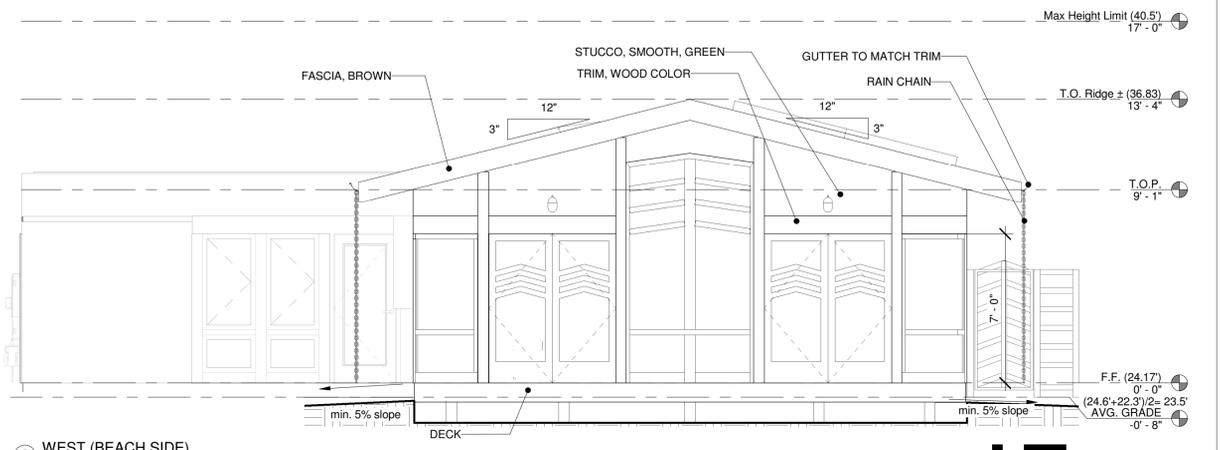
1 NORTH
1/4" = 1'-0"

Revisions:

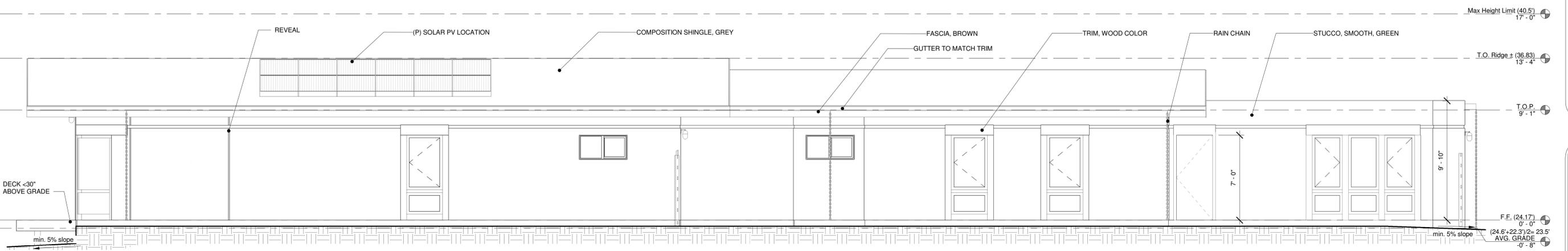
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CY MB ATAS BCH BL 15B
PTN LYS 20824825



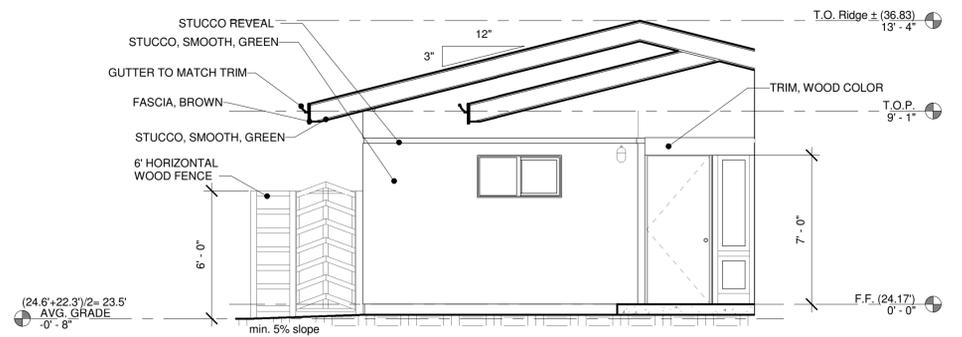
2 EAST (STREET VIEW) Copy 1
1/4" = 1'-0"



3 WEST (BEACH SIDE)
1/4" = 1'-0"



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



5 FRONT DOOR
1/4" = 1'-0"

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ksimmqu@gmail.com

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Ph. (805) 528-4812 Fax. 528-2325

12/16/2019
Drawn By: ScH
Scale: 1/4" = 1'-0"
U.N.O.

A-2

Elevations

EXHIBIT C

3029 Beachcomber Drive
APN 065-233-053
Morro Bay, San Luis Obispo County, California

Biological Resources Survey Report



Prepared for:

Kelly Simmons
166 Kermodi Street
Bozeman, MT 59715

March 6, 2020

Prepared by:



PO Box 6840, Los Osos, CA 93412 | 805.440.6137
<http://www.ecologicalmgmt.com> | dwayne@ecologicalmgmt.com

EXHIBIT C

3029 Beachcomber Drive, APN 065-233-053

Biological Resources Survey Report

Report prepared by:

Dwayne Oberhoff
Senior Biologist/LLC Manager
Ecological Assets Management, LLC
PO Box 6840
Los Osos, CA 93412
805.440.6137
dwayne@ecologicalmgmt.com



Signature

3/06/2020

Date

EXECUTIVE SUMMARY

The following Biological Resources Survey Report has been prepared by Ecological Assets Management LLC (EAM), for Ms. Kelly Simmons on a 6,060-square foot parcel (subject parcel) located at 3029 Beachcomber Drive (APN 065-233-053) in Morro Bay, San Luis Obispo County, California.

EAM conducted a review of the California Natural Diversity Data Base (CNDDDB) within an eight-quadrangle radius around the subject parcel to identify special-status species and natural communities (e.g. plant communities) that have the potential to occur on or adjacent to the site. This review identified nine (9) sensitive natural communities, and 113 special-status plants and 60 special-status animal species. The report assesses if additional protocol or focused survey efforts are necessary, and whether any biological impacts and effects are likely to occur to federal and state listed species or sensitive or jurisdictional habitats. Avoidance, minimization, protection and mitigation measures have been proposed within this report, if necessary, to minimize any potential for impacts to special-status species and habitats.

Four site visits conducted by EAM biologists found the subject parcel to consists of relatively flat terrain that has historic and ongoing disturbances. No trees or shrubs or native habitats are present on the subject parcel, and the dominant vegetation consists of nonnative annual grasses and weedy species. No special-status plants or wildlife species have the potential to be present based on observed conditions and the habitats present.

As part of this effort EAM also conducted an evaluation of the extent of Environmentally Sensitive Habitat Area (ESHA) on or adjacent to the subject parcel to identified the limits of ESHA pursuant to the California Coastal Act and the City of Morro Bay Coastal Land Use Plan (CLUP), associated with Morro Strand State Beach located to the west of the residential parcel (refer to Appendix H). In summary, the parcel does not contain ESHA and the closest ESHA is dune scrub habitat located approximately 69 feet to the west of the western parcel boundary. Based on this evaluation the proposed project would not remove, degrade, encroach on or impact ESHA, or cause a significant disruption of ESHA habitat values in the vicinity. In addition, EAM prepared a Morro shoulderband snail (MSS) habitat assessment to determine if suitable habitat for MSS is found on the subject parcel. In summary, two surveys conducted during protocol conditions found the subject parcel to be disturbed, and has unsuitable soils and habitat conditions for MSS. Based on this assessment, it is highly unlikely that MSS are present within the subject parcel due to the absence of suitable soils and habitats.

INTRODUCTION

The following Biological Resources Survey Report has been prepared by Ecological Assets Management LLC (EAM), for Ms. Kelly Simmons on a 6,060-square foot parcel (subject parcel) located at 3029 Beachcomber Drive in Morro Bay, San Luis Obispo County, California. The Assessor's Parcel Number (APN) for the subject parcel is 065-233-053.

This report presents the methods and results of a biological resources survey conducted on the parcel in January, February, and March 2020 by EAM biologists Dwayne Oberhoff and Bob Sloan, and provides current information on special-status plant and wildlife species that may be potentially present on the subject parcel, within the project area or in the vicinity. The survey did not cover the blooming period for most of the special-status annual plant species that have potential to occur in the area, and this report does not provide a complete floristic inventory of the site. The survey assessed the potential for special status wildlife species to be present based on observed conditions and habitat types, historical uses, and CNDDDB records. The report assesses if additional protocol or focused survey efforts are necessary, and whether any biological impacts and effects are likely to occur to federal and state listed species or sensitive or jurisdictional habitats. Avoidance, minimization, protection and mitigation measures have been proposed within this report to minimize any potential for impacts to these special-status species and habitats.

The biological resource assessment found the entire relatively flat parcel, vegetated with nonnative plant species, and disturbed from mowing and vehicle parking. A review of the California Natural Diversity Data Base (CNDDDB) was conducted within an eight-quadrangle radius around the subject parcel to identify special-status species and natural communities (e.g. plant communities) that have the potential to occur on or adjacent to the site.

SITE LOCATION

The 6,060-square foot subject parcel is located at 3029 Beachcomber Drive (APN 065-233-053) in Morro Bay, San Luis Obispo County, California (refer to Figure 1). The subject parcel is located approximately 930 feet west of Highway 1 and the nearest cross-street is Easter Street 80 feet to the north. The parcel is bordered on the north and south by existing single-family residences, the east by Beachcomber Drive, and the west by coastal strand dune habitats. The subject parcel is one of the last remaining undeveloped residential parcels within the subdivision.

EXHIBIT C

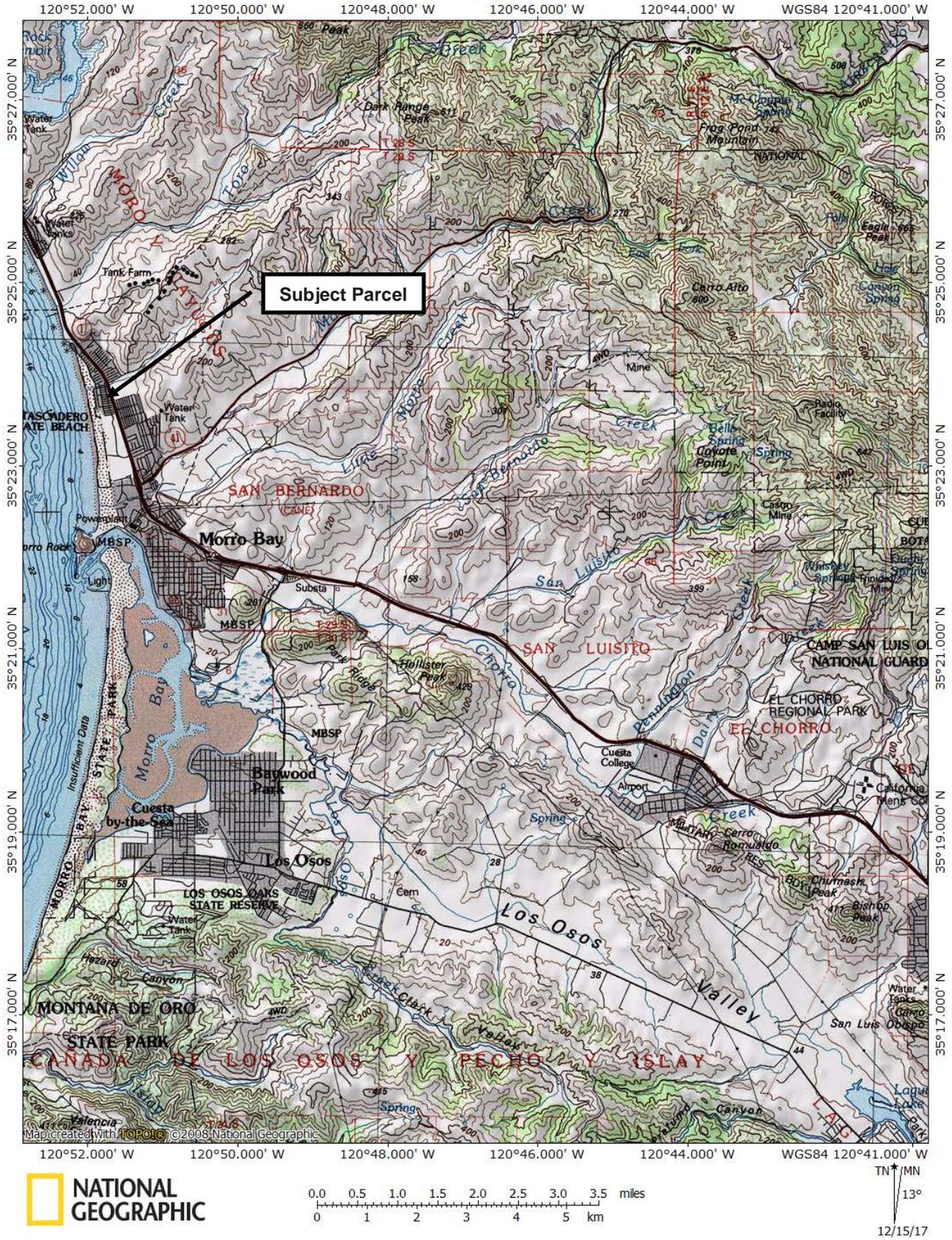


FIGURE 1. Location map of subject parcel.

PURPOSE OF REPORT

EAM has prepared this report at the request of Ms. Kelly Simmons, and it presents a description of current special-status biological resources and jurisdictional constraints within or immediately adjacent to the 6,060-square foot subject parcel. This report provides current information on the special-status species that may be potentially present and assesses if additional protocol or focused survey efforts are necessary, and whether any biological impacts and effects may occur to federal and state listed species or sensitive or jurisdictional habitats from the proposed action. This analysis is based on observed site conditions, historical and ongoing uses, and known special-status plant and animal species and habitat occurrences on and/or within the vicinity of the subject parcel.

PROJECT DESCRIPTION

The proposed project is the construction of a 2,078-square foot ground-level single-family residence and 713-square foot attached garage on the subject parcel (refer to Appendix G).

SURVEY METHODS

Literature Review

Prior to visiting the survey area, EAM biologists reviewed the California Natural Diversity Data Base (CNDDDB) results for the eight (8) U.S. Geological Survey (USGS) 7.5-minute quadrangles to evaluate the potential for occurrence of special-status plant and animal species, and special-status plant communities. This included the Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain quadrangles. Generally, a review of the results from the nine (9) surrounding quadrangles are used, but due to the proximity to the Pacific Ocean no quadrangle was located to the west. This eight (8) quadrangle review area was deemed appropriate based on the subject parcel's location along the coastline, historic and ongoing uses, adjacent residential parcels, limited elevational range, clay soil conditions, and observed plant communities, because these features severely limit the potential number of special-status plant and animal species likely to be present. In addition to CNDDDB results, EAM reviewed available environmental documents and reports conducted in nearby areas for background information and recent findings.

Site Visits

In addition to the review of the CNDDDB, EAM biologist Dwayne Oberhoff visited the subject parcel on January 9, February 24, and March 3, 2020, and Bob Sloan on January 17, 2020. A total of 2.25 hours were spent walking the site and assessing the existing conditions and biological resources. During the site visit, plant communities on the parcel were characterized, and the potential for occurrence of special-status

plants and animals identified by the CNDDDB were evaluated. The January 9 and January 17 site visits to the subject parcel were conducted immediately following a rain event in order to conduct focused surveys for Morro shoulderband snail during protocol conditions. Both Dwayne Oberhoff and Bob Sloan possess federal recovery permits for Morro shoulderband snail and are permitted to conduct protocol surveys. Results of the protocol surveys are presented in this report and a more detailed habitat assessment is included in Appendix I.

Vegetation classification generally followed Holland's *Preliminary Descriptions of the Terrestrial Natural Communities of California* (1986) and was cross-referenced with *A Manual of California Vegetation, Second Edition* (Sawyer et al., 2009) for consistency. Plant species observed during the site visit were recorded, and are included as an appendix to this report. Plant taxonomy followed the *Jepson Manual, Second Edition* (Baldwin et al., 2012). Photos of notable features were taken, and a photo plate is included as an appendix to this report (refer to Appendix E).

The 2020 site visits conducted for this report occurred in January, February, and March, and did not cover the blooming period for all special-status annual plant species that have a potential to occur within the vicinity. Thus, this report does not provide a complete floristic inventory of the site, but uses current conditions, historical uses, CNDDDB records, and survey results to assess the potential for presence of annual special status plants.

RESULTS

Existing Conditions

The subject parcel consists of relatively flat terrain that gently slopes to the west and appears to have been graded and leveled during the initial improvements of the housing tract. The subject parcel is surrounded by existing residences on the north and south sides, a paved road (Beachcomber Drive) on the east side, and a dense mat of nonnative ice plant to the west. Site elevations range from 20 feet above mean sea level along the western property line and 23 feet along the eastern property line. Most areas of the subject parcel receive regular or annual disturbances from mowing and weed abatement, except for areas of ice plant. No trees or shrubs are present on the subject parcel, and the dominant vegetation consists of nonnative annual grasses and weeds. The property corners were delineated during a survey of the subject parcel and were in place during each of the site visits (refer to Appendix E, Photo Documentation, Photos 3 and 4).

Soils

The University of California Davis, Soil Resource Laboratory website, SoilWeb (<http://casoilresource.lawr.ucdavis.edu/>), maps the underlying soils of the subject parcel as "Cropley Clay, 2 to 9 percent slopes." Soils observed on the subject parcel

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match SoilWeb, however scattered rock and base material was observed on the subject parcel and is likely remnant from construction of the adjacent residents and/or the frontage street, Beachcomber Drive.

Observed Habitats

The four site visits conducted by EAM biologists thoroughly covered all areas of the subject parcel, and identified one natural plant community: ruderal/disturbed. In addition, the subject parcel has areas of ice plant (*Carpobrotus edulis*) and gravel. The ruderal/disturbed plant community is discussed below. Refer to Appendix F (Existing Conditions and Habitat Map) for a habitat map of the subject parcel.

- Ruderal/Disturbed

Ruderal/disturbed conditions are common along roadsides, in un-maintained urban areas, and other areas that have been significantly altered by construction, agriculture, ornamental landscaping, or other types of regular activities that affect plant composition and growth. If vegetated, these areas are typically dominated by non-native annual grasses and herbaceous plants adapted to the regular cycle of disturbance from traffic, grading and weed reduction practices such as mowing and herbicide application. Typical plants consist primarily of introduced species and escaped ornamentals that exhibit clinging seeds, adhesive stems, and rough leaves that assist their invasion and colonization of disturbed or unmaintained lands. This is not a native plant community, and is not described in the Manual of California Vegetation (2009) or in Holland's (1986) vegetation classification.

Ruderal or disturbed areas were present across most of the subject parcel. The subject parcel appears to have been graded in the past during development of the housing tract and is mowed annually for fire hazard abatement. In addition, tire track depressions in the clay soil were observed on the subject parcel, and based on the current owner and GoogleEarth aerial imagery the neighbor to the north utilized a portion of the subject parcel for vehicle parking. Based on historic disturbances and on maintenance and uses, the subject parcel is dominated by non-native weedy plant species with occurrences of ornamental species along the northern property line.

Hydrologic Features

No hydrologic features are present within or adjacent to the subject parcel. The nearest riparian habitat is located approximately 0.15-mile to the north of the subject parcel.

SPECIAL-STATUS SPECIES

Special-Status Plant Species

The four site visits involved walking all portions of the site and identifying all plant species observed. Plants were identified to species, or sub-species, with dichotomous keys

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used as necessary (Hoover, 1970; Hickman, ed. 1993). Special-status plant species known to occur in habitats, elevations, and/or soil types similar to those found on the parcel were the focus of the survey effort. During the site visit five vascular plant species were identified and of the species observed, four were nonnative and one was native. Ornamental species planted along the northern property line by the neighbor were not identified and are not reported in this report. A complete list of all plant species observed within the subject parcel during the survey is provided in Appendix C.

For the purpose of this study, special-status plants are vascular plants listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (ESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); and plants occurring on California Rare Plant Rank 1, 2, 3 and 4, as developed by the CDFW and the California Native Plant Society (CNPS). Sensitive natural communities are those plant communities listed as rare in the CNDDDB.

The specific Rare Plant Rank code definitions are as follows:

- Rank 1A = Plants presumed extinct in California;
- Rank 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat);
- Rank 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened);
- Rank 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California (<20% of occurrences threatened or no current threats known);
- Rank 2 = Rare, threatened or endangered in California, but more common elsewhere;
- Rank 3 = Plants needing more information (most are species that are taxonomically unresolved; some species on this list meet the definitions of rarity under CNPS and CESA); and
- Rank 4.2 = Plants of limited distribution (watch list), fairly endangered in California (20-80% occurrences threatened).
- Rank 4.3 = Plants of limited distribution (watch list), not very endangered in California.

The CNDDDB search identified 113 special-status plant species known to occur within the eight (8) quad search radius around the subject parcel. Appendix A contains a table of all special-status plant species identified by the CNDDDB as present within the eight (8) quads around the subject parcel. The CNDDDB species list in Appendix A covers a broad range of habitats, soil types, and elevations not found in the survey area.

The majority of the 113 special-status plant species identified in the database have highly specialized habitat requirements such as serpentine rock outcrops and soils,

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broadleaf or coniferous forests, native grasslands, chaparral, vernal pools, seeps, saltwater marsh, or freshwater marsh, that are not present within or adjacent to the parcel. Species that occur on serpentine based soils such as: San Luis mariposa lily (*Calochortus obispoensis*), Jones layia (*Layia jonesii*), Betty's dudleya (*Dudleya abramsii* ssp. *bettinae*), Chorro Creek bog thistle (*Cirsium fontinale* ssp. *obispoense*), and most beautiful jewel flower (*Streptanthus albidus* ssp. *peramoenus*) are not expected to occur due to the lack of serpentine based soils. Similarly, special-status plants known to occur at higher elevations, such as San Benito fritillary (*Fritillaria viridea*), and Cuesta Ridge thistle (*Cirsium occidentale* var. *lucianum*), were not observed and are not expected to occur on the parcel due to the lack of suitable soils and habitat conditions. Species known to occur on active or stabilized dunes and coastal salt marshes such as Beach spectaclepod (*Dithyrea maritima*), Blochman's leafy daisy (*Erigeron blochmaniae*), and California seablite (*Suaeda californica*) were not observed and are not expected to occur on the subject parcel due to the absence of these specific habitat requirements and presence of clay soils.

Due to historic and ongoing maintenance and disturbances observed on the subject parcel, none of the special-status plant species identified in the CNDDDB search have a potential to be present.

Natural Communities of Special Concern

The CNDDDB search also identified nine sensitive natural communities/plant communities within the nine-quad review area. These communities are:

- Central Dune Scrub
- Central Maritime Chaparral
- Coastal Brackish Marsh
- Coastal and Valley Freshwater Marsh
- Northern Coastal Salt Marsh
- Northern Interior Cypress Forest
- Serpentine Bunchgrass
- Valley Needlegrass Grassland
- Valley Oak Woodland

None of these nine identified sensitive plant communities identified from the CNDDDB review were observed within the subject parcel. The CNDDDB identified the nearest occurrence of a Natural Community of Dune Scrub located approximately 2.5 miles to the south along the Morro Bay sandspit. However, Central Dune Scrub is present approximately 69 feet to the west of the subject parcel and is associated with the back dunes of the coastal strand. This special-status natural community will not be impacted directly or indirectly from the proposed project on the subject parcel.

Environmentally Sensitive Habitat Areas (ESHA)

A variety of plant communities within the Coastal Zone meet the definition of ESHA under Coastal Act Section 30107.5, including coastal streams, riparian areas, wetlands, maritime chaparral, native grasslands, and special-status species habitat. The California Coastal Commission (CCC), with technical assistance from the CDFW, is responsible for protecting ESHA within the Coastal Zone, and requires local agencies such as the City of Morro Bay to develop policies to protect and preserve these areas. The City of Morro Bay Local Coastal Plan does not map ESHA on the subject parcel. However, a native vegetation boundary adjacent to the subject parcel consisting of coastal dune scrub habitat is located approximately 69 feet west of the subject parcel's western property boundary. The identified dune scrub habitat boundary edge generally parallels the western parcel edge, and is separated from the parcel by nonnative ice plant (*Carpobrotus* spp.) and other non-native weedy species. Figure 7B of the 2018 City of Morro Bay Environmentally Sensitive Habitat Area Review and Current Conditions Mapping (2018 ESHA Review), clearly maps the eastern limit of the Backdune/Dune Scrub ESHA in the area. Based on the four site visits and associated focused surveys of the subject parcel, and the absence of observed special-status species and plant communities, the nonnative and disturbed habitats on the subject parcel likely do not meet the definition of ESHA. EAM prepared a full "Environmentally Sensitive Habitat Area Boundary and Setback Evaluation" that is included in Appendix H of this report. In addition, a summary of the evaluation is provided in the section "City of Morro Bay Coastal Zone Land Use Ordinance Compliance" on Page 12 of this report.

Special-Status Wildlife Species

Based on a review of the CNDDDB, a total of 80 special-status wildlife species have been documented within the eight (8) quad search radius around the subject parcel. Appendix B contains a table of all special-status animal species identified by the CNDDDB as present with the eight (8) quads around the subject parcel. Appendix B discusses the habitat requirements of each special-status species and the presence or absence of suitable habitat conditions on or adjacent to the subject parcel. None of the 80 special-status wildlife species known from the eight (8) quad search radius were observed during the two site visits conducted for this report.

In addition, and concurrent with the two site visits to the subject parcel, a habitat assessment for Morro shoulderband snail (*Helminthoglypta walkeriana*) was conducted, which included two surveys conducted during protocol conditions. During this effort, habitats present onsite were assessed to determine if they were suitable for MSS and whether live Morro shoulderband snail (MSS) were present. The MSS surveys and habitat assessment were conducted by MSS permitted biologists Dwayne Oberhoff (federal recovery permit TE-180579-1) and Bob Sloan (federal recovery permit TE-43937B-0). In summary, the subject parcel does not provide suitable habitat for MSS due to the absence of native coastal scrub habitat and suitable sandy soils. The full habitat assessment that was prepared for this effort is included in Appendix I of this report.

Analysis of the CNDDDB species search found numerous special-status species present within the general area of the subject parcel, which includes California red-legged frog (*Rana draytonii*), western pond turtle (*Emys marmorata*), western snowy plover (*Charadrius alexandrinus nivosus*), coast horned lizard (*Phrynosoma blainvillii*), Morro Bay blue butterfly (*Plebejus icarioides moroensis*), overwintering site for Monarch butterfly (*Danaus plexippus* pop. 1), and sandy beach tiger beetle (*Cicindela hirticollis gravida*). However, these species require specialized habitats (e.g. aquatic habitats, sand dunes, large trees for overwintering, etc) that are not present on the subject parcel. In addition, a number of avian species are known from the general area, but due to regular disturbances, and the absence of native habitats and shrubs or trees on site, nesting by bird species on the subject parcel is unlikely to occur.

The evaluation of special status wildlife species occurrence within the parcel was based on a habitat suitability analysis coupled with direct field observations. It did not include definitive surveys to determine their presence or absence following specific protocols (except for MSS). The conclusions and information contained herein and detailed in Appendix B were based on the review of biological studies from the region and the CNDDDB records coupled with our knowledge of the particular species' biology and ecological requirements. Based on this analysis, it was determined to be unlikely that any special-status wildlife species are present within subject parcel.

Critical Habitat Identification

The subject parcel is not located within Critical Habitat, but Critical habitat for Western snowy plover (*Charadrius nivosus nivosus*) is located approximately 85 meters to the west of the subject parcel and is associated with sandy beaches and dune habitats. The primary constituent elements essential to the conservation of the Western snowy plover are:

Sandy beaches, dune systems immediately inland of an active beach face, salt flats, mud flats, seasonally exposed gravel bars, artificial salt ponds and adjoining levees, and dredge spoil sites, with:

- (1) Areas that are below heavily vegetated areas or developed areas and above the daily high tides;
- (2) Shoreline habitat areas for feeding, with no or very sparse vegetation, that are between the annual low tide or low-water flow and annual high tide or high-water flow, subject to inundation but not constantly under water, that support small invertebrates, such as crabs, worms, flies, beetles, spiders, sand hoppers, clams, and ostracods, that are essential food sources;
- (3) Surf- or water-deposited organic debris, such as seaweed (including kelp and eelgrass) or driftwood located on open substrates that supports and attracts

small invertebrates described in (2) for food, and provides cover or shelter from predators and weather, and assists in avoidance of detection (crypsis) for nests, chicks, and incubating adults; and

(4) Minimal disturbance from the presence of humans, pets, vehicles, or human-attracted predators, which provide relatively undisturbed areas for individual and population growth and for normal behavior.

The subject parcel does not contain any of these primary constituent elements and any project on the subject parcel would not impact this species or its critical habitat.

Habitat Connectivity

The parcel is not known to be an important wildlife corridor or provide linkage between known important disjunct wildlife habitats. The proposed project will not remove any native habitats and movement of wildlife will not be restricted in any way following the proposed residential development.

REGULATORY OVERVIEW

Section 404 of the Clean Water Act Of 1977

Regulatory protection for water resources throughout the United States is under the jurisdiction of the U.S. Army Corps of Engineers (Corps). Section 404 of the Clean Water Act prohibits the discharge of dredged or fill material into Waters of the U. S. without formal consent from the Corps. Waters of the U.S. includes Special Aquatic Sites (e.g., marine waters, tidal areas, stream channels) and wetlands. Under Section 404, actions in Waters of the U.S. may be subject to either an individual permit or a general permit, or may be exempt from regulatory requirements.

No areas on or adjacent to the subject parcel would be subject to constitute Waters of the U.S., as defined by the Corps.

Section 401 of the Clean Water Act Of 1977

Section 401 of the Clean Water Act and its provisions ensure that federally permitted activities comply with the federal Clean Water Act and state water quality laws. Section 401 is implemented through a review process that is conducted by the Regional Water Quality Control Board (RWQCB), and is triggered by the Corps permitting process. Specifically, the RWQCB certifies via the 401 process that the proposed project complies with applicable effluent limitations, water quality standards, and other conditions of California law.

No areas on or adjacent to the subject parcel would be subject to Section 401 of the Clean Water Act.

Federal Endangered Species Act Of 1973

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The Federal Endangered Species Act (FESA) provides legislation to protect federally listed plant and animal species. Impacts to listed species resulting from the implementation of a project would require the responsible agency or individual to formally consult with the USFWS or National Marine Fisheries Service (NMFS) to determine the extent of impact to a particular species.

This assessment did not identify any federally-listed plant or wildlife species as potentially present on the subject parcel.

California Endangered Species Act

The State of California Endangered Species Act (CESA) ensures legal protection for plants listed as rare or endangered and species of wildlife formally listed as endangered or threatened. The state also lists "Species of Special Concern" based on limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the California Department of Fish and Game is empowered to review projects for their potential to impact state-listed species and California Special Concern species, and their habitats.

This assessment did not identify any state-listed plant or wildlife species as potentially present on the subject parcel.

Section 1602 of the Fish and Game Code

The CDFW is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the law requires any person, state or local government agency, or public utility proposing a project that may impact a river, stream, or lake to notify the CDFG before beginning the project. If the CDFG determines that the project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required.

No streams, creeks, or drainages would be impacted from the proposed project on the subject parcel and thus would not require a 1602 Streambed Alteration Agreement.

Other Sections of the Fish and Game Code

Fully Protected and Protected species may not be taken or possessed without a permit from the Fish and Game Commission and/or the CDFW. Information on these species can be found within section 3511 (birds), section 4700 (mammals), section 5050 (reptiles and amphibians), and section 5515 (fish) of the Fish and Game Code.

No species designated as "Fully Protected" under the Fish and Game Code have potential to occur within the subject parcel.

Migratory Bird Treaty Act Of 1918

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers popular in the latter part of the 1800's.

Implementation of the proposed action is not expected to directly affect any species of bird covered under the MTBA. In addition, due to the lack of nesting habitat, and historic and ongoing disturbances and maintenance, additional surveys for nesting birds are not recommended.

City of Morro Bay Coastal Zone Land Use Ordinance Compliance

The following is a summary of the "Environmentally Sensitive Habitat Area Boundary and Setback Evaluation for 3029 Beachcomber Drive" EAM prepared and the full report is attached as Appendix H.

The California Coastal Act was enacted in 1976 to provide long-term protection of California's coastal resources. The Act's coastal resources management policies are based on recommendations contained in the California Coastal Plan. One such policy includes:

"Protection, enhancement and restoration of environmentally sensitive habitats, including intertidal and nearshore waters, wetlands, bays and estuaries, riparian habitat, certain wood and grasslands, streams, lakes, and habitat for rare or endangered plants or animals."

A variety of plant communities within the Coastal Zone meet the definition of ESHA (Coastal Act Section 30107.5), including riparian areas, wetlands, maritime chaparral and special status species habitat.

The California Coastal Commission (CCC), with technical assistance from the California Department of Fish and Wildlife (CDFW), is responsible for protecting ESHA within the Coastal Zone, and have required local agencies including the City of Morro Bay to develop policies aimed at protecting and preserving these areas.

Sensitive habitat areas are identified using specific criteria developed under the Coastal Act. Those resources that meet one or more of the following criteria are typically designated as an environmentally sensitive habitat area:

- 1) *Unique, rare or fragile communities which should be preserved to ensure their survival in the future;*
- 2) *Rare and endangered species habitats that are also protected by state and federal laws;*
- 3) *Specialized wildlife habitats which are vital to species survival;*
- 4) *Outstanding representative natural communities which have an unusual variety or diversity of plant and animal species; and*
- 5) *Areas with outstanding educational values that should be protected for*

scientific research and education uses now and in the future.

The City of Morro Bay Coastal Land Use Plan (Chapter XII. Environmentally Sensitive Habitat Areas) defines ESHA as:

" areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments".

City of Morro Bay CLUP Section 30240 states:

"(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas".

City of Morro Bay CLUP Policy 11.20 states:

"Coastal dune habitats shall be preserved and protected from all but resource-dependent, scientific, educational and passive recreational use. Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only if revegetation is made a condition of project approval. Such revegetation shall be with native plants propagated from the disturbed sites or from the same species at adjacent sites. A buffer strip, a minimum of 50 feet in width in urban areas and 100 feet in non-urban areas shall be maintained between the dune habitat and adjacent development."

The coastal dune scrub habitat associated with the Morro Strand State Beach constitutes ESHA as defined by the California Coastal Act, and as mapped by the City of Morro Bay in 2018. Any proposed development within or adjacent to this habitat must conform to Coastal Act/ CLUP requirements.

The examination by EAM found a defined border of coastal dune scrub habitat located 69 feet to the west of the rear property line. Coastal dune scrub habitat is designated and mapped as ESHA in the City's 2018 ESHA Review, and this habitat could support sensitive plant and animal species. No native habitat is present within the subject parcel, or between the parcel and the ESHA. Vegetation between the western lot line and the eastern edge of the mapped ESHA consists of a dense mat of non-native ice plant, with some non-native grasses and occurrences of the non-native and invasive Bermuda buttercup (*Oxalis pes-caprae*) also present. This vegetation is not sensitive, and provides minimal opportunities for special status species.

The project site plans include a 5-foot building setback from the rear (western) property line in compliance with City residential zoning requirements, which gives a combined distance of 74 feet from the ESHA edge to the nearest proposed structure wall.

In conclusion, the subject parcel at 3029 Beachcomber Drive is adjacent to an upland ESHA as defined under the California Coastal Act and the City of Morro Bay CLUP. This ESHA consists of coastal dune scrub habitat associated with stabilized back dunes of Morro Strand State Beach, and its extent is clearly mapped on Figure 7B of the City's 2018 ESHA Review. The distance between the edge of mapped ESHA habitat and the subject parcel's western boundary was determined using a laser rangefinder and current Google Earth aerial photography.

Based on the observed ESHA boundary located 64 feet west of the rear (western) property line, and the required 5-foot building setback from that rear property line, the closest exterior wall of the proposed residential development would be approximately 69 feet from the eastern boundary of the mapped ESHA. The development as proposed would exceed the minimum 50-foot setback from ESHA required in urban areas per the CLUP, and the proposed setback of 74 feet is consistent with or greater than adjoining residences in the neighborhood.

As a result, the proposed residential development at 3029 Beachcomber Drive would not remove, degrade, encroach on or impact ESHA, or cause a significant disruption of ESHA habitat values in the vicinity.

DISCUSSION

This 2020 biological assessment documents existing conditions and potential impacts to special-status species and sensitive habitats based on current biological and regulatory information. This assessment found that the residential project, as proposed, has no potential to impact special-status species and sensitive habitats on or adjacent to the subject parcel due to historic and ongoing disturbances and uses, and absence of trees, large shrubs, and native plant communities.

IMPACT ANALYSIS AND RECOMMENDED MITIGATION MEASURES

The following impact analysis is intended to support the California Environmental Quality Act (CEQA) review process conducted by the City of Morro Bay acting as the lead agency for the project.

Disturbance of Non-native Habitats

Impact Bio-1. Development of the project would impact ruderal/disturbed areas and areas of ice plant. *This is anticipated to be a less-than-significant impact pursuant to CEQA, and no mitigation is required.*

Development of the proposed project would result in grading and disturbance to ruderal/disturbed areas and areas of ice plant. These habitats are dominated by non-native species, are common in the region, and are not considered sensitive plant communities by the CDFW or as ESHA under the Coastal Act. Any loss of ruderal/disturbed or ice plant that does not support special-status species would be

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considered a less than significant impact pursuant to CEQA, and mitigation would not be required.

CONCLUSION

As documented by this biological resources assessment, the proposed project will not impact special-status plant or wildlife species within the historically disturbed subject parcel. No hydrologic or aquatic features are present on or adjacent to the subject parcel. Additional in-season floristic surveys are considered unlikely to find special-status plant species to be present based on CNDDDB results for the region and observed site conditions during the site visits and surveys. The proposed project avoids mapped ESHA located to the west of the subject parcel and the approximate 74-foot buffer from the mapped ESHA to the proposed residence further reduces potential short- and long-term impacts.

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**Appendix A: Habitat Requirements and
Potential for Occurrence of Special-Status Plants
Occurring in the Vicinity of the Subject Parcel**

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Appendix A. Habitat Requirements and Potential for Occurrence of Special-Status Plants in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Red sand verbena <i>Abronia maritima</i>	--/--/4.2	Found in coastal dunes at elevations less than 100 meters.	February - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Hoover's bent grass <i>Agrostis hooveri</i>	--/--/1B.2	Stoloniferous perennial herb on sandy soils in chaparral, cismontane woodland, and valley and foothill grassland. Elevation 60 to 600 meters.	April - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Douglas' fiddleneck <i>Amsinckia douglasiana</i>	--/--/4.2	Annual herb found on unstable shaly sedimentary slopes in elevations from 150 to 1600 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Santa Lucia manzanita <i>Arctostaphylos luciana</i>	--/--/1B.2	Perennial shrub; occurs on shale outcrops in chaparral and cismontane woodland habitats; ranges from 350 to 850 meters in elevation.	February - March	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Morro manzanita <i>Arctostaphylos morroensis</i>	FT/--/1B.1	Evergreen shrub; blooms December through March; ranges in elevation from 5 to 205 meters; typically found on sandy-loam or Baywood sands in chaparral, woodlands, coastal dunes and coastal scrub.	Decembe r-March	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Bishop manzanita <i>Arctostaphylos obispoensis</i>	--/--/4.3	Rocky, generally serpentine soils, chaparral, open closed-cone forest near coast. Elevation 60 to 950 meters in elevation.	February - March	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Oso manzanita <i>Arctostaphylos osoensis</i>	--/--/1B.2	Perennial shrub known to occur in chaparral and cismontane woodland on the porphyry buttes east of Morro Bay.	February- March	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Pecho manzanita <i>Arctostaphylos pechoensis</i>	--/--/1B.2	Shrub. Occurs on shale outcrops in chaparral, and coniferous forest; usually on sandy soils. Elevation less than 500 meters.	November - March	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Santa Margarita manzanita <i>Arctostaphylos pilosula</i>	--/--/1B.2	Shrub. Occurs in closed coniferous forest, chaparral, and cismontane woodland; usually on shale soils. Elevation 170 - 1100 meters.	December - March	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Dacite manzanita <i>Arctostaphylos tomentosa</i> ssp. <i>daciticola</i>	--/--/1B.1	Perennial shrub occurs in chaparral and cismontane woodland. Only one known occurrence of this species in SLO County on the porphyry buttes (Hollister Peak) east of Morro Bay	January- May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Marsh sandwort <i>Arenaria paludicola</i>	--/--/1B.1	Wet meadows, marshes. Elevation < 300 meters.	May - August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Carlotta Hall's lace fern <i>Aspidotis carlottahalliae</i>	--/--/4.2	Generally serpentine slopes, crevices, and outcrops. Elevation 100 - 1,400 meters.	-	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Miles' milk-vetch <i>Astragalus didymocarpus</i> var. <i>milesianus</i>	--/--/1B.2	Grassy areas near the coast, clay soils in coastal scrub. Elevation < 400 meters.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Salinas milk-vetch <i>Astragalus macrodon</i>	--/--/4.3	Annual herb; chaparral, grassland and openings in oak woodland habitats on eroded pale shales or sandstone, or serpentine alluvium ranging from 300-950 meters in elevation.	April - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Ocean bluff milk vetch <i>Astragalus nuttallii</i> var. <i>nuttallii</i>	--/--/4.2	Found in rocky, sandy areas and bluffs at elevations less than 250 meters.	All year	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Coulter's saltbush <i>Atriplex coulteri</i>	--/--/1B.2	Perennial herb/subshrub that grows in alkaline or clay soils, open sites, scrub, and coastal bluff scrub at elevations <500 meters.	March- October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
False gray horsehair lichen <i>Bryoria pseudocapillaris</i>	--/--/3.2	Usually on conifers; north coast coniferous forest and sand dunes in San Luis Obispo.	N/A	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Twisted horsehair lichen <i>Bryoria spirallifera</i>	--/--/ 1B.1	Usually on conifers along the immediate coast. Elevation: < 30 meters.	N/A	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Club-haired mariposa-lily <i>Calochortus clavatus</i> var. <i>clavatus</i>	--/--/4.3	Generally rocky serpentine and clay. Elevation < 1,300 meters.	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Luis mariposa lily <i>Calochortus obispoensis</i>	--/--/1B.2	Bulbiferous, perennial herb; ranges from 75 to 730 meters on sandstone, serpentine and/or sandy soils in chaparral, coastal scrub and valley and foothill grassland; endemic to San Luis Obispo County.	May - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
La Panza mariposa lily <i>Calochortus simulans</i>	--/--/1B.3	Annual herb. Chaparral, cismontane woodland, coniferous forest, valley and foothill grassland, on sandy, granitic or serpentine soils. Elevation 395 – 1100 meters.	April - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
South coast range morning glory <i>Calystegia collina</i> ssp. <i>venusta</i>	--/--/4.3	Perennial herb found in open grassy or rocky places or in open oak/pine woodland, often serpentine at elevations < 600 meters.	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Cambria (San Luis Obispo County) morning-glory <i>Calystegia subacaulis</i> ssp. <i>episcopalis</i>	--/--/4.2	Rhizomatous, perennial herb; occurs in chaparral, cismontane woodland, and grasslands on clay-rich soils; ranges from 60-500 meters; restricted to outer South Coast ranges in SLO and Santa Barbara Counties.	April - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Hardham's evening primrose <i>Camissoniopsis hardhamiae</i>	--/--/1B.2	Sandy soil, limestone; disturbed or burned areas in oak woodland. Elevation 60 - 600 meters.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Luis Obispo sedge <i>Carex obispoensis</i>	--/--/1B.2	Springs and stream sides in chaparral, generally on serpentine. Elevation < 800 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Luis Obispo Owl's clover <i>Castilleja densiflora</i> var. <i>obispoensis</i>	--/--/1B.2	Annual herb; ranges from 10 to 400 meters in elevation and occurs in meadows, seeps, and valley and foothill grassland.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Lemmon's jewelflower <i>Caulanthus lemmonii</i>	--/--/1B.2	Annual herb found in grassland, chaparral and scrub at elevations from 80 - 110 meters.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Lompoc ceanothus <i>Ceanothus cuneatus</i> var. <i>fascicularis</i>	--/--/4.2	Sandy substrates in coastal chaparral. Elevation < 275 meters.	February - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San luis obispo ceanothus <i>Ceanothus thrysiflorus</i> var. <i>obispoensis</i>	--/--/1B.2	Shrub found in coastal hills and bluffs at elevations <60 meters.	January- April	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Congdon's tarplant <i>Centromadia parryi</i> ssp. <i>congonii</i>	--/--/1B.1	Terraces, swales, floodplains, grassland, and disturbed sites. Elevation < 300 meters.	June - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Island mountain-mahogany <i>Cercocarpus betuloides</i> var. <i>blancheae</i>	--/--/4.3	Shrub to small tree found in chaparral at elevations. Elevation < 600 meters.	March - April	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Coastal goosefoot <i>Chenopodium littoreum</i>	--/--/1B.2	Annual herb that grows on sandy flats in coastal dunes along wetland and salt marsh habitat. Typically found between 30 and 100 meters, and is known from the Los Osos area.	April- August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Dwarf soaproot <i>Chlorogalum pomeridianum</i> var. <i>minus</i>	--/--/1B.2	Serpentine outcrops in chaparral. Elevation < 750 meters.	May - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Saltmarsh bird's-beak <i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	FE/SE/1B.2	Annual herb known to occur along margins of salt marsh habitat and coastal dunes. Limited to the higher zones of the Morro Bay estuary.	May-Oct	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Irish Hills spineflower <i>Chorizanthe aphanantha</i>	--/--/1B.2	Annual herb found in chaparral, foothill woodland, coastal sage scrub, closed-cone pine forest.	April- August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Brewer's Spineflower <i>Chorizanthe breweri</i>	--/--/1B.3	Annual herb, occurs in closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub habitats on serpentine derived soils and rock outcrops, ranges in elevation from 45 to 800 meters.	May - August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Douglas's spineflower <i>Chorizanthe douglasii</i>	--/--/4.3	Sand or gravel. Elevation 300 to 1,600 meters.	April - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Peninsular spineflower <i>Chorizanthe leptotheca</i>	--/--/4.2	Found on gravel or sandy soils at elevations from 600 to 1,600 meters.	May- August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Palmer's spineflower <i>Chorizanthe palmeri</i>	--/--/4.2	Serpentine soil. Elevation 60 - 700 meters.	May – August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Straight-awned spineflower <i>Chorizanthe rectispina</i>	--/--/1B.3	Sand or gravel. Elevation 200 - 600 meters.	May – July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Potbellied spineflower <i>Chorizanthe ventricosa</i>	--/--/4.3	Serpentine. Elevation 500 - 1,000 meters.	May – Septembe r	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Luis Obispo fountain thistle <i>Cirsium fontinale var. Obispoense</i>	FE/SE/1B.2	Serpentine seeps and streams. Elevation < 350 meters.	April - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Compact cobwebby thistle <i>Cirsium occidentale var. compactum</i>	--/--/1B.2	Biennial herb found growing in bluffs at elevations <50 meters.	February - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Cuesta Ridge thistle <i>Cirsium occidentale var. lucianum</i>	--/--/1B.2	Perennial herb known to occur along the Cuesta Ridge in openings on steep rocky serpentinite slopes ranging from 500 to 750 meters elevation.	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Popcorn lichen <i>Cladonia firma</i>	--/--/2B.1	On soil, detritus, or moss in coastal dunes and coastal scrub. Elevation: 30 – 75 meters.	N/A	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Pismo clarkia <i>Clarkia speciosa ssp. immaculata</i>	FE/CR/1B.1	Annual herb. Sandy soils, openings in chaparral, cismontane woodland, valley and foothill grassland. On ancient sand dunes not far from the coast. 25-185 meters.	May - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Monkey-flower savory <i>Clinopodium mimuloides</i>	--/--/4.2	Moist places, stream banks, chaparral, woodland. Elevation 400 - 1,800 meters.	June - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Paniculate tarplant <i>Deinandra paniculata</i>	--/--/4.2	Annual herb that occurs in coastal scrub and valley and foothill grassland. Elevation 35 – 430 meters.	May - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Small-flowered gypsum-loving larkspur <i>Delphinium gypsophilum</i> ssp. <i>parviflorum</i>	--/--/3.2	Cismontane woodland, valley and foothill grassland, occasionally vernal pools; elevations 250–3,300 feet.	April - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Dune larkspur <i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	--/--/1B.2	Perennial herb found growing in coastal chaparral and sandy soils at elevations <200 meters.	April - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Eastwood's larkspur <i>Delphinium parryi</i> ssp. <i>eastwoodiae</i>	--/--/1B.2	Perennial herb known to occur on serpentine based soils (clays) and outcrops in the general San Luis Obispo area, at elevations ranging from 75 to 500 meters.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Umbrella larkspur <i>Delphinium umbracolorum</i>	--/--/ 1B.3	Perennial herb. Occurs in cismontane woodland. Elevation 400 – 1600 meters.	April – June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Beach spectaclepod <i>Dithyrea maritima</i>	--/ST/1B.1	Perennial herb found growing on seashores and coastal dunes at elevations <50 meters.	March – Aug	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Betty's dudleya <i>Dudleya abramsii</i> ssp. <i>bettinae</i>	--/--/1B.2	Perennial herb found growing in rocky outcrops in serpentine grasslands at elevations from 50 – 180 meters.	May - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Mouse-gray dudleya <i>Dudleya abramsii</i> ssp. <i>murina</i>	--/--/1B.3	Perennial succulent herb; occurs in chaparral and cismontane woodland, usually on serpentine rock outcrops, at elevations ranging from 90 to 300 meters.	May - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Blochman's dudleya Dudleya blochmaniae ssp. blochmaniae	--/--/1B.1	Perennial herb found growing open rocky slopes dominated by serpentine or clay soils at elevations <450 meters.	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Yellow-flowered eriastrum Eriastrum luteum	--/--/1B.2	Found on dry slopes, sandy or gravelly soil, typically in association with chaparral or woodland. Elevation < 1,000 m.	May - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Blochman's leafy daisy Erigeron blochmaniae	--/--/1B.2	Perennial herb found growing in sand dunes and hills at elevations <70 meters.	July - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Saints' daisy Erigeron sanctarum	--/--/4.2	Perennial herb that grows in sandy sites within coast scrub and woodlands at elevations <500 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Indian Knob mountainbalm Eriodictyon altissimum	FE/SE/1B.1	Shrub that grows on sandstone ridges and within chaparral at elevations <270 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Elegant wild buckwheat Eriogonum elegans	--/--/4.3	Annual herb found on sand or gravel at elevations between 200 to 1200 meters.	May - November	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Hoover's button-celery Eryngium aristulatum var. hooveri	--/--/1B.1	Perennial herb found growing in vernal pools, seasonal wetlands at elevations <50 meters.	July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Luis Obispo wallflower Erysimum capitatum var. lompocense	--/--/4.2	Subshrub, sometimes perennial herb, found growing in stabilized coastal sand dunes and coastal scrub at elevations <150 m.	February- May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Suffrutescent wallflower Erysimum suffrutescens	--/--/4.2	Subshrub, sometimes perennial herb, found growing in stabilized coastal sand dunes and coastal scrub at elevations <150 meters.	December - August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
San Benito poppy <i>Eschscholzia hypecoides</i>	--/--/4.3	Annual herb that grows in grassy areas of woodlands and chaparral at elevations from 200 to 1600 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Joaquin spearscale <i>Extriplex joaquinana</i>	--/--/1B.2	Found in alkaline soils at elevations less than 350 meters.	April - September	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Stinkbells <i>Fritillaria agrestis</i>	--/--4.2	Clay (generally serpentine) banks, depressions. Elevation < 500 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Ojai fritillary <i>Fritillaria ojaiensis</i>	--/--/1B.2	Bulbiferous, perennial herb found in chaparral, cismontane woodland, and broadleaf or coniferous forest on rocky slopes and river basins, at elevations ranging from 300 to 1000 meters.	February - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Benito fritillary <i>Fritillaria viridea</i>	--/--/1B.2	Bulbiferous perennial herb; occurs in chaparral on serpentine soils, ranges from 200 to 1525 meters in elevation.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Santa Barbara bedstraw <i>Galium cliftonsmithii</i>	--/--4.3	Perennial herb found in light shade within coastal canyons, dry banks and chaparral at elevations from 200 to 1220 meters	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Hardham's bedstraw <i>Galium hardhamiae</i>	--/--/1B.3	Perennial herb found on serpentine soil with Sargent cypress at elevations from 400 to 950 meters.	April - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Francisco gumplant <i>Grindelia hirsutula var. maritima</i>	--/--/3.2	Perennial herb found in sandy, clay or serpentine slopes or roadsides at elevations <1700 meters	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Monterey cypress <i>Hesperocyparis macrocarpa</i>	--/--/1B.2	Tree found in closed-cone pine and cypress forests at elevations <50 meters.	-	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Vernal barley <i>Hordeum intercedens</i>	--/--/3.2	Annual grass found in vernal pools, saline streambeds and alkaline flats at elevations <500 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Mesa horkelia <i>Horkelia cuneata var. puberula</i>	--/--/1B.1	Perennial herb that occurs in chaparral, cismontane woodlands, coastal scrub; in sandy or gravelly sites. 70-810 meters.	February- July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Kellogg's horkelia <i>Horkelia cuneata var. sericea</i>	--/--/1B.1	Perennial herb. Occurs in closed-one coniferous forest, chaparral (maritime), and coastal scrub in sandy or gravelly openings. Elevation 10 – 200 meters.	April- Septembe r	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Santa Lucia horkelia <i>Horkelia yadonii</i>	--/--/4.2	Perennial herb found in sandy meadows edges, seasonal streambeds in chaparral and foothill-pine woodland at elevations between 350 to 1900 meters.	June - Septembe r	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Southwestern spiny rush <i>Juncus acutus ssp. leopoldii</i>	--/--/4.2	Perennial herb that grows in salt marshes and alkaline seeps at elevations<300 meters.	June – August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Santa Lucia rush <i>Juncus luciensis</i>	--/--/1B.2	Annual herb; chaparral, Great Basin scrub, lower montane coniferous forest, meadows and seeps, vernal pools from 300-2,040 meters in elevation.	April - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Perennial goldfields <i>Lasthenia californica ssp. macrantha</i>	--/--/1B.2	Perennial herb (annual) found in grasslands and dunes along immediate coast.	January- November	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Coulter's goldfields <i>Lasthenia glabrata ssp. coulteri</i>	--/--/1B.1	Annual herb that grows in coastal salt marshes, playas, valley and foothill grassland, and vernal pools usually on alkaline soils from 1- 1,400 meters.	February- June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Salinas Valley goldfields <i>Lasthenia leptalea</i>	--/--/4.3	Annual herb found in openings within woodlands at elevations <500 meters.	February - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Jones' layia <i>Layia jonesii</i>	--/--/1B.2	Annual herb; occurs on clay soils near serpentine outcrops in chaparral and valley and foothill grassland; ranges in elevation from 5 to 400 meters.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Large-flowered leptosiphon <i>Leptosiphon grandiflorus</i>	--/--/4.2	Annual that grows in open grassy flats in sandy soil at elevations <1200 meters.	April - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Broad-lobed leptosiphon <i>Leptosiphon latisectus</i>	--/--/4.3	Found in open or partially shaded grassy slopes at elevations <1500 meters.	March - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Small-leaved lomatium <i>Lomatium parvifolium</i>	--/--/4.2	Perennial herb found growing in pine woodland and serpentine outcrops at elevations from 70 to 150 meters.	February - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Jones' bush- mallow <i>Malacothamnus jonesii</i>	--/--/4.3	Shrub that grows in open chaparral within foothill woodlands at elevations from 250 - 830 meters.	May - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Santa Lucia bush- mallow <i>Malacothamnus palmeri</i> var. <i>palmeri</i>	--/--/1B.2	Interior valleys, foothills on rocky substrate. At elevations from 30 - 800 meters.	May -July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Oregon meconella <i>Meconella oregana</i>	--/--/1B.1	Found in shaded canyons at elevations < 1000 meters.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Palmer's monardella <i>Monardella palmeri</i>	--/--/1B.2	Subshrub that grows in chaparral, forest on serpentine soils at elevations from 200 to 800 meters.	June - August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Appendix A. Habitat Requirements and Potential for Occurrence of Special-Status Plants in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Southern curly-leaved monardella Monardella sinuata ssp. sinuata	--/--/1B.2	Annual herb that grows in sandy soils within coastal sage scrub, coastal strand/dunes, coastal chaparral and oak woodland at elevations <300 meters.	April – September	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Woodland Woollythreads Monolopia gracilens	--/--/1B.2	Annual herb; openings of broad-leaved upland forest, chaparral, cismontane woodland, north coast coniferous forest and valley and foothill grassland typically on serpentine; 100 to 1,200 meters in elevation.	February - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Aparejo grass Muhlenbergia utilis	--/--/2B.2	Perennial herb found it wet sites along streams, ponds at elevations from 250 to 1000 meters.	October - March	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Shining navarretia Navarretia nigelliformis ssp. radians	--/--/1B.2	Vernal pools, clay depressions. Elevation 150 - 1,000 meters.	May - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Coast woolly threads Nemacaulis denudata var. denudata	--/--/1B.2	Annual herb that grows on beaches and coastal sand dunes in open spaces of the coastal strand; known to occur in the Montana de Oro area in sandy soils.	April-September	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Adobe yampah Perideridia pringlei	--/--/4.3	Perennial herb that grows on grassy slopes and serpentine outcrops at elevations from 300 – 1800 meters.	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Rein orchid Piperia leptopetala	--/--/4.3	Perennial herb that grows on generally dry sites, scrub, woodland at elevations < 2200 meters.	May - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Michael's rein orchid Piperia michaelii	--/--/4.2	Generally dry sites, coastal scrub, woodland, and mixed-evergreen or closed-cone-pine forest. Elevation < 700 meters.	April - August	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Appendix A. Habitat Requirements and Potential for Occurrence of Special-Status Plants in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Hooked popcornflower <i>Plagiobothrys uncinatus</i>	--/--/1B.2	Chaparral, canyon sides, and rocky outcrops; ± fire follower. Elevation 300 - 600 meters.	April - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Diablo Canyon blue grass <i>Poa diaboli</i>	--/--/1B.2	Rhizomatous herb occurs in closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub with shale substrates. 120 - 400 meters	March - April	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Sand almond <i>Prunus fasciculata var. punctata</i>	--/--/4.3	Perennial shrub found in sandy soils in scrubland and oak woodlands at elevations <200 meters.	March- April	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Coulter's matilija poppy <i>Romneya coulteri</i>	--/--/4.2	Perennial shrub found in dry washes, canyons at elevation < 1200 meters.	March - July	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Hoffmann's sanicle <i>Sanicula hoffmannii</i>	--/--/4.3	Perennial herb that grows in shrubby coastal hills and pine woodlands at elevations <500 meters.	March - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Adobe sanicle <i>Sanicula maritima</i>	--/--/1B.1	Coastal grassy, open wet meadows and ravines. Elevation around 150 meters.	April - May	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Chaparral ragwort <i>Senecio aphanactis</i>	--/--/2B.2	Annual herb; chaparral, cismontane woodland, coastal scrub in drying alkaline flats; 15-800 meters in elevation.	January - April	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
San Gabriel ragwort <i>Senecio astephanus</i>	--/--/4.3	Perennial herb that grows on steep rock slopes in chaparral, coastal scrub and oak woodlands at elevations from 400 – 1500 meters.	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Blochman's ragwort <i>Senecio blochmaniae</i>	--/--/1B.2	Perennial subshrub found in coastal sand dunes and sandy floodplains at elevations <150 meters.	May- November	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.

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Appendix A. Habitat Requirements and Potential for Occurrence of Special-Status Plants in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Cuesta Pass checkerbloom <i>Sidalcea hickmanii</i> ssp. <i>anomala</i>	--/--/1B.2	Closed-cone coniferous forest, generally serpentine. Elevation 600 - 800 meters.	May - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Most beautiful jewel-flower <i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	--/--/1B.2	Annual herb; occurs on serpentine soils in chaparral, valley and foothill grassland, and cismontane woodland, ranging from 120 to 1000 meters in elevation.	April - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
California seablite <i>Suaeda californica</i>	FE/--/1B.1	Margins of coastal salt marshes; Elevation: < 5 meters.	July - October	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Splitting yarn lichen <i>Sulcaria isidiifera</i>	--/--/1B.1	On branches of oaks and shrubs, coastal scrub. Elevation: 20 – 30 meters.	N/A	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Saline clover <i>Trifolium hydrophilum</i>	--/--/1B.2	Salt marshes and open areas in alkaline soils. Elevation < 300 meters.	April – June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
Cook's triteleia <i>Triteleia ixioides</i> ssp. <i>cookii</i>	--/--/1.B3	Perennial herb found along streamsides, wet ravines on serpentine, often near cypresses at elevations < 700 meters.	May - June	Species not present. Subject parcel is disturbed and dominated by nonnative plant species.
PLANT/NATURAL COMMUNITIES				
Central Dune Scrub			Not present on subject parcel and no impacts to this community will occur.	
Central Maritime Chaparral			Not present on subject parcel and no impacts to this community will occur.	
Coastal Brackish Marsh			Not present on subject parcel and no impacts to this community will occur.	
Coastal and Valley Freshwater Marsh			Not present on subject parcel and no impacts to this community will occur.	
Northern Coastal Salt Marsh			Not present on subject parcel and no impacts to this community will occur.	
Northern Interior Cypress Forest			Not present on subject parcel and no impacts to this community will occur.	
Serpentine Bunchgrass			Not present on subject parcel and no impacts to this community will occur.	

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Appendix A. Habitat Requirements and Potential for Occurrence of Special-Status Plants in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CD FW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Valley Needlegrass Grassland				Not present on subject parcel and no impacts to this community will occur.
Valley Oak Woodland				Not present on subject parcel and no impacts to this community will occur.

**FE = Endangered; FT = Threatened; FR = Rare; CE = Candidate for Endangered Status; '—' = no status; List 1B – Rare, threatened, or endangered in California and elsewhere; List 2 – Rare, threatened or endangered in California, but more common elsewhere; List 4 – Limited distribution (Watch List). Source: California Natural Diversity Database (California Department of Fish and Wildlife 2019); California Native Plant Society Online Inventory of Rare Plants, accessed November 2019 (online at www.cnps.org); Special Vascular Plants, Bryophytes, and Lichens List (California Department of Fish and Wildlife 2019).*

**Appendix B: Habitat Requirements and
Potential for Occurrence of Special-Status
Animals Occurring in the Vicinity of the Subject
Parcel**

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
FISH			
Monterey Roach Lavinia symmetricus subditus	--/--/SSC	Found in small streams and are particularly well adapted to life in intermittent watercourses, where dense populations are frequently observed in isolated pools.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
Pajaro/Salinas hitch Lavinia exilicauda harengus	--/--/SSC	Occupy a wide variety of habitats, although they are most abundant in lowland areas with large pools or in small reservoirs that mimic such conditions. Most abundant in low-gradient sites in the Pajaro River basin that had permanent water and large pools in summer.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
Steelhead - south-central California coast DPS Oncorhynchus mykiss irideus	FT/-- /SSC	Steelhead inhabit riparian, emergent, palustrine habitat. Perennial streams usually characterize spawning and rearing habitat with clear, cool to cold, fast flowing water with high dissolved oxygen content and abundant gravels and riffles.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
Tidewater goby Eucyclogobius newberryi	FE/--/SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon in San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, requiring fairly still but not stagnant water, with high oxygen levels.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
AMPHIBIANS/REPTILES			
Blunt-nosed leopard lizard Gambelia sila	FE/SE/FP	Semiarid grasslands, alkali flats, and washes of the San Joaquin Valley, and nearby valleys and foothills with loamy, or hardpan soils. Vegetation often includes bunchgrasses, annual grasses, and saltbush.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
California red-legged frog <i>Rana draytonii</i>	FT/--/SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation; requires 11-20 weeks permanent water for larval development and needs access to aestivation habitat. Lowland and foothills with permanent or semi-permanent water (> 0.5 meter) with emergent wetland vegetation. Uses adjacent upland habitats for refugia and dispersal.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
California tiger salamander <i>Ambystoma californiense</i>	FT/ST/WL	Occurs in grasslands or oak woodlands that support natural ephemeral pools or ponds that mimic them. Species requires seasonal water for breeding and small mammal burrows, crevices in logs, piles of lumber, and shrink-swell cracks in the ground for refuges.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
Coast horned lizard <i>Phrynosoma blainvillii</i>	--/--/SSC	Inhabits open areas of sandy soil and low vegetation in valleys, foothills and semiarid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads, and frequently found near ant hills. Species prefers friable, rocky or shallow sandy soils.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats (e.g. sandy soils) are present for this species.
Coast Range newt <i>Taricha torosa</i>	--/--/SSC	Coastal drainages; live in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow-moving streams.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Foothill yellow-legged frog <i>Rana boylei</i>	--/CT/SSC	Occurs in partly shaded, shallow streams in the upper mountainous reaches of drainages in the outer coast ranges. Requires cobble-sized substrate and 15 weeks of aquatic habitat to breed.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
Lesser slender salamander <i>Batrachoseps minor</i>	--/--/SSC	Known only from the Black Mtn. area of San Luis Obispo County, along the Paso Robles, Santa Rita and Old Creeks. Type specimens are known from a variety of wooded habitats.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Northern California legless lizard <i>Anniella pulchra</i>	--/--/SSC	Occurs in moist warm loose soil with plant cover. Moisture is essential. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather. Often can be found under surface objects such as rocks, boards, driftwood, and logs.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats (e.g. loose soils) are present for this species.
San Simeon slender salamander <i>Batrachoseps incognitus</i>	--/--/SSC	Inhabits open and closed forests of yellow pine, laurel, sycamore, and oak woodland. From sea level to near 3,280 ft. (1,000 m.)	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Southern Pacific (western) pond turtle <i>Emys marmorata</i>	--/--/SSC	Quiet waters of ponds, lakes, streams, and marshes. Typically in the deepest parts with an abundance of basking sites.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Two-striped garter snake <i>Thamnophis hammondi</i>	--/--/SSC	Generally found around pools, creeks, cattle tanks, and other water sources, often in rocky areas, in oak woodland, chaparral, brushland, and coniferous forest. Associated with permanent or semi-permanent bodies of water bordered by dense vegetation in a variety of habitats.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Western spadefoot <i>Spea hammondi</i>	--/--/SSC	Inhabits vernal pools primarily in grassland, but also in valley and foothill hardwood woodlands. Requires seasonal pools for breeding and egg-laying.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
BIRDS			
American peregrine falcon <i>Falco peregrinus anatum</i>	--/--/FP	Nests consist of scrape on a depression or ledge of an open site associated with cliffs, banks, dunes, mounds, and man-made structures near wetlands, lakes, rivers, or other water. Open habitats, including tundra, marshes, seacoasts, savannahs and high mountains. Breeds mostly in woodland, forest, and coastal habitats.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Bald eagle <i>Haliaeetus leucocephalus</i>	--/SE/FP	Nests in large, old-growth, or dominant live tree with open branchwork, especially ponderosa pine. Requires large bodies of water, or free flowing rivers with abundant fish, and adjacent snags or other perches.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Black-crowned night heron Nycticorax nycticorax	--/--/SA	Found in a wide variety of aquatic habitats, in both fresh and salt water marshes, rivers, ponds, mangrove swamps, tidal flats, canals, ricefields. Nests in groves of trees, in thickets, or on ground, usually on islands or above water.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Brant Branta bernicla	--/--/SSC	Black Brant Geese are rarely found inland. They winter along Pacific coast of North America as well as the Aleutian islands. Their main habitat is estuaries and large bays where they can find food. They can often be seen as an off-shore migrant. Salt bays, oceans, mudflats, and tundra are favorite hangouts during the summer.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Bryant's savannah sparrow Passerculus sandwichensis alaudinus	--/--/SSC	Occupies low tidally influenced habitats, adjacent ruderal areas, moist grasslands within and just above the fog belt, and, infrequently, drier grasslands.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Burrowing owl Athene cunicularia	--/--/SSC	Forages in open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Nests in old burrow of ground squirrel, or other small mammal. Typically breeds March through August.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
<p>California black rail <i>Laterallus jamaicensis coturniculus</i></p>	--/ST/FP	<p>Tidal salt marshes associated with heavy growth of pickleweed; also occurs in brackish marshes or freshwater marshes at low elevations. Northern reaches of the San Francisco Bay estuary, especially the tidal marshland of San Pablo Bay and associated rivers; several small, fragment subpopulations still existed at Tomales Bay, Bolinas Lagoon, Morro Bay, and in southeastern California.</p>	<p>No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.</p>
<p>California brown pelican <i>Pelecanus occidentalis californicus</i></p>	--/--/FP	<p>Estuarine, marine subtidal, and marine pelagic waters along the California coast. Specifically, they are found on rocky shores and cliffs, in sloughs, and coastal river deltas. Colonial nester and rooster on small coastal islands just outside the surf line. Forages (piscivorous diver) over open water along the coast. Ranges along entire California coast. Breeds on Channel Islands (Santa Barbara, Anacapa, and Santa Cruz). Also occasionally can be found on Salton Sea.</p>	<p>No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.</p>
<p>California clapper rail <i>Rallus longirostris obsoletu</i></p>	FE/SE/FP	<p>Found in salt marshes traversed by tidal sloughs that provide tidal circulation, and shallow water and mud flats on low tides intermittent with sparse vegetation. Currently limited to San Francisco Bay, San Pablo Bay, Suisun Bay, and tidal marshes associated with estuarine sloughs draining into these bays.</p>	<p>No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.</p>

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
California condor Gymnogyps californianus	FE/SE/FP	Rocky scrubland, montane coniferous forest, valley and foothill grasslands, oak savannah, chaparral, woodland/ forest habitats. Nesting on cliffs and trees.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
California gull Larus californicus	--/--/WL	Seacoasts, lakes, farms, urban centers. Breeds in the interior at lakes and marshes, often foraging for insects around farms, plowed fields. Some winter inland around major lakes and rivers, but most are coastal at that season, frequenting beaches, docks, garbage dumps, fields.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
California horned lark Eremophila alpestris actia	--/--/WL	Forages within short grass prairies, coastal plains, fallow grain fields and alkali flats. Nests in depression on ground in the open. Typically breeds from March through July.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
California least tern Sternula antillarum browni	FE/SE/FP	Nests on sand dunes, beach strand, and sparsely vegetated coastal scrub communities that are relatively free of human or predatory disturbance. Forages in shallow estuaries, lagoons, bay mouths, and near shore open waters.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
California Spotted Owl Strix occidentalis occidentalis	CE/--/--	Mature old-growth fir and redwood forests, conifers, wooded canyons along Pacific seaboard. In southwest, in forested mountains and canyons, especially where tall trees grow close to rocky cliffs.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Caspian tern Hydroprogne caspia	--/--/SSC	Nests on sandy or gravelly beaches and shell banks along coasts or large inland lakes; sometimes with other water birds.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Common loon <i>Gavia immer</i>	--/--/SSC	Wooded lakes, tundra ponds, coastal waters. In summer mainly on lakes in coniferous forest zone, also beyond treeline onto open tundra. Chooses large lakes with ample room for takeoff and with good supply of small fish.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Cooper's hawk <i>Accipiter cooperii</i>	--/--/WL	Deciduous riparian woodland habitat throughout California. Cooper's Hawks nest in deciduous, mixed-deciduous, and evergreen forests, as well as in suburban and urban environments. Cooper's Hawks tend to nest in more open areas that have older and larger trees.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Double-crested cormorant <i>Phalacrocorax auritus</i>	--/--/WL	Coasts, bays, lakes, rivers. Very adaptable, may be found in almost any aquatic habitat, from rocky northern coasts to mangrove swamps to large reservoirs to small inland ponds. Nests in trees near or over water, on sea cliffs, or on ground on islands.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Elegant tern <i>Thalasseus elegans</i>	--/--/WL	Coast, bays, beaches. Generally on ocean, close to shore over shallow waters, concentrating around bays and estuaries. Sometimes far out to sea. Extremely rare on fresh waters inland. Nests on sandy or rocky islands.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Ferruginous hawk Buteo regalis	--/--/WL	Forages in open grasslands, sagebrush flats, desert scrub, low foothills, and fringes of pinyon-juniper habitats. Nests in foothills or prairies; on low cliffs, buttes, cut banks, shrubs, trees, or in other elevated structures, natural or human-made. Typically breeds from mid-April to mid-July.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Golden eagle Aquila chrysaetos	--/--/FP	Nests on cliffs and escarpments or in tall trees overlooking open country. Forages in annual grasslands, chaparral, and oak woodlands with plentiful medium and large-sized mammals.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Great blue heron Ardea herodias	--/--/WL	Marshes, lake margins, tide-flats, rivers, and wet meadows. Nests communally in large trees and cliff sides, typically adjacent to marshes and water bodies. Rookery site are in close proximity to foraging areas.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Great egret Ardea alba	--/--/SSC	Nests and breeds in colonies in trees close to large lakes with reed beds or other extensive wetlands.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Least Bell's vireo Vireo bellii pusillus	FE/SE/--	Summer resident of southern California in low riparian areas near water or river bottoms. Nests placed along margins of bushes, usually Salix, Baccharis, and mesquite.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Least bittern Ixobrychus exilis	--/--/SSC	Fresh marshes, reedy ponds. Mostly freshwater marsh but also brackish marsh, in areas with tall, dense vegetation standing in water. May be over fairly deep water, because it mostly climbs in reeds rather than wading	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Loggerhead shrike Lanius ludovicianus	--/--/SSC	Occurs in lowlands and foothills throughout California, preferring open habitat with scattered shrubs, trees, posts, fences, utility lines, or other perches. Nests in dense foliage 1.3 to 50 feet above ground.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Long-billed curlew Numenius americanus	--/--/FP	Breed mainly in the native grasslands of arid western regions, and are often found in farm fields and grasslands during migration and on their wintering grounds. Occur in coastal marshes and mudflats during the winter. Nest on the ground in the open, on dry prairie. Breeding grounds include northeastern California. Wintering range along entire Pacific Coast of California.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Mountain plover Charadrius montanus	--/--/SSC	(Nesting) Open plains at moderate elevations. Winters in short-grass plains and fields, plowed fields, and sandy deserts. It breeds in the high plains of North America from extreme southeastern Alberta and southwestern Saskatchewan to northern New Mexico and the Texas panhandle, as well as an isolated site in the Davis Mountains of West Texas.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

EXHIBIT C

Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Northern harrier Circus cyaneus	--/--/SSC	(Nesting) Coastal salt and freshwater marsh, wet and lightly grazed pastures, old fields, dry uplands, upland prairies, mesic grasslands, drained marshlands, croplands, shrub steppe, meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands. Occurs from annual grassland up to lodgepole pine and alpine meadow habitats.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Oak titmouse Baeolophus inornatus	--/SA/--	Nests in cavities in oak woodland habitat. Nonmigratory.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Purple martin Progne subis	--/--/SSC	Occupies valley foothill and montane hardwood forests, conifer forests, and riparian habitats. May nest in old woodpecker cavities or in human-made structures such as bridges and culverts. Feeds on insects. Monterey, San Luis Obispo, and Santa Barbara counties appear to be the last places where martins still nest in Western Sycamore woodland.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Snowy egret Egretta thula	--/--/--	Marshes, swamps, ponds, shores. Widespread in many types of aquatic habitats, including fresh and salt water; in coastal areas, may seek sheltered bays. Inland, favors extensive marshes and other large wetlands. Sometimes forages in dry fields. Nests in colonies in trees, shrubs, mangroves, sometimes on or near the ground in marshes.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	--/--/WL	Grassy or steep rocky slopes with sparse low bushes; open pine-oak woods. Habitat varies in different parts of range, but always in brushy areas. In Southwest, usually in rocky areas of foothills and lower canyons, in understory of pine-oak woods, or in chaparral or coastal scrub.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Tricolored blackbird <i>Agelaius tricolor</i>	--/CE/SSC	(Nesting colony); requires open water, protected nesting substrate, and foraging area with insect prey.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Western snowy plover <i>Charadrius alexandrinus nivosus</i>	FT/--/SSC	(Nesting) Sandy or gravelly beaches along coast, on estuarine salt ponds and shores of large alkali lakes. Sandy, gravelly or friable soils for nesting. Coastal areas from Del Norte County to San Diego County.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
White-tailed kite <i>Elanus leucurus</i>	--/--/FP	Forages in open grasslands, meadows, or marshlands. Nest placed near top of dense oak, willow, or other tree stand. Typically breeds from February to October.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Brant <i>Branta bernicla</i>	--/--/SSC	Black Brant Geese are rarely found inland. They winter along Pacific coast of North America as well as the Aleutian islands. Their main habitat is estuaries and large bays where they can find food. They can often be seen as an off-shore migrant. Salt bays, oceans, mudflats, and tundra are favorite hangouts during the summer.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Bryant's savannah sparrow <i>Passerculus sandwichensis alaudinus</i>	--/--/SSC	Occupies low tidally influenced habitats, adjacent ruderal areas, moist grasslands within and just above the fog belt, and, infrequently, drier grasslands.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Burrowing owl <i>Athene cunicularia</i>	--/--/SSC	Forages in open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Nests in old burrow of ground squirrel, or other small mammal. Typically breeds March through August.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Other migratory bird species (nesting)	MBTA/--/--	Woodlands, grasslands, and other native habitats provide nesting opportunities for a variety of migratory bird species protected under the MBTA.	Not present. Potential migratory bird nesting habitat occurs in adjacent habitats to the west, but not within the project site. Annual spring mowing likely prevents ground nesting opportunities for birds.
INVERTEBRATES			
Monarch butterfly - California overwintering population <i>Danaus plexippus</i>	--/SA/--	Occurs along the coast from northern Mendocino to Baja California, Mexico. Winter roosts in wind protected tree groves (eucalyptus, Monterey pine and cypress), with nectar and water sources nearby.	No Potential for Occurrence: The subject parcel is disturbed and no suitable overwintering habitats are present for this species.
Atascadero June beetle <i>Polyphylla nubila</i>	--/--/--	Known only from sand dunes in San Luis Obispo County.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
California linderiella <i>Linderiella occidentalis</i>	--/--/--	Seasonal ponds in grasslands, sandstone depressions, and alluvial flats with hardpan beneath.	Species not present. No aquatic habitats present within or adjacent to the subject parcel.
Crotch bumble bee <i>Bombus crotchii</i>	--/CE/--	Inhabits open grassland and scrub habitats; nesting occurs underground. Feeds on <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> .	

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Globose dune beetle Coelus globosus	--/--/--	Coastal dunes, forming tunnels underneath native vegetation. Found in California's coastal dune system. Have colonized on the California Channel islands.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Lompoc grasshopper Trimerotropis occulens	--/SA/--	Known only from western Santa Barbara County on exposed rocky areas of Monterey and Sisquoc shale.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Mimic tryonia (=California brackishwater snail) Tryonia imitator	--/--/--	Inhabits coastal lagoons, estuaries and salt marshes from Sonoma to San Diego County. Specifically known from coastal lagoons and where creek mouths join tidal marshes. Found only in permanently submerged areas in a variety of sediment types, able to withstand a wide range of salinities.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
Morro Bay blue butterfly Plebejus icarioides moroensis	--/--/--	Occurs within coastal sage and coastal dune scrub habitats that support silver dune lupine (Lupinus chamissonis), and suitable nectar sources such as deerweed (Acmispon glaber). The typical adult flight season occurs from early April to June. Restricted to the immediate coast in San Luis Obispo and western Santa Barbara counties.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats (e.g. coastal sage or dune scrub) are present for this species.
Morro shoulderband (=banded dune) snail Helminthoglypta walkeriana	FE/--/--	Coastal dune and scrub communities dominated by mock heather (Ericameria ericoides). Known within the southern portion of Morro Bay and endemic to the western portion of San Luis Obispo County.	Species not present: A formal habitat assessment was prepared for this species on the subject parcel. Included two protocol-level surveys. No MSS observed and habitats present not suitable for MSS.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Obscure bumble bee Bombus caliginosus	--/SA/--	The Pacific Coast from Santa Barbara County north to Washington state. Food plant genera include Baccharis, Cirsium, Lupinus, Lotus, Grindelia, and Phacelia.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
San Luis Obispo pyrg Pyrgulopsis taylori	--/SA/--	Freshwater habitats in San Luis Obispo County.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
sandy beach tiger beetle Cicindela hirticollis gravida	--/SA/--	Inhabits area adjacent to non-brackish water along the coast of California from San Francisco Bay to Northern Mexico.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Vernal pool fairy shrimp Branchinecta lynchi	FT/--/--	Occur primarily in vernal pools, seasonal wetlands that fill with water during fall and winter rains and dry up in spring and summer.	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
Wawona riffle beetle Atractelmis Wawona	--/--/--	Occurs in riffles of rapid clear mountain streams at moderate elevations (2,000 to 5,000 ft.).	No Potential for Occurrence. No aquatic habitats present within or adjacent to the subject parcel.
MAMMALS			
American badger Taxidea taxus	--/--/SSC	Friable soils and open, uncultivated ground for denning. Needs abundant prey and preys on burrowing rodents such as ground squirrels. Requires open, arid habitats, but are most commonly associated with grasslands, savannahs, mountain meadows, and open areas of desert scrub.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Big free-tailed bat Nyctinomops macrotis	--/--/SSC	Occurs in low lying arid areas of Southern California. Needs high cliffs or rocky outcrops for roosting sites. Feeds primarily on large moths.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
long-eared myotis Myotis evotis	--/--/--	Prefers coniferous woodlands and forests, but is found in brush, woodland, and forest habitats. Widespread in California, but avoids the arid Central Valley and hot deserts. Occurs along the entire coast and in the Sierra Nevada, from sea level to at least 2700m (9000ft).	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Monterey dusky-footed woodrat Neotoma macrotis luciana	--/--/SSC	Forest habitats of moderate canopy and moderate to dense understory; also in chaparral habitats. Nests constructed of grass, feathers and misc debris. Population may be limited by availability of nest material.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Morro Bay kangaroo rat Dipodomys heermanni morroensis	FE/SE/FP	Coastal sage scrub throughout the southern side of Morro Bay. Typically occurs in habitats associated with stabilized dunes and coastal dune scrub communities with dominant vegetation including mock heather, buck brush, and deer weed.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Northern fur-seal Callorhinus ursinus	--/--/--	Marine mammal found along the coast.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Pallid bat Antrozous pallidus	--/--/SSC	Occurs in a variety of habitats from desert to coniferous forest; most closely associated with oak woodland, grassland, and desert scrub in southern California. Roosts in trees, rocky outcrops and crevices in mines and caves.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	--/--/SSC	Ranges from Baja California northward to northern San Luis Obispo County. Typically occurs in woodlands and coastal scrub habitats with moderate to dense canopy cover and rock outcrops or rocky cliffs.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
San Joaquin kit fox <i>Vulpes macrotis mutica</i>	FE/SE/--	Found in grassland, open shrubby areas, and some agricultural settings. Needs loose textured sandy-soils for burrowing, and suitable prey base consisting of ground squirrels, other small mammals, birds and insects.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Southern sea otter <i>Enhydra lutris nereis</i>	FT/--/FP	Marine mammal found along the coast.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Steller (=northern) sea-lion <i>Eumetopias jubatus</i>	--/--/SSC	Marine mammal found along the coast.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	--/SC/SSC	Found in rocky, mountainous areas and near water. Also, found over more open, sparsely vegetated grasslands, and prefer foraging in the open. Occurs throughout California.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.
Western mastiff bat <i>Eumops perotis californicus</i>	--/--/SSC	Crevices in cliff faces, high buildings, trees, and tunnels are required for roosting. Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

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Appendix B. Habitat Requirements and Potential for Occurrence of Special-Status Animals in the Vicinity of the Site. (CNDDDB Information for Atascadero, Cayucos, Cypress Mountain, Morro Bay North, Morro Bay South, San Luis Obispo, Templeton, and York Mountain USGS quadrangles).

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Yuma myotis Myotis yumanensis	--/--/--	Coastal conifer and broad-leaf forests, oak and conifer woodlands, arid grasslands and desert, and high-elevation forests and meadows. Roost and hibernate in caves, mine tunnels, buildings, and other human made structures. Throughout California; prefer humid, coastal regions of northern and central California.	No Potential for Occurrence: The subject parcel is disturbed and no suitable habitats are present for this species.

**FE = Federally Endangered; FT = Federally Threatened; CE=Candidate Endangered; SE=State Endangered; ST=State Threatened; SSC = California Species of Special Concern; FP = Fully Protected; WL = Watch List; SA=Special Animal; MBTA=Migratory Bird Treaty Act. Source: California Natural Diversity Database (California Department of Fish and Wildlife 2019); Special Animals List (California Department of Fish and Wildlife November 2018).*

Appendix C: List of Plant Species Observed on the Subject Parcel

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Appendix C – List of Plant Species Observed within the Project Area

Scientific Name	Common Name
<i>Avena</i> spp.*	Wild oats
<i>Carpobrotus edulis</i> *	Ice plant
<i>Eschscholzia californica</i>	California poppy
<i>Malva parviflora</i> *	Cheeseweed mallow
<i>Oxalis pes-caprae</i> *	Bermuda buttercup
<i>Pennisetum clandestinum</i> *	Kikuyu grass
<i>Sonchus</i> spp.*	Sow thistle

* indicates non-native species

**Appendix D: List of Animal Species Observed
on the Subject Parcel**

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Appendix D – List of Animal Species Observed During the Survey

Scientific Name	Common Name
Mammals	
<i>Thomomys bottae</i>	Botta's pocket gopher (mounds)

Appendix E: Photo Documentation

- 4 Photos

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3029 Beachcomber Drive, APN 065-233-053

Biological Resources Survey Report



Photo 1: Viewing west from southeast property corner. January 9, 2020

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Photo 2: Viewing west from north east property corner. Gravel area in right of photo is part of subject parcel up to edge of concrete driveway. January 9, 2020

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Photo 3: Viewing east from the northwest property corner. Note property corner stake with pink flagging in left foreground of photo. January 9, 2020

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Photo 4: Viewing east from southwest property corner. Note property corner stake with pink flagging in right foreground of photo. January 9, 2020

Appendix F: Existing Conditions and Habitat Map

*Locations are approximate

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Appendix G: Proposed Site Plans

**Appendix H: Environmentally Sensitive Habitat
Area Boundary and Setback Evaluation for 3029
Beachcomber Drive (APN 065-233-053), Morro
Bay, San Luis Obispo County, California**

EXHIBIT C

Environmentally Sensitive Habitat Area Boundary and Setback Evaluation for 3029 Beachcomber Drive (APN 065-233-053), Morro Bay, San Luis Obispo County, California



Prepared for:

Kelly Simmons
166 Kermodi Street
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March 6, 2020

Prepared by:



Introduction

Ecological Assets Management (EAM) conducted an evaluation of the extent of Environmentally Sensitive Habitat Area (ESHA) adjacent to 3029 Beachcomber Drive, Morro Bay, California (Assessor's Parcel Number 065-233-053). The investigation identified the limits of ESHA pursuant to the California Coastal Act and the City of Morro Bay Coastal Land Use Plan (CLUP), associated with Morro Strand State Beach located to the west of the residential parcel.

In summary, the investigation identified a native vegetation boundary adjacent to the subject parcel consisting of coastal dune scrub habitat. The identified dune scrub habitat boundary edge generally parallels the western parcel edge, and is separated from the parcel by nonnative ice plant (*Carpobrotus* spp.) and other non-native weedy species. Figure 7B of the 2018 City of Morro Bay Environmentally Sensitive Habitat Area Review and Current Conditions Mapping (2018 ESHA Review), clearly maps the eastern limit of the Backdune/Dune Scrub ESHA in the area.

Based on Google Earth data and on-site measurement using a laser rangefinder, the closest point of the ESHA boundary is located 69 feet to the west of the western (rear) parcel boundary. Project plans show a five-foot building setback from the rear (westerly) lot line, indicating that the western wall of the proposed residence would be located 74 feet from the closest extent of dune scrub habitat. As shown on the project plan sheet attached as Appendix A, the proposed building location provides a lot line setback consistent with or greater than adjacent existing residences.

The following sections provide an overview and definition of ESHA per the California Coastal Act and City CLUP, and the methods and results of our investigation.

Definition of ESHA

California Coastal Act

The California Coastal Act was enacted in 1976 to provide long-term protection of California's coastal resources. The Act's coastal resources management policies are based on recommendations contained in the California Coastal Plan. One such policy includes:

"Protection, enhancement and restoration of environmentally sensitive habitats, including intertidal and nearshore waters, wetlands, bays and estuaries, riparian habitat, certain wood and grasslands, streams, lakes, and habitat for rare or endangered plants or animals."

A variety of plant communities within the Coastal Zone meet the definition of ESHA (Coastal Act Section 30107.5), including riparian areas, wetlands, maritime chaparral and special status species habitat.

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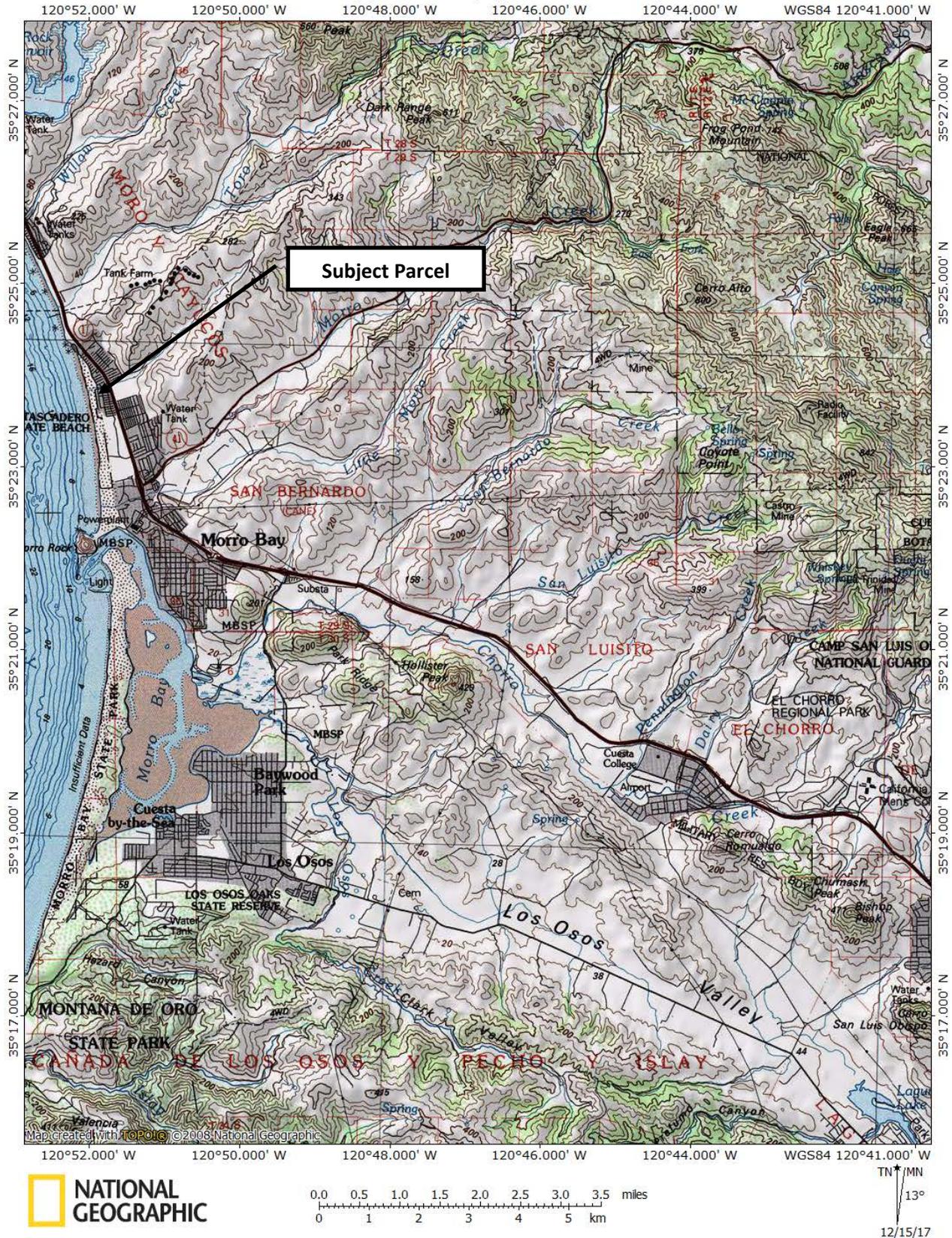


FIGURE 1. Location map of subject parcel in Morro Bay, CA.

The California Coastal Commission (CCC), with technical assistance from the California Department of Fish and Wildlife (CDFW), is responsible for protecting ESHA within the Coastal Zone, and have required local agencies including the City of Morro Bay to develop policies aimed at protecting and preserving these areas.

Sensitive habitat areas are identified using specific criteria developed under the Coastal Act. Those resources that meet one or more of the following criteria are typically designated as an environmentally sensitive habitat area:

- 1) *Unique, rare or fragile communities which should be preserved to ensure their survival in the future;*
- 2) *Rare and endangered species habitats that are also protected by state and federal laws;*
- 3) *Specialized wildlife habitats which are vital to species survival;*
- 4) *Outstanding representative natural communities which have an unusual variety or diversity of plant and animal species; and*
- 5) *Areas with outstanding educational values that should be protected for scientific research and education uses now and in the future.*

The City of Morro Bay Coastal Land Use Plan (Chapter XII. Environmentally Sensitive Habitat Areas) defines ESHA as:

" areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" .

City of Morro Bay CLUP Section 30240 states:

"(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas".

City of Morro Bay CLUP Policy 11.20 states:

"Coastal dune habitats shall be preserved and protected from all but resource-dependent, scientific, educational and passive recreational use. Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only if revegetation is made a condition of project approval. Such revegetation shall be with native plants propagated from the disturbed sites or from the same species at adjacent sites. A buffer strip, a minimum of 50 feet in width in urban areas and 100 feet in non-urban areas shall be maintained between the dune habitat and adjacent development."

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The coastal dune scrub habitat associated with the Morro Strand State Beach constitutes ESHA as defined by the California Coastal Act, and as mapped by the City of Morro Bay in 2018. Any proposed development within or adjacent to this habitat must conform to Coastal Act/ CLUP requirements.

Methods

The evaluation of ESHA adjacent to the subject parcel was conducted on January 17 and 24, and March 3, 2020 by EAM biologists Dwayne Oberhoff and Bob Sloan. ESHA boundaries consisting of native vegetative communities were observed and assessed per current CCC and CLUP definitions and policies, and were compared to those mapped in the City's 2018 ESHA Review. In addition, EAM reviewed current and historic aerial photographs depicting the study area (Google Earth, 2020), and the U.S. Geological Survey (USGS) *Morro Bay South, California* 7.5-minute topographic quadrangle (1995).

Existing conditions and the eastern limit of ESHA dune scrub habitat adjacent to the rear property line of the subject parcel were observed in the field, and distances between the parcel and native habitat were measured using a laser rangefinder and on a Google Earth aerial photograph dated September 7, 2018. Representative photos are included in Appendix B. The identified ESHA boundary line location is shown on an aerial photograph, overlain by the proposed residential development plan (refer to Appendix C).

Results

The examination found a defined border of coastal dune scrub habitat located 69 feet to the west of the rear property line. Coastal dune scrub habitat is designated and mapped as ESHA in the City's 2018 ESHA Review, and this habitat could support sensitive plant and animal species. No native habitat is present within the subject parcel, or between the parcel and the ESHA. Vegetation between the western lot line and the eastern edge of the mapped ESHA consists of a dense mat of non-native ice plant, with some non-native grasses and occurrences of the non-native and invasive Bermuda buttercup (*Oxalis pes-caprae*), sow thistle (*Sonchus* spp.), and kikuyu grass (*Pennisetum clandestinum*) also present. This vegetation is not sensitive, and provides minimal opportunities for special status species.

The project site plans include a 5-foot building setback from the rear (western) property line in compliance with City residential zoning requirements, which gives a combined distance of 74 feet from the ESHA edge to the nearest proposed structure wall.

Conclusion

The subject parcel at 3029 Beachcomber Drive is adjacent to an upland ESHA as defined under the California Coastal Act and the City of Morro Bay CLUP. This ESHA

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consists of coastal dune scrub habitat associated with stabilized back dunes of Morro Strand State Beach, and its extent is clearly mapped on Figure 7B of the City's 2018 ESHA Review. The distance between the edge of mapped ESHA habitat and the subject parcel was determined using a laser rangefinder and current Google Earth aerial photography.

Based on the observed ESHA boundary located 69 feet west of the rear (western) property line, and the required 5-foot building setback from that rear property line, the closest exterior wall of the proposed residential development would be approximately 74 feet from the eastern boundary of the mapped ESHA. The development as proposed would exceed the minimum 50-foot setback from ESHA required in urban areas per the CLUP, and the proposed setback of 74 feet is consistent with or greater than adjoining residences in the neighborhood.

As a result, the proposed residential development at 3029 Beachcomber Drive would not remove, degrade, encroach on or impact ESHA, or cause a significant disruption of ESHA habitat values in the vicinity.

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References

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Appendix A: Proposed Project Site Plans

Appendix B: Photo Pages

- 2 Photos

EXHIBIT C



Photo 1: Photo viewing west from the southwestern corner of the parcel. Note ice plant cover in foreground, and clear line of coastal scrub visible farther to the west. Pink flagging in foreground is southwestern property corner. March 3, 2020

EXHIBIT C



Photo 2: Photo viewing west from the northwestern corner of the parcel. Note annual grass and ice plant in foreground, and coastal scrub line to the west. Pink flagging in right of photo is northwestern property corner. March 3, 2020

Appendix C: ESHA Boundary Map

EXHIBIT C



**Appendix I: Morro Shoulderband Snail Habitat
Assessment Report for 3029 Beachcomber Drive
(APN 065-233-053), Morro Bay, San Luis Obispo
County, California**

EXHIBIT C

Morro Shoulderband Snail Habitat Assessment Report for 3029 Beachcomber Drive (APN 065-233-053), Morro Bay, San Luis Obispo County, California



Prepared for:

Kelly Simmons
166 Kermodi Street
Bozeman, MT 59715

Prepared by:



March 6, 2020

EXHIBIT C

3029 Beachcomber Drive, Morro Bay

MSS Habitat Assessment Report

Report prepared by:

Dwayne Oberhoff
Senior Biologist/LLC Manager
Ecological Assets Management, LLC
PO Box 6840
Los Osos, CA 93412
805.440.6137
dwayne@ecologicalmgmt.com



Signature

3/04/2020

Date

Introduction

The following Morro shoulderband snail (MSS) habitat assessment report has been prepared by Ecological Assets Management LLC (EAM) for Ms. Kelly Simmons. This report presents the methods and results of two site visits (January 9 and 17, 2020), consisting of two protocol-level MSS surveys and an MSS Habitat Assessment on the 0.14-acre undeveloped parcel located on 3029 Beachcomber Drive, Morro Bay, San Luis Obispo County (Assessor's Parcel Number 065-233-053). The proposed project would construct a single-family residence on a vacant lot that borders stabilized beach dune habitat to the west.

In summary, the 0.14-acre parcel was observed to be disturbed by historical mowing/weed abatement and dominated by nonnative vegetation. No native habitat is present within the parcel. The two protocol survey efforts found no evidence of MSS presence within the parcel, and soils consist of gravelly clay which is not suitable for MSS. Due to the unsuitable soil and habitat conditions within the subject parcel, and the surrounding developed residential neighborhood conditions, it is highly unlikely that MSS are present within the parcel, or that MSS would enter the parcel during project construction. However, to ensure MSS do not enter the site from the dune habitat areas to the west that could provide potential habitat for MSS, a three foot silt fence will be installed along the western property boundary to further ensure that take of MSS does not occur.

Survey Methods

The 2003 United States Fish and Wildlife Service (USFWS) Protocol Survey Guidelines for MSS require that five protocol surveys be performed during or immediately following a rain event to establish the presence or absence of MSS at a location. For this effort and per the guidance of the U.S. Fish and Wildlife Service, two surveys of the parcel were conducted during protocol conditions, and habitats and soil conditions present onsite were assessed to determine if they were suitable for MSS. Rainfall data used to document suitable survey conditions is obtained from either the Pacific Gas & Electric, Diablo Canyon Power Plant weather forecast (<http://www.tenera.com/weather/>) or from the rain gauge at EAM's Los Osos office. Site specific weather conditions (i.e. temperature and wind speed) were collected on site with a Kestrel 3000 wind meter.

Immediately following rainfall events, MSS permitted biologists Dwayne Oberhoff and Bob Sloan conducted surveys during protocol conditions over the 0.14-acre subject parcel on January 9 and 17, 2020. Rainfall for the January 9th survey was approximately 0.10-inch and for January 17th approximately 0.31-inch. Dwayne Oberhoff is permitted to conduct protocol surveys under federal recovery permit TE-180579-1. Bob Sloan is permitted to conduct MSS protocol surveys under federal recovery permit TE-43937B-1.

EXHIBIT C

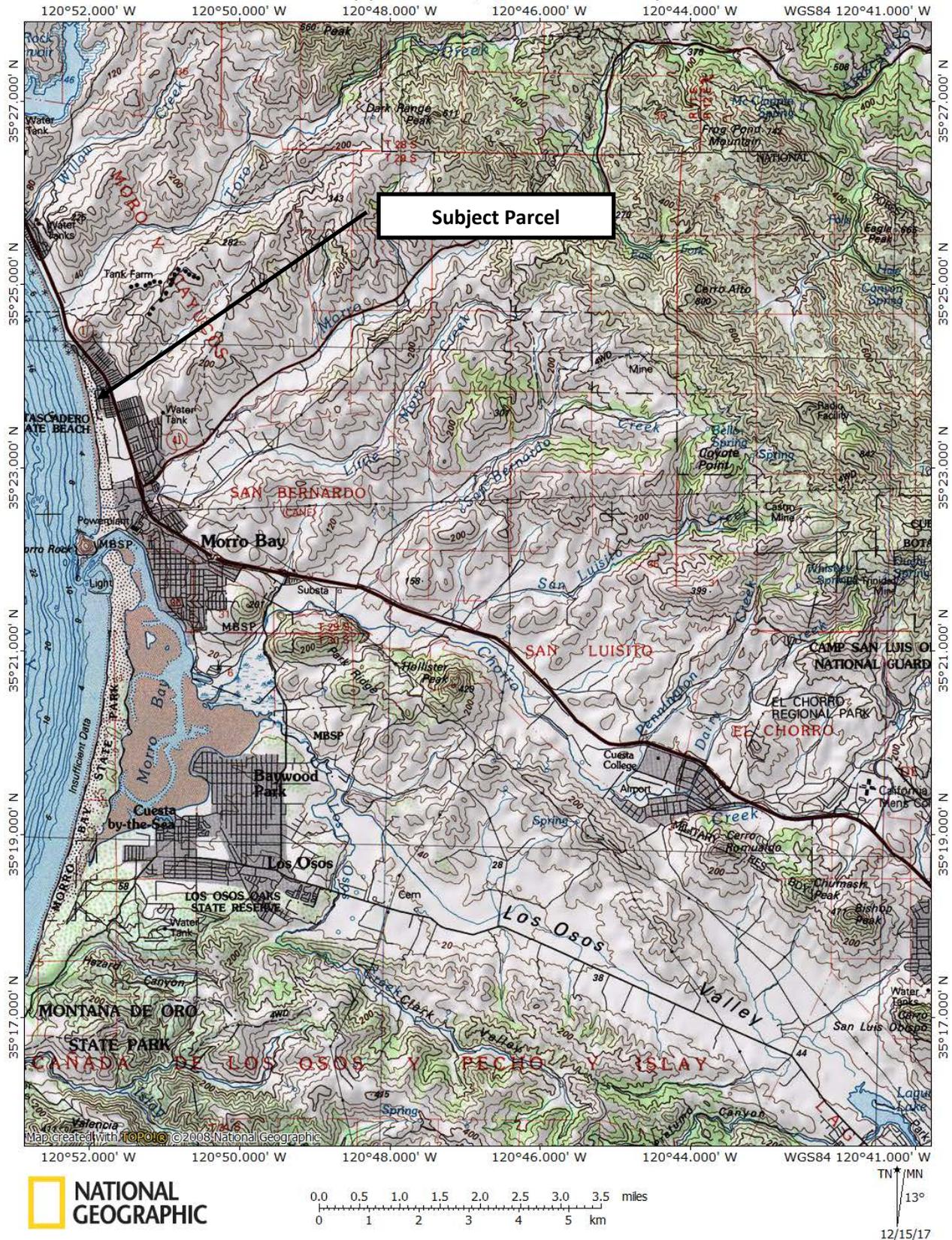


FIGURE 1. Location map of subject parcel in Morro Bay, CA.

The protocol surveys and habitat assessments were conducted on foot and covered all areas of the 0.14-acre subject parcel to determine the presence/absence of live MSS, empty MSS shells and suitable MSS habitat. Survey efforts covered all areas of the site, including non-native habitat, landscape plantings, anthropogenic debris, and edges of adjacent building foundations and other manmade structures that could potentially provide habitat or shelter for MSS.

Description of Morro Shoulderband Snail and its Habitat

MSS is found in western San Luis Obispo County within the vicinity of Morro Bay. Specifically, it is found south from the northern portion of the city of Morro Bay, west of Los Osos Creek and north of Hazard Canyon. Within this area, MSS is found on sandy soils within both coastal dune and coastal scrub plant communities. Key native plant species associated with MSS include mock heather (*Ericameria ericoides*), coast buckwheat (*Eriogonum parvifolium*), dune bush lupine (*Lupinus chamissonis*), deerweed (*Acmispon glaber*), California croton (*Croton californicus*), seaside golden yarrow (*Eriophyllum staechadifolium*), black sage (*Salvia mellifera*) and California sagebrush (*Artemisia californica*). MSS are also commonly found in association with non-native plant species such as veldt grass (*Ehrharta calycina*), ice plant (*Carpobrotus edulis*), and anthropogenic structures or debris/garbage (i.e. plywood, cardboard, etc).

Due to threats from habitat destruction, colonization of invasive plant species, aging habitat, and off-road vehicle use, MSS was listed as endangered by the USFWS on December 15, 1994. In 2006, following the five-year review conducted by the USFWS, the USFWS recommended MSS be downlisted from endangered to threatened, however the final rulemaking process for this downlisting has not been completed.

Site Location and Existing Conditions

The 6,060-square foot (0.14 acre) subject parcel is located at 3029 Beachcomber Drive (APN 065-233-053) in Morro Bay, San Luis Obispo County, California (refer to Figure 1). The subject parcel is located approximately 930 feet west of Highway 1 and the nearest cross-street is Easter Street to the north. The parcel is bordered on the north and south by existing single-family residences, to the east by Beachcomber Drive, and to the west by non-native ice plant and coastal strand dune habitats of Morro Strand State Beach. The subject parcel is one of the last remaining undeveloped residential parcels within the surrounding subdivision.

The 0.14-acre parcel was observed to be disturbed from annual mowing for fire hazard abatement and public use by neighbors. The parcel was dominated by non-native annual grasses and common weedy plants including Bermuda buttercup (*Oxalis pes-caprae*), cheeseweed mallow (*Malva parviflora*), kikuyu grass (*Pennisetum clandestinum*), and a large patch of non-native ice plant located at the eastern end of the lot. The parcel is surrounded by existing residential development and associated

ornamental landscaping to the north, east and south. No areas of native habitat suitable for MSS are contiguous with the subject parcel. The western edge of the parcel is bordered by a dense cover of ice plant growing on adjacent stabilized dune sands associated with Morro Strand State Beach. Farther west, a strip of coastal dune scrub species become dominant, before open dune habitat conditions begin. Appendix A includes four (4) site photos taken during the surveys and Appendix B includes an aerial of the survey area and subject parcel with observed habitats mapped.

The subject parcel is outside of the boundaries of critical habitat units for MSS as designated by USFWS on February 7, 2001. The nearest critical habitat unit to the subject parcel is located on the northern end of the Morro Bay Sandspit over 2.5 miles to the south.

Proposed Project

The proposed project consists of construction of a 2,078-square foot single-family residence and 713-square foot attached garage on the subject parcel, accessed from Beachcomber Drive (refer to Appendix C). The project is similar in scope to existing surrounding residential uses, and will not impact native habitats or sandy soil areas suitable for MSS.

Results

EAM biologist Dwayne Oberhoff and Bob Sloan conducted two site visits to the subject parcel to survey for MSS presence during protocol conditions, and concurrent with the surveys conducted a MSS habitat suitability assessment. The two surveys were conducted during protocol conditions immediately following precipitation events. All areas and habitats located within the 0.14-acre parcel were surveyed by walking transects, visual observation, and carefully sifting through soil and leaf litter by hand under vegetation, around woody debris, and other areas where MSS could be present.

No live MSS or empty MSS shells were observed within the parcel during the two surveys. The surveys found numerous live European garden snails (*Helix aspersa*), and empty *Helix* shells and shell fragments. No other species of snail was observed during the survey efforts.

Discussion

The survey results documented above provide a determination that the 0.14-acre subject parcel (survey area) is dominated by non-native and disturbed habitats with no native coastal scrub habitat present. The non-native habitats present on site do not provide suitable habitat for MSS due to historic and ongoing disturbances (e.g. annual fire hazard abatement), absence of sandy soils, and absence of aestivation habitat. However, the nearby stands of coastal scrub habitat on sandy soil located to the west do potentially provide suitable native habitat for MSS, although presence of the species

EXHIBIT C

in this area was not determined for this report. The Atlas of Sensitive Species of the Morro Bay Area and California Natural Diversity Database maps the nearest known occurrences of MSS as approximately 0.5 miles to the south in dune scrub habitat adjacent to the Cloisters residential development. To ensure MSS do not enter the site from the dune habitat areas to the west that could provide potential habitat for MSS, a three foot silt fence will be installed along the western property boundary to further ensure that take of MSS does not occur.

Based on the observed conditions, and habitats and soils that are present, the proposed project is unlikely to result in take of MSS. Performance of additional protocol surveys on the site are considered unlikely to provide additional information regarding species presence due to the habitat and soil conditions described in this report.

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Appendix A: Photo Pages

- 4 Photos

EXHIBIT C



Photo 1: Photo viewing west from the southeastern corner of the parcel at Beachcomber Drive. January 9, 2020

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3029 Beachcomber Drive, Morro Bay

MSS Habitat Assessment Report



Photo 2: Photo viewing west from the northeast corner of the parcel at Beachcomber Drive. January 9, 2020

EXHIBIT C



Photo 3: Photo viewing east from the northwestern corner of the parcel toward Beachcomber Drive. Note property corner stake with pink flagging in foreground. January 9, 2020

EXHIBIT C



Photo 4: Photo viewing east from the southwestern corner of the parcel toward Beachcomber Drive. Note property corner stake with pink flagging in foreground. January 9, 2020

Appendix B: Existing Conditions and Habitat Map

EXHIBIT C



EXHIBIT C

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Prepared for:

Kelly Simmons
166 Kermodi Street
Bozeman, MT 59715

Prepared by:



March 6, 2020

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Report prepared by:

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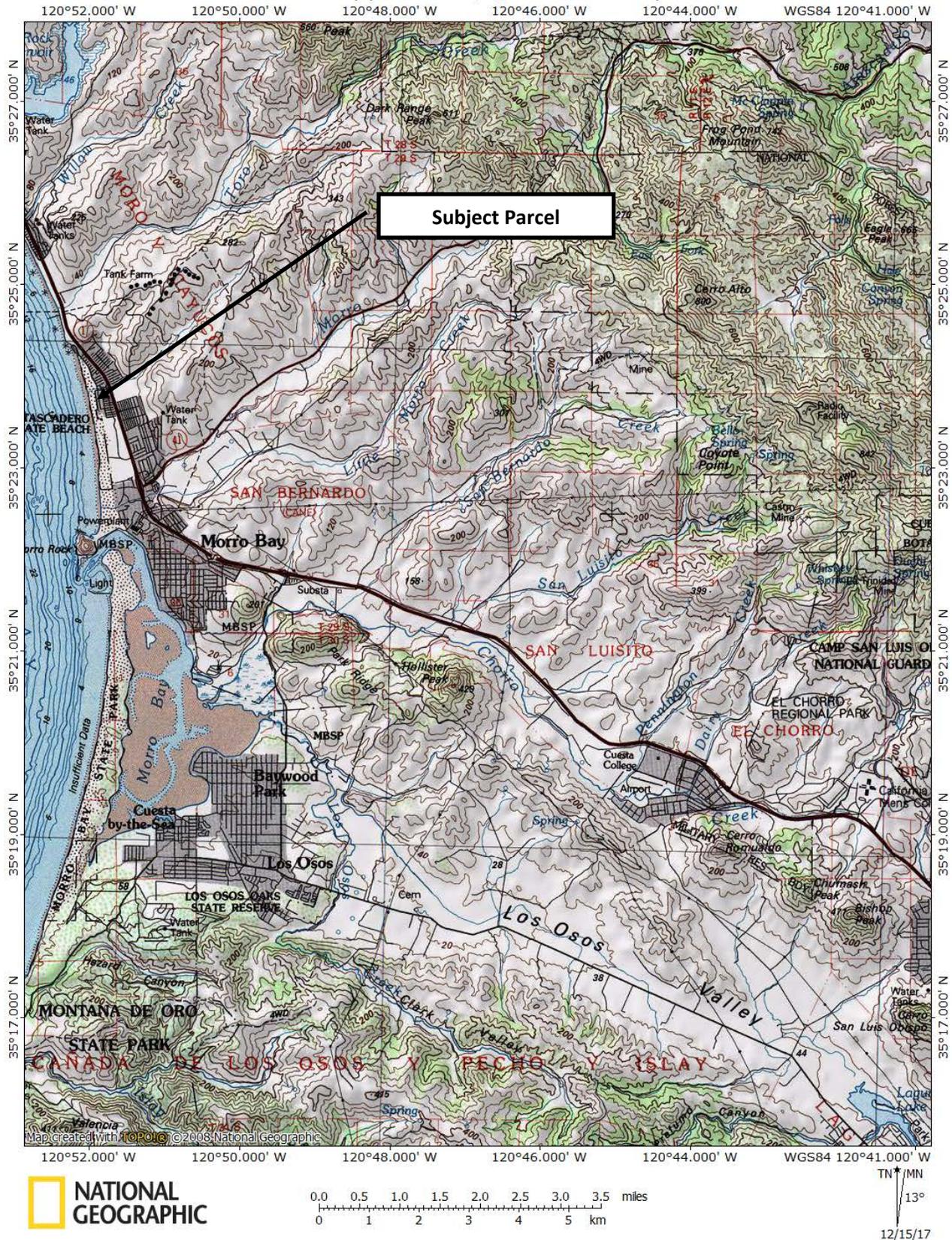


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Appendix A: Photo Pages

- 4 Photos

EXHIBIT C



Photo 1: Photo viewing west from the southeastern corner of the parcel at Beachcomber Drive. January 9, 2020

EXHIBIT C

3029 Beachcomber Drive, Morro Bay

MSS Habitat Assessment Report



Photo 2: Photo viewing west from the northeast corner of the parcel at Beachcomber Drive. January 9, 2020

EXHIBIT C



Photo 3: Photo viewing east from the northwestern corner of the parcel toward Beachcomber Drive. Note property corner stake with pink flagging in foreground. January 9, 2020

EXHIBIT C



Photo 4: Photo viewing east from the southwestern corner of the parcel toward Beachcomber Drive. Note property corner stake with pink flagging in foreground. January 9, 2020

Appendix B: Existing Conditions and Habitat Map

EXHIBIT C



EXHIBIT C

Environmentally Sensitive Habitat Area Boundary and Setback Evaluation for 3029 Beachcomber Drive (APN 065-233-053), Morro Bay, San Luis Obispo County, California



Prepared for:

Kelly Simmons
166 Kermodi Street
Bozeman, MT 59715

March 6, 2020

Prepared by:



Introduction

Ecological Assets Management (EAM) conducted an evaluation of the extent of Environmentally Sensitive Habitat Area (ESHA) adjacent to 3029 Beachcomber Drive, Morro Bay, California (Assessor's Parcel Number 065-233-053). The investigation identified the limits of ESHA pursuant to the California Coastal Act and the City of Morro Bay Coastal Land Use Plan (CLUP), associated with Morro Strand State Beach located to the west of the residential parcel.

In summary, the investigation identified a native vegetation boundary adjacent to the subject parcel consisting of coastal dune scrub habitat. The identified dune scrub habitat boundary edge generally parallels the western parcel edge, and is separated from the parcel by nonnative ice plant (*Carpobrotus* spp.) and other non-native weedy species. Figure 7B of the 2018 City of Morro Bay Environmentally Sensitive Habitat Area Review and Current Conditions Mapping (2018 ESHA Review), clearly maps the eastern limit of the Backdune/Dune Scrub ESHA in the area.

Based on Google Earth data and on-site measurement using a laser rangefinder, the closest point of the ESHA boundary is located 69 feet to the west of the western (rear) parcel boundary. Project plans show a five-foot building setback from the rear (westerly) lot line, indicating that the western wall of the proposed residence would be located 74 feet from the closest extent of dune scrub habitat. As shown on the project plan sheet attached as Appendix A, the proposed building location provides a lot line setback consistent with or greater than adjacent existing residences.

The following sections provide an overview and definition of ESHA per the California Coastal Act and City CLUP, and the methods and results of our investigation.

Definition of ESHA

California Coastal Act

The California Coastal Act was enacted in 1976 to provide long-term protection of California's coastal resources. The Act's coastal resources management policies are based on recommendations contained in the California Coastal Plan. One such policy includes:

"Protection, enhancement and restoration of environmentally sensitive habitats, including intertidal and nearshore waters, wetlands, bays and estuaries, riparian habitat, certain wood and grasslands, streams, lakes, and habitat for rare or endangered plants or animals."

A variety of plant communities within the Coastal Zone meet the definition of ESHA (Coastal Act Section 30107.5), including riparian areas, wetlands, maritime chaparral and special status species habitat.

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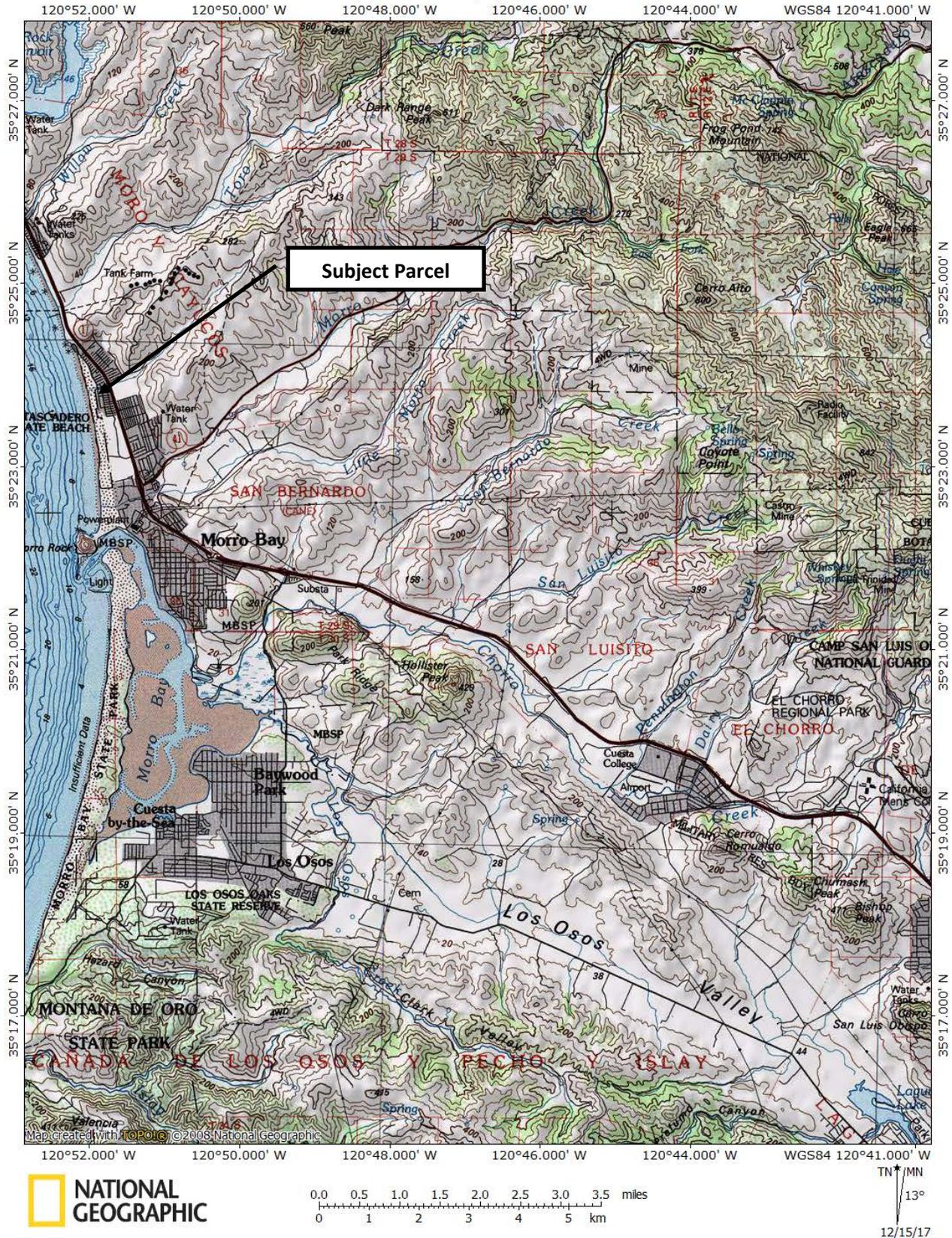


FIGURE 1. Location map of subject parcel in Morro Bay, CA.

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The California Coastal Commission (CCC), with technical assistance from the California Department of Fish and Wildlife (CDFW), is responsible for protecting ESHA within the Coastal Zone, and have required local agencies including the City of Morro Bay to develop policies aimed at protecting and preserving these areas.

Sensitive habitat areas are identified using specific criteria developed under the Coastal Act. Those resources that meet one or more of the following criteria are typically designated as an environmentally sensitive habitat area:

- 1) *Unique, rare or fragile communities which should be preserved to ensure their survival in the future;*
- 2) *Rare and endangered species habitats that are also protected by state and federal laws;*
- 3) *Specialized wildlife habitats which are vital to species survival;*
- 4) *Outstanding representative natural communities which have an unusual variety or diversity of plant and animal species; and*
- 5) *Areas with outstanding educational values that should be protected for scientific research and education uses now and in the future.*

The City of Morro Bay Coastal Land Use Plan (Chapter XII. Environmentally Sensitive Habitat Areas) defines ESHA as:

" areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" .

City of Morro Bay CLUP Section 30240 states:

"(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas".

City of Morro Bay CLUP Policy 11.20 states:

"Coastal dune habitats shall be preserved and protected from all but resource-dependent, scientific, educational and passive recreational use. Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only if revegetation is made a condition of project approval. Such revegetation shall be with native plants propagated from the disturbed sites or from the same species at adjacent sites. A buffer strip, a minimum of 50 feet in width in urban areas and 100 feet in non-urban areas shall be maintained between the dune habitat and adjacent development."

EXHIBIT C

The coastal dune scrub habitat associated with the Morro Strand State Beach constitutes ESHA as defined by the California Coastal Act, and as mapped by the City of Morro Bay in 2018. Any proposed development within or adjacent to this habitat must conform to Coastal Act/ CLUP requirements.

Methods

The evaluation of ESHA adjacent to the subject parcel was conducted on January 17 and 24, and March 3, 2020 by EAM biologists Dwayne Oberhoff and Bob Sloan. ESHA boundaries consisting of native vegetative communities were observed and assessed per current CCC and CLUP definitions and policies, and were compared to those mapped in the City's 2018 ESHA Review. In addition, EAM reviewed current and historic aerial photographs depicting the study area (Google Earth, 2020), and the U.S. Geological Survey (USGS) *Morro Bay South, California* 7.5-minute topographic quadrangle (1995).

Existing conditions and the eastern limit of ESHA dune scrub habitat adjacent to the rear property line of the subject parcel were observed in the field, and distances between the parcel and native habitat were measured using a laser rangefinder and on a Google Earth aerial photograph dated September 7, 2018. Representative photos are included in Appendix B. The identified ESHA boundary line location is shown on an aerial photograph, overlain by the proposed residential development plan (refer to Appendix C).

Results

The examination found a defined border of coastal dune scrub habitat located 69 feet to the west of the rear property line. Coastal dune scrub habitat is designated and mapped as ESHA in the City's 2018 ESHA Review, and this habitat could support sensitive plant and animal species. No native habitat is present within the subject parcel, or between the parcel and the ESHA. Vegetation between the western lot line and the eastern edge of the mapped ESHA consists of a dense mat of non-native ice plant, with some non-native grasses and occurrences of the non-native and invasive Bermuda buttercup (*Oxalis pes-caprae*), sow thistle (*Sonchus* spp.), and kikuyu grass (*Pennisetum clandestinum*) also present. This vegetation is not sensitive, and provides minimal opportunities for special status species.

The project site plans include a 5-foot building setback from the rear (western) property line in compliance with City residential zoning requirements, which gives a combined distance of 74 feet from the ESHA edge to the nearest proposed structure wall.

Conclusion

The subject parcel at 3029 Beachcomber Drive is adjacent to an upland ESHA as defined under the California Coastal Act and the City of Morro Bay CLUP. This ESHA

EXHIBIT C

consists of coastal dune scrub habitat associated with stabilized back dunes of Morro Strand State Beach, and its extent is clearly mapped on Figure 7B of the City's 2018 ESHA Review. The distance between the edge of mapped ESHA habitat and the subject parcel was determined using a laser rangefinder and current Google Earth aerial photography.

Based on the observed ESHA boundary located 69 feet west of the rear (western) property line, and the required 5-foot building setback from that rear property line, the closest exterior wall of the proposed residential development would be approximately 74 feet from the eastern boundary of the mapped ESHA. The development as proposed would exceed the minimum 50-foot setback from ESHA required in urban areas per the CLUP, and the proposed setback of 74 feet is consistent with or greater than adjoining residences in the neighborhood.

As a result, the proposed residential development at 3029 Beachcomber Drive would not remove, degrade, encroach on or impact ESHA, or cause a significant disruption of ESHA habitat values in the vicinity.

EXHIBIT C

References

- Baldwin et al. 2012. *The Jepson Manual: Vascular Plants of California*, Second Edition. University of California Press, Berkeley.
- California Coastal Commission. 2007. *Policies in Local Coastal Programs Regarding Development Setbacks and Mitigation Ratios for Wetlands and Other Environmentally Sensitive Habitat Areas*. Performed Under Section 309 (Coastal Zone Enhancement Grants Program of the Coastal Zone Management Act).
- Ecological Assets Management, LLC. 2016. *Delineation of Environmentally Sensitive Habitat Boundaries and Setback Evaluation for 370 Mitchell Drive (APN 074-081-027), Los Osos, San Luis Obispo County, California*.
- Holland, Robert F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*. Sacramento, California.
- Hoover, Robert F. 1970. *The Vascular Plants of San Luis Obispo County, California*. University of California Press, Berkeley, CA.
- Rincon Consultants, 2018. *City of Morro Bay Environmentally Sensitive Habitat Area (ESHA) Review and Current Conditions Mapping*.

Appendix A: Proposed Project Site Plans

Appendix B: Photo Pages

- 2 Photos

EXHIBIT C



Photo 1: Photo viewing west from the southwestern corner of the parcel. Note ice plant cover in foreground, and clear line of coastal scrub visible farther to the west. Pink flagging in foreground is southwestern property corner. March 3, 2020

EXHIBIT C



Photo 2: Photo viewing west from the northwestern corner of the parcel. Note annual grass and ice plant in foreground, and coastal scrub line to the west. Pink flagging in right of photo is northwestern property corner. March 3, 2020

Appendix C: ESHA Boundary Map

EXHIBIT C





AGENDA NO: B-3

MEETING DATE: April 21, 2020

**AGENDA CORRESPONDENCE
RECEIVED BY THE PLANNING
COMMISSION FOR PUBLIC REVIEW**

3029 BEACHCOMBER DRIVE

[REDACTED]

From: [REDACTED]
Sent: Monday, April 13, 2020 7:09 AM
To: Nancy Hubbard <nhubbard@morrobayca.gov> [REDACTED]

Subject: Re: 3029 beachcomber drive

Nancy, Thanks for responding to my questions in the previous email. At this time when our community is in a shelter in place mandate I would like the city to **delay** approval of this project. In doing so this would give the neighborhood a live meeting during which we can ask questions and receive answers in a timely manner. I personally would like to first hear the staff comments and recommendations. This is a new development and deserves the attention of the city to follow the normal process and give the public time to comment in a face to face meeting.

Sincerely,
William and Marlene Regan
[REDACTED]

From: Nancy Hubbard <nhubbard@morrobayca.gov>
Sent: Friday, April 10, 2020 2:12 PM
To: [REDACTED]
Subject: Re: 3029 beachcomber drive

Attached are the plans for the proposed home at 3029 Beachcomber Drive. The city is processing the Coastal Development Permit under the California Coastal Commission's authority. The staff is recommending approval since the proposal home meets all of the development standards for the zoning district (i.e. setbacks, lot coverage, height, etc.). Approval with conditions is what every planning application includes – certain requirements, some standard and some specific to this home, that must be followed or the permit can be revoked. The staff report and the resolution (with the conditions of approval) will be posted on the website at the end of next week.

CEQA is the California Environmental Quality Act that determines what level of environmental review each project requires. Categorical exemptions are certain types of development (like single family homes) that are deemed exempt from the CEQA requirements because they have been reviewed by the state and have generally been determined to not cause a significant impact to the environment. In this case, the city staff required that the applicant provide biological studies of the dunes, habitat and vegetation.

[REDACTED]

From: [REDACTED]
Sent: Monday, April 13, 2020 11:35 AM
To: Nancy Hubbard <nhubbard@morrobayca.gov>
Subject: Fwd: 3029 Beachcomber Drive Project

Hang in there, Nancy. 😊 Red

We will all get through this together.

Robert Fuller Davis
Morro Bay California

Begin forwarded message:

From: [REDACTED]
Date: April 13, 2020 at 10:42:35 AM PDT
To: Nancy Hubbard <nhubbard@morrobayca.gov>
Cc: [REDACTED]
[REDACTED]
Subject: Re: 3029 Beachcomber Drive Project

Nancy Hubbard and City Planners,

We are Bill and Joyce Cockrill and live at [REDACTED] Our property adjoins the 3029 Beachcomber Drive, Simmons residence, on the north side of the project.

We have had a chance to look at the plans online for the first time this past weekend and have several questions and concerns that require resolution. As an example, the fourteen foot long kitchen window looks directly into our bedroom over a relatively low wall. And we have other questions and concerns to resolve in these small tightly-spaced lots where the homes are in close proximity.

Since all of us are currently in a shelter-in-place mandate by the Governor, we respectfully request that you delay this meeting process until we and the greater community can attend and meet in person. This is a new construction project and as such we request that the normal process be followed with live access to the meetings, and to the City Planners.

We understand that you have remote ways of attending the meetings, contacting the City Planners, and accessing the plans. But please consider the following: while the sheltering order remains in place, if we were to have any technology access issues or problems on our end, during the upcoming meeting or after, we would have no access or voice in real-time. We don't even have a way during this sheltering

time to fix technology in our homes if it is not working and we cannot go to someone else's home to use their technology as a back up. We ran into this same issue attending a virtual meeting just yesterday using ZOOM and could not join the meeting. You have audio/visual personnel at the City to handle these issues, we as homeowners do not. For all of the subtle reasons and nuances that live meetings provide real-time access to the public and the City Planners, we ask for your consideration of our request.

We are looking forward to having our concerns addressed and know that they are resolvable before approval of the project. The Simons residence is a beautiful new home.

Your consideration is greatly appreciated. Thank you.

Should you have further questions or concerns about our request, please contact us.

Sincerely,

Bill Cockrill
Joyce Hunter-Cockrill

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From [REDACTED]
Sent: Monday, April 13, 2020 10:42 AM
To: Nancy Hubbard <nhubbard@morrobayca.gov>
Cc: [REDACTED]
Subject: Re: 3029 Beachcomber Drive Project

Nancy Hubbard and City Planners,

We are Bill and Joyce Cockrill and live at [REDACTED]. Our property adjoins the 3029 Beachcomber Drive, Simmons residence, on the north side of the project.

We have had a chance to look at the plans online for the first time this past weekend and have several questions and concerns that require resolution. As an example, the fourteen foot long kitchen window looks directly into our bedroom over a relatively low wall. And we have other questions and concerns to resolve in these small tightly-spaced lots where the homes are in close proximity.

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We are looking forward to having our concerns addressed and know that they are resolvable before approval of the project. The Simons residence is a beautiful new home.

Your consideration is greatly appreciated. Thank you.

Should you have further questions or concerns about our request, please contact us.

Sincerely,

Bill Cockrill

Joyce Hunter-Cockrill





Planning Commission

**APPLICATION FOR
COASTAL DEVELOPMENT PERMIT (CDP19-
045)**

AT 3029 BEACHCOMBER

APRIL 21, 2020



MORRO BAY
PUT LIFE ON COAST

Project site/Zoning

- Site size was adjusted with adjacent parcel Dec 2019 to create two “L” shaped parcels.
- Site is 6,060 sf
- Site is zoned R-1/S2.A
- Borders coastal dunes
- Ocean View



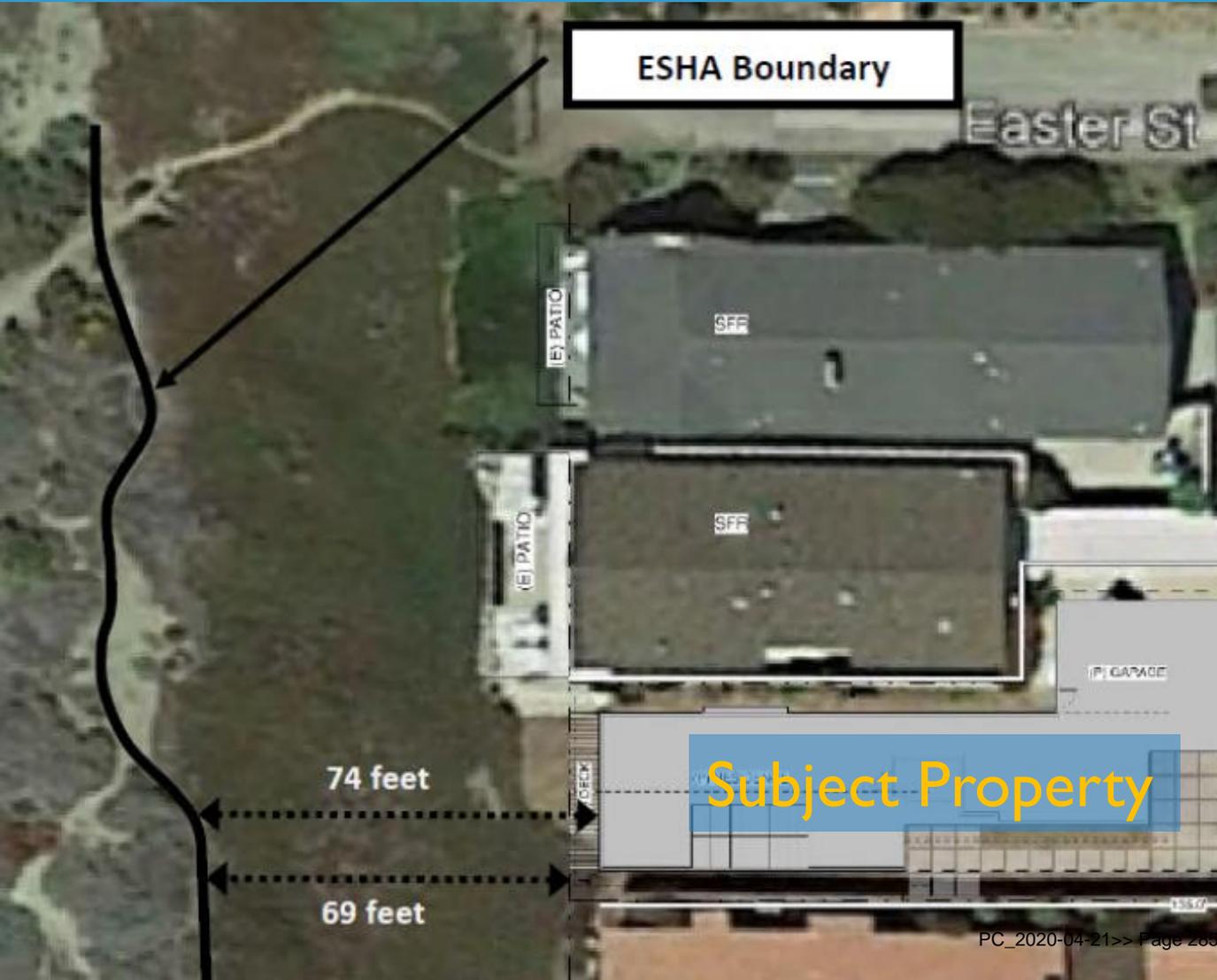
PARCEL RECONFIGURATION RECORDED DECEMBER 2019



- Environmentally Sensitive Habitat Area Boundary Determination,
- Biological Resources Survey Report,
- Morro Shoulderband Snail Habitat Assessment Report.

Prepared by Ecological Asset Management , March 6, 2020

Biological Studies Provided



Conclusion:

1. Determined ESHA setback limits (for coastal dunes)
2. No evidence of live Morro Shoulderband Snails or empty shells
3. Existing vegetation and soil conditions are not conducive to MSS, no additional studies required.



MORRO BAY
PUT LIFE ON COAST

Sea Level Rising Analysis

Water level ?

10

9
8
7
6
5
4
3
2
1

ft



Property not a high risk – at the highest risk level. No avoidance strategies or design changes necessary.



MORRO BAY
PUT LIFE ON COAST

Proposed New Home

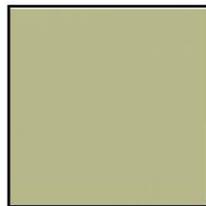
- 2078 sf of livable area with a 713 sf garage
- Permeable pavers in driveway
- Solar PV array on south-facing roof slope
- Smooth stucco finish with wood garage doors, fence and fascia boards



PERMEABLE PAVERS



WOOD COLOR TRIM
DOORS, GUTTER &
FASCIA TO MATCH



SMOOTH STUCCO
WALLS & SOFFIT,
GREEN SIMILAR TO
DUNN EDWARDS
ALOE PLANT

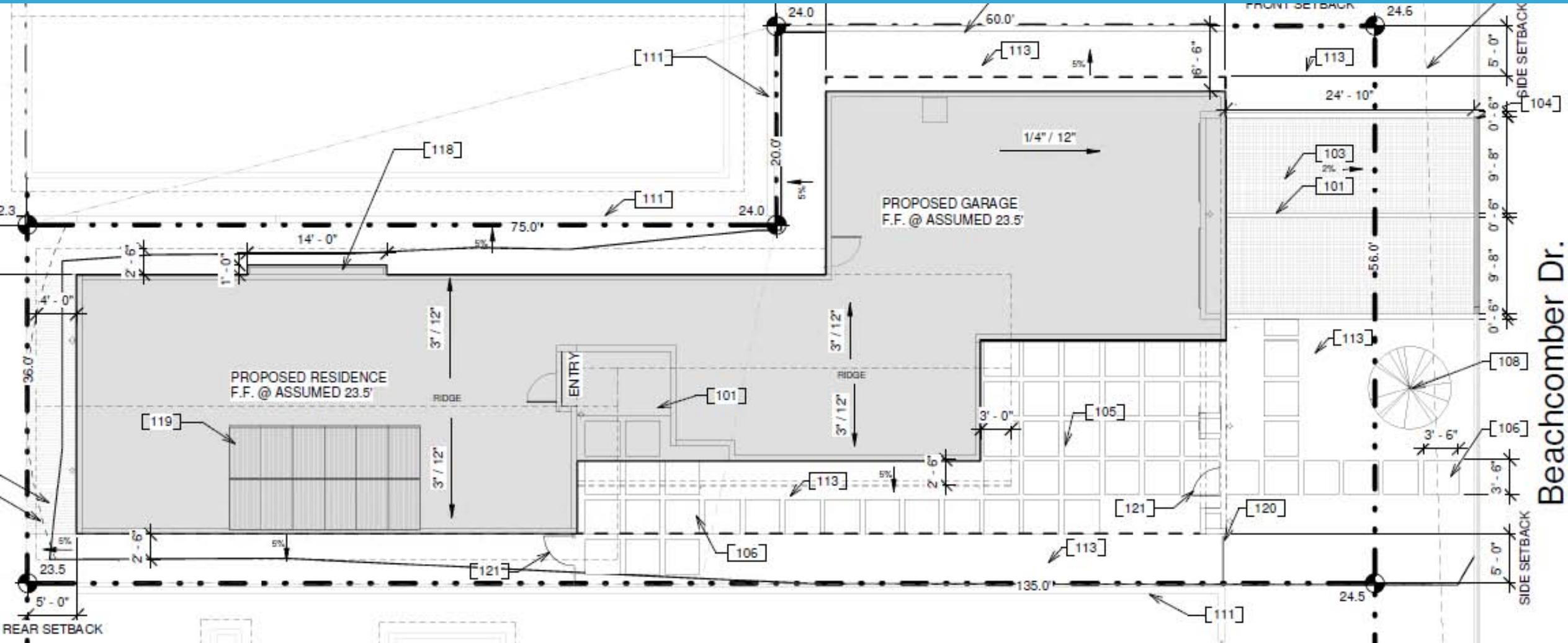


GREY COMPOSITION
SHINGLE



MORRO BAY
PUT LIFE ON COAST

Site Layout – Development Standards



Beachcomber Dr.



MORRO BAY
PUT LIFE ON COAST

Site Layout – Development Standards

	R-1/S.2A Standards	Proposed Project
Front Setback	15 feet	15 feet
Side-Yard Setback	5 feet	5 feet
Rear Setback	5 feet	5 feet
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	Max height 13.4 feet, garage height along frontage is 9.1 feet

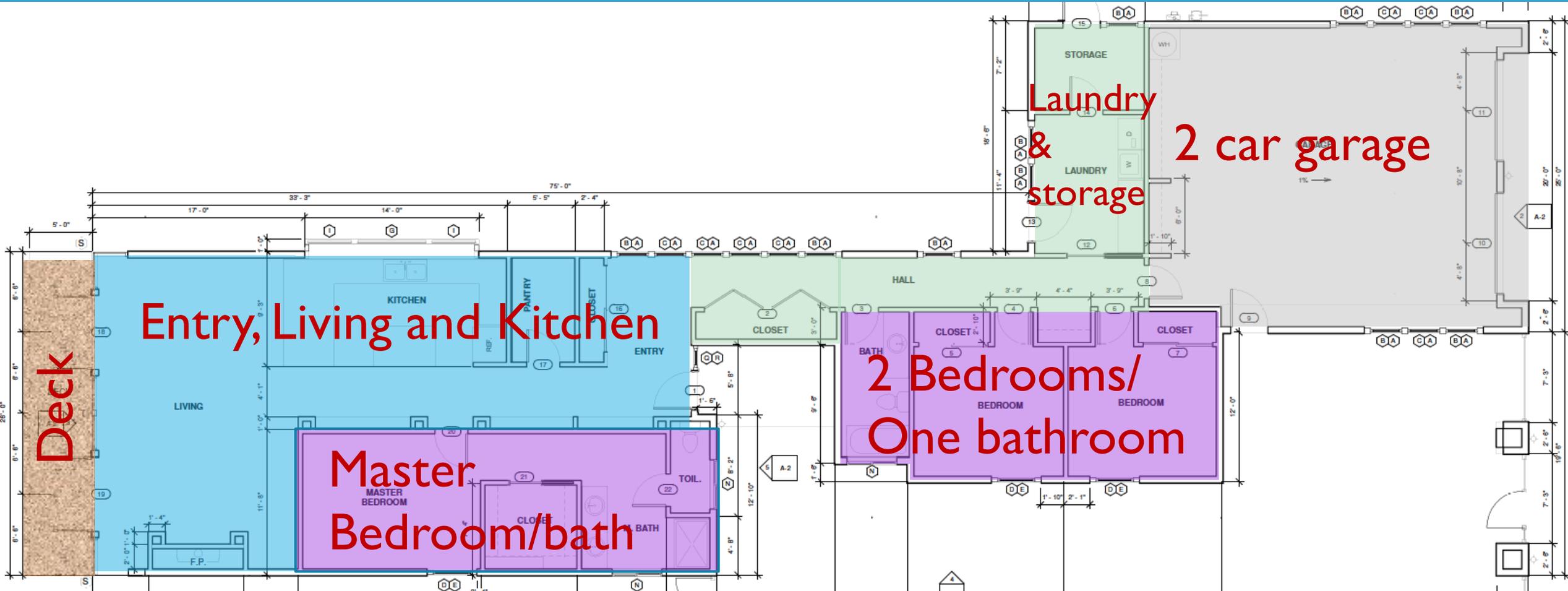
DEVELOPMENT STANDARDS/DESIGN GUIDELINES:

The proposed project meets the setback and height standards. The home is also situated on the parcel similar to the other homes on narrow parcels to the south of the subject property. The exterior finishes and the design of the home are a blend of the character of the neighborhood (courtyard entrances adjacent to the garages) and the residential design guidelines.



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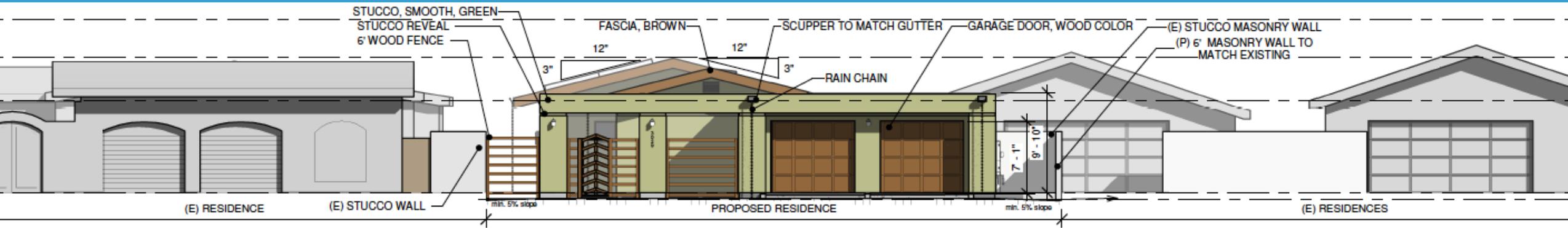
Proposed Floor Plan



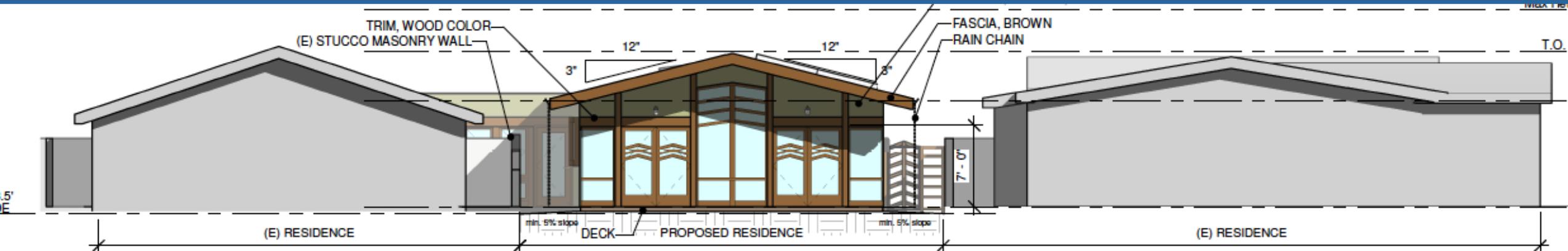
MORRO BAY
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Neighborhood Compatibility & Residential Design

Street frontage view



View from West (beach)



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Neighborhood Compatibility & Residential Design

View of North facing side



View of South facing side



Neighborhood Compatibility & Residential Design

Street view looking North



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Staff recommends the Planning Commission approve Coastal Development Permit #CDP19-045 by adopting Planning Commission **Resolution 07-20** which includes the Findings and Conditions of Approval for the project.



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