



# 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, November 16, 2021 - 6:00 P.M.  
Held Via Teleconference**

Chairperson – Susan Stewart

Vice-Chairperson William Roschen  
Commissioner Asia King

Commissioner Joseph Ingraffia  
Commissioner Mike Rodriguez

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
PUBLIC COMMENT PERIOD  
PRESENTATIONS

**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-08-21, 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 encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) prior to the meeting and 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.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “**raise hand**” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

*Please click the link below to join the webinar:*

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcuTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

*Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to “**Raise Hand**” for Public Comment*

A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

- B-1** **Case No.:** CUP20-13, CDP21-002 and PKG 21-09  
**Site Location:** 365 Driftwood Street, Morro Bay, CA  
**Proposal:** Request for Planning Commission approval of a CUP to allow an addition of more than 25% to an existing non-conforming home, a CDP to acknowledge the additional dwelling on the second floor and a parking exception to allow 2 uncovered parking spaces to meet the parking requirement for the second unit. The new addition on the second floor was permitted in 2013, but there was a delay in completing the work and the permit expired. The site zoning and the land area requirement per unit allows for a second unit on the site. The site is zoned R-2 and is not in the coastal appeals jurisdiction  
**CEQA Determination:** Exempt under 15301, Class 1a, for alterations to existing facilities.  
**Staff Recommendation:** Approval of a Conditional Use permit, Coastal Development permit and Parking Exception to allow the expansion of a second unit to an existing non-conforming single-family home.  
**Staff Contact:** Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

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 December 7, 2021 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.

This Agenda may be found on the Internet at: [www.morrobayca.gov/planningcommission](http://www.morrobayca.gov/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

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

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

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

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent 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.  
 Approved projects are deleted on next version of log.

Agenda No: A-1  
 Meeting Date November 16, 2021

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>										
1	Diaz	365 Driftwood	1/19/21	CUP20-13 & CDP21-002	<b>Addition to existing single family home. This is an addition to a non-conforming home which requires a conditional use permit and coastal development permit for duplex unit.</b>	Comment letter sent 2/6/21. Requires resubmittal with changes. Resubmittal received 5/10/21. Project deemed incomplete, letter sent 5/25/21. Resubmittal received August 9, 2021. Planning comments sent August 23, 2021, requires resubmittal. Resubmittal received September 20, 2021. Parking exception received 10-5-21, under review. Project deemed complete and scheduled for Planning Commission				nh
	McGonagill/Mathias	690 Oliver Street	10/14/21	LLA21-001	<b>Move lot line between two parcels</b>	Planning review complete 11/2/21, need PW comments. Project deemed complete, LLA certificated provided to applicant for signature on November 6, 2021. Requires city signature, then applicant recording.				nh
2	Douleddee	929 Mesa	3/31/21	CDP21-012	<b>Admin CDP for ADU, addition of square ft &amp; relocate garage</b>	Correction letter sent 4/19/21. Awaiting resubmittal. Resubmittal received 5/3/21 and is under review. Awaiting corrections to Sheet A1. Resubmittal received June 16, 2021, planning comments sent on June 23, 2021. Resubmittal received July 27, 2021, planning comments sent on August 3, 2021. Revised plans submitted 9/29, but required corrections - Emailed applicant 10/4/21. Revised plans resubmitted electronically 10/7/21. Project deemed complete, scheduled for public notice period, following by administrative decision on or about November 23, 2021.				nh
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
3	Castillo	1055 Allesandro	11/1/21	CUP21-17	<b>CUP to add 2 bedroom &amp; 1 bathroom to existing single family residence.</b>	Under review				am
4	Candrell	2995 Beachcomber	11/1/21	CDP21-044	<b>New 354 sf addition to existing home, addition of 572 sf attached ADU</b>	Under review				nh
6		500 Atascadero	10/18/21	MIN21-	<b>Request for 5 year renewal/ extension of Interim Use Permit for Silver City at 500 Atascadero</b>	Under review.				am

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8	T-Mobile/ Siegel	545 Shasta Ave	10/12/21	CUP21-13/ CDP21-039	<b>T-Mobile modification to existing facility approved under UP0-162/CP0-229. T-Mobile proposes to remove/replace and relocate existing wireless facility screened within existing church steeple and request height exception to construct new 29'0" faux bell tower for relocated wireless facility.</b>	Under review. Project deemed incomplete 11-8-21.				cj
9	2900 Alder LLC/Knanna	2900 Alder Ave	10/7/21	CUP21-14/ CDP21-042	<b>Proposed 4200 sf, 6 unit hotel</b>	Planning comment letter sent 11/6/21. Requires resubmittal.				nh
10	Allen Property Group	1260 Main St	10/4/21	MAJ21-006	<b>Land Use &amp; Zoning Map Amendment to change C2 zoning to C1 zoning</b>	Application received. October 28, 2021, applicant approved moving forward with consultant contract for environmental review.				nh
11	Guesno	220 Atascadero Rd	10/4/21	MIN21-012	<b>Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining</b>	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
12	Horstman	427 Oahu St	9/28/21	CDP21-041	<b>Admin CDP for new SFR and attached ADU. 1096sf and 2nd floor 1335sf</b>	Planning comment letter send 10/26/21. Requires resubmittal.				nh
13	Nagy	646 Sequoia Ct	9/27/21	MUP21-03	<b>Minor Use Permit for development of new upper level 2,328sf, lower level 1,030sf, and garage level 1,220sf SFR on vacant lot in area outside the coastal zone.</b>	Application received, under review. Project incomplete, comments sent on October 18, 2021.				nh
14	Phillips	454 Tulare	9/27/21	CDP21-040	<b>Admin CDP for ADU and remodel of existing garage</b>	Spoke with arch & client 10/22/21 - They may be changes the plans. Waiting for response.				am/cj
15	Thai Bounty	560 Embarcadero	9/22/21	MIN21-010	<b>Minor mod to UP0-200/UP0-244 for music.</b>	Under review.				sg
16	McDowell	650 Sequoia Ct	9/15/21	MUP21-04	<b>Minor Use Permit for new SFR (outside the coastal zone). 3 bedroom 3 bath, 2776sf plus 507sf garage</b>	Incomplete letter sent 10/13/21				nh
17	Smith/ De Barros	451 Luzon St	8/31/21	MUP21-02/ PKG21-08	<b>MUP/Pkg Exception for 21 sf addition to an existing 770sf home w/ 220sf single car garage</b>	Incomplete letter sent 9/29/21.				nh
18	Dorfman	570 Olive	7/28//21	CDP21-031	<b>Admin CDP for 1150sf new detached ADU</b>	Project deemed incomplete and letter sent 8/27/21				cj
19	Eisemann	541 Atascadero Road (at Hill St)	7/9/21	CUP21-09/ CDP21-029	<b>Four unit apartment complex with attached garages</b>	Review comments provided on July 31, 2021. Project requires resubmittal and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021.				nh
20	Luhr	1140 Allesandro Ave	6/28/21	CDP21-026/ CUP21-08	<b>Multiple residential units with live-work options (i.e. a portion of home designated for business usage). Two scenarios submitted for PC conceptual review and feedback.</b>	Provided review comments July 26, 2021. Requires additional information from applicant - once received, will schedule for PC conceptual review. Scheduled for conceptual review at Planning Commission on October 19, 2021. PC provided comments about the project. Need formal submittal.				nh

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21	Green	1175 Scott Street	6/28/21	CDP21-025 CUP21-07	<b>New construction of 3 hotel units including one ADA unit and a residential security unit</b>	Review comments provided on July 21, 2021. Requires a resubmittal for review. Discussed project with applicant, expect resubmittal in November 2021.				nh
22	Perry	3230 Beachcomber	6/24/21	CDP21-024/ VAR21-002	<b>New 1537 sf sfh with attached 380 sf garage. VAR request for roof top deck railing height. Application approval is dependent on completion of LTM21-01</b>	Review comments sent 7/20/21, requires resubmittal.				nh
23	Bernal	2620 Laurel	6/24/21	CDP21-023	<b>New 1558 sf two and a half stories with 280 sf balcony and a 728 sf garage</b>	Review comments provided on July 20, 2021. Requires a resubmittal for review. Resubmittal received 10/28/21, under review.				nh
24	Perry	3202 & 3230 Beachcomber	4/1/21	LTM21-01	<b>Merge 3 non-conforming parcels into 2 parcels, move lot line to equalize new parcel sizes</b>	Incomplete letter comments sent for LTM on 4/30/21 and for CDP on 5/4/21.				nh
25	Steiner	301-390 Seashell Cove	4/19/21	MAJ21-02	<b>General Plan / LCP Land Use &amp; Zoning Map Amendment application to change land use and zoning from R-A to R-3 designation / low density to medium density.</b>	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process.				cj
26	SR Development	545 Atascadero Rd	Initial partial submittal on 3/31/2021. Submittal complete on 4/26/21	CDP21-013 / CUP21-04	<b>New construction of 15 unit townhomes project</b>	Comment letter sent 5/14/21, requires resubmittal with responses.				nh
27	Perry	3202 Beachcomber	4/14/21	CDP21-014/ VAR21-001	<b>Demo existing home, build new 2063 sf home with subterranean garage and storage area of 2267 sf. Application approval is dependent on completion of LTM21-01. VAR request for height variance on roof top deck railing.</b>	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for CDP on 5/4/21. Resubmittal received 6/24/21 with VAR request, under review. Review comments sent 7/20/21.				nh
28	Tullis	404 Estero	3/17/21	CDP21-011	<b>CDP to demo existing improvements &amp; construct new SFR and site improvements.</b>	Under review. Deemed incomplete, comment letter sent to applicant April 2, 2021				nh
29	Vistra	1290 Embarcadero	12/28/20	CDP20-026 & CUP20-14	<b>Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.</b>	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress.				cj
30	Vazquez	590 Morro Ave	10/22/20	MAJ20-002	<b>CDP/CUP Major Modification to propose equipment upgrade to an existing rooftop telecom wireless site.</b>	Under review. Incomplete letter sent 11/19/20. Discussed with Applicant visual simulation requirements via phone on 7/27/21				cj
31	Bean	197 Main Street (formerly known as 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-04, VAR20-001	<b>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</b>	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 10/26/20 adding a variance request, under review. Incomplete, need resubmittal. Resubmittal received September 14, 2021, under review. Incomplete letter sent on Oct 4, 2021. Resubmittal received 10/29/21, under review.				nh

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<b>Projects Appealed to Planning Commission or PC Continued projects</b>										
<b>Projects Appealed or Forwarded to City Council</b>										
32	Hsiao	205 Harbor St	5/26/21	CDP21-019/ CUP21-05	<b>CDP and CUP approval request for new 6-unit 5,042sf blufftop hotel.</b>	Under review. Noticed for PC review and hearing on 9-7-21. Conditionally approved by PC on 9/7/21. Appealed 9/17/21. On Council agenda for appeal decision for 11/9/2021.				cj
33	Van Beurden Investments	715 Embarcadero Road	11/17/20	MAJ20-004	<b>Dutchman Harborwalk public access and improvements with wharf changes. Major Modification to CUP.</b>	Under review. Incomplete letter sent 12-10-20. Resubmittal received 4-29-21. Scheduled for 7/20/21 PC hearing for consideration of favorable recommendation. Will also require City Council review and approval. PC continued the hearing to a date uncertain per Applicant request. Revised project plans submitted 8/30/21 and 9/29/21. PC forwarded favorable recommendation to Council on 10/5/21. Council hearing set for 11/9/21.				cj
<b>Environmental Review:</b>										
34	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
<b>Final Map Under Review Projects:</b>										
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
35	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. Public draft of combined General Plan/ LCP released May 2018 for review. Worked with Coastal staff on CCC input received during 2019. Adoption Draft to be reviewed by Planning Commission at 10/20/20 hearing. Admin Draft of EIR received and to be circulated. Reviewed by PC at the 11/4/2020 & 11/17/20, 12/1/20, & 12/15/20 PC meetings. 3-16-2021 meeting is for review of the EIR and make recommendations to City Council for adoption. Council review of adoption draft held on 4/27/21. Hearing continued to the 5/11 and then 5/25/21 Council meetings. Plan adopted by Council on 5/25/21. LCP Amendment application submitted to Coastal Commission for certification. <b>Coastal Commission LCP certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress - to be completed approximately winter 2021.</b>				

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36	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. Change recommended by PC after Council direction which led to Adoption of Ord. 585 by City Council on 5/13/14. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. <b>New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation in effect 1-1-20 which supersedes previous adopted ordinances. To be incorporated into Plan Morro Bay.</b>	No review performed.			wm
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
37	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
<b>Grants</b>										
38	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		<b>\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation. Round 6 funding of \$65,000 received Mar 2020.</b>	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17. Additional LCP grant funding received in 2020 under Round 6 for \$65,000 to complete LCP update.	No review performed.	N/A		sg
39	City of Morro Bay	City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 20222 Program Year released 9/27/21. Needs Workshops to be held virtually on 10/5/21 from 6-7pm. Application funding deadline is 11/1/2021.	No review performed.	N/R		cj
40	City of Morro Bay	City-wide			<b>Climate Action Plan - Implementation</b>	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj

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<b>Projects in Building Plan Check:</b>											
41	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.	Bldg. - Disapproved 6/10/21			sg	
42	Baines	1185	Balboa St.	8/9/21	B21-0137	14 sf 2nd story deck at rear of existing SFR and expand existing garage under deck (square footage of garage expansion is unclear).	Bldg. - Disapproved 9/20/21			sg	
43	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Bldg. - Approved 11/09/20			sg	
44	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.	Bldg. Disapproved 9/21/21			cj	
45	Crisman	3029	Beachcomber Dr.	5/14/21	B21-0083	New single family residence (SFR), 278 sf living, 713 sf attached garage, and 130 sf deck on west side.	Planning disapproved with comments on 5/18/21	Bldg. - Disapproved 6/10/21		nh	
46	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.	Permit extended to 9-22-22	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj
47	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 interior remodel.	Planning disapproved 1/31/20. Project requires a Conditional Use permit. Planning cannot approve building permit until Conditional Use Permit is final and permit issued. CUP20-13 scheduled for PC hearing 11/16/21.	Bldg. - Approved 12/29/20		nh	
48	Stanford	121	Easter	9/2/21	B21-0191	Conversion of existing space 336 sf bedroom to JADU and building renovations for kitchen, laundry, and bathroom.	Planning Disapproved - 10/21/21	Bldg disapproved	Public Works disapproved.		am
50	Curtis & Mulholland	630	Embarcadero	5/18/21	B21-0087	Commercial T.I. to ground floor unit (584 sf) of existing building, space is currently used for dry storage & garage space, the T.I. will create a 145 sf lobby, 185 sf drink prep area, 250 sf kitchen addition and 121 sf new dry storage area utilizing	Planning approved 9/15/21. sg	Bldg. - Disapproved 5/19/21		sg	
51	City of Morro Bay	833	Embarcadero	12/30/20	B20-0220	Demo existing 2 story structure (formerly Off the Hook - Retail & Restaurant) Construct new mixed use structure, 2 story with retail, restaurant, and hotel space.	Disapproved 1-25-21. Correction memo sent to Bldg. Change to south elevation by adding a parapet wall will require a minor modification to the Planning permit. Coastal Commission determined no CDP amendment needed. Cj	Bldg. - Disapproved 8/25/21		cj	
52	Cox	555	Estero	4/22/21	B21-0073	Remove existing detached single car garage. Rebuild single car garage as attached with office space above. Update kitchen.	Planning approved 7/27/21. sg	Ready to issue	Public works approved.		sg
53	Ferguson	355	Fresno Ave.	9/7/21	B21-0158	Interior bathroom remodel for wheelchair accessibility creating master bath and walk in closet, also adding guest bath and laundry closet from existing square footage.		Bldg. - Disapproved 9/10/21		sg	

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54	Godfrey	396	Hill St.	3/18/21	B21-0045	New Duplex - Unit A includes 2422 sf of living, and 770 sf garage. Unit B includes 2616 sf of living area and 603 sf garage.	Under review. Planning disapproved 4-16-21. Planning approved.	Ready to issue			am
55	Wilkie	476-A	Hill St.	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/20			nh
56	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.		Bldg. - Approved 6/15/21			sg
57	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase I. Phase 2, build a detached garage		Bldg. - Disapproved 8/18/21			sg
58	Drenick	2530	Laurel Ave.	9/22/21	B21-0174	Reconstruction of 560 sf two-car garage, garage foundation and 560 sf rooftop deck over garage. See permit B21-0141 for separate demolition permit for these structures.	Disapproved and Correction Letter sent 10/5/21	Bldg. - Approved 9/28/21			am
59	McClish	451	Luzon St.	8/31/21	B21-0156	210 sf addition to existing 770 sf single family residence (SFR) creating a new study with bathroom, making SFR 980 sf total.	Under review. PW and Building disapproved 9/15/21, Planning and Fire OK. Letter Sent 9/29	Bldg. - Plancheck			sa
60	Novell	273	Main St.	9/20/21	B21-0170	Kitchen remodel (expanding) & relocating laundry room to exist bathroom location, & moving bath to laundry room.	Deemed incomplete 10/12. Waiting on plans to be resubmitted.	Bldg. - Approved 9/23/21			sa
61	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	Disapproved on 4/15/19		sg
62	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. ci. Requested permit	BLDG - Disapproved by California Code Check (contract building inspection services (see memo)	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
63	Twin Bay Inc.	2460	Main St.	7/21/20	B-32117 B20-0114	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Resubmittal received 2/2/21, planning approval pending issuance of MUP permit. Planning approved ADA improvement permit 2/11/21. Disapproved covered structure added to original permit. Resubmittal received 11/1/21, under review.	Bldg. Disapprove 8/12/21			nh
64	Biaggini	1156-A	Market Ave.	7/13/21	B21-0122	Demo (E) 576 sf of detached garage roof, add new 576 sf ADU to 2nd story over garage, 50 sf under stair storage closet, 170 sf 2nd story deck.	Planning conditionally approved July 20, 2021. Condition was met, planning approval on September 27, 2021.	Bldg. - Disapproved 9/21/21			nh
65	Brum	535	Mimosa St.	9/13/21	B21-0164	Backyard single level deck build	Planning Approved 9/16/21	Bldg. - Approved 9/16/21			am
66	LifePoint Church	615	Monterey Ave.	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20. Awaiting resubmittal.	Bldg - Diapproved 1/30/20			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
67	Markarian	750	Monterey Ave.	9/3/21	B21-0157	Interior/exterior remodel of an existing 1337 sf SFR, new electrical plumbing and mechanical, enlarge existing bathroom, convert existing laundry room to new mud room & 2nd bathroom, replace windows & doors, new comp shingle roof, new decking & stairs at entry. Cellar & barn/garage not in scope of work.	Planning approved 9/9/21	Bldg. - Approved 9/10/21			nh
68	Kolb	685	Morro Ave.	10/4/21	B21-0180	Installation of 6' x 8' single sided, non-illuminated, monument sign with one 5' deep concrete footing (center of sign). Sign installed on parcel 066-301-058 (at corner).		Bldg - Plancheck 10/4/21			mm
69	MacMillan	330	Morro Bay Blvd.	9/14/21	B21-0161	Tenant improvement for Monarch Moon Spa. Non structural walls to create 2 rooms within existing tenant space & associated electrical & plumbing. No additional building area or occupancy change.	Planning approved 9/21/21	Bldg. - Disapproved 9/16/21			am
70	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	Dissapproved 3/6/19. Disapproved 4/9. Variance application approved. Awaiting building permit resubmittal.	Bldg. - Approved 3/27/19			wu
71	HS, Nutmeg, LLC	2681 & 2681-A	Nutmeg Ave	6/22/21	B21-0106(SFH) B21-0107 (JADU)	2585 sf sfh stair stepped down slop with 748 sf garage and 254 sf deck. JADU is on the lower level and is 500 sf.	Planning approved 6/30/21	Bldg. - Disapproved 8/3/21			nh
72	McDonald	846-A	Pacific St.	7/28/21	B21-0131	ATTACHED ADU - Convert existing 278 sf attached garage to an ADU and add 321 sf to the rear of existing garage creating an overall 599 sf ADU.	Planning Approved 9/30/21. Resubmitted 9/27/21, under review.	Bldg. Approved 8/18/21			am
73	Westbrook	939	Pacific St.	8/9/21	B21-0138	ADDITION to SFR - 374 sf ground floor addition, 470 sf second story addition, 255 sf second floor deck and 100 sf first floor deck area.	Approved 8/16/21	Bldg. - Disapproved 9/22/21			am
74	Angelucci	953	Pacific St.	3/25/21	B21-0052	Add 300 sf to 2nd story, 470 sf attached 2 car garage, 275 sf open deck & 188 sf covered deck.	Under review. Disapproved 4/27/21. am	Bldg. - Approved 6/24/21			am
75	SAAP Trust, Peter Behman, Trustee	965	Pelican Pl.	9/13/21	B21-0162	Addendum to B21-0041 - Additional foundation and framing required.		Ready to issue			sg
76	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Disapproved 9/10/21			am
77	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Waiting for submittal.	Bldg. - Disapproved 3/1/21			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
78	Volk	800	Quintana Rd.	10/4/21	B21-0181	Installation of 15" x 90.5" non-illuminated wall sign (1/2" thick acrylic letters) mounted above existing windows.		Bldg - Plancheck 10/4/21			mm
79	Tabrizi	998	Quintana Rd.	8/12/21	B21-0142	640 sf Addition (Approx.) - Enclosed area under existing open roof structure (former Napa Autocare Center Bldg).	Under review.	Bldg. - Disapproved 8/18/21			sg
80	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and associated cabling. Install equipment expansions to the top of existing	Approved 9/26/19.	Ready to issue			cj
81	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
82	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. Permit application expired	Bldg. - Approved 3/27/19			wu

**Planning Projects & Permits with Final Action:**

83	Miagany	405 Elena		12/29/20	CUP20-15 & PKG20-05	<b>Conditional Use Permit &amp; Parking Exception for addition to an existing non-conforming single family home</b>	Under review. Project deemed incomplete and incomplete letter sent 1-21-2021. Awaiting resubmittal. Resubmittal received 3/25/21 and is under review. Application deemed incomplete. Second correction letter sent 4/15/21. Awaiting resubmittal. Resubmittal received 5/20/21. Deemed incomplete 6-14-21, requires resubmittal. Resubmittal received August 11, 2021 and deemed complete on August 16, 2021. Scheduled for Planning commission Hearing on October 19, 2021 - but continued to November 2, 2021 because of incomplete public noticing. Project approved, permit issued				nh
84											

<b>Staff Directory:</b>											
Scot Graham - sg	Chad Ouimet - co	Cindy Jacinth - cj	Pam Newman - pn	Nancy Hubbard - nh	Alison MacCarley - am	Saba Asghary - sa					



**AGENDA NO: B-1**

**MEETING DATE: November 16, 2021**

## Staff Report

**TO:** Planning Commissioners      **DATE:** November 10, 2021

**FROM:** Nancy Hubbard, Contract Planner

**SUBJECT:** Request for approval of a Conditional Use Permit, Coastal Development Permit and Parking Exception to allow an addition of more than 25% to an existing non-conforming home and recognize an allowed second dwelling unit. The site is zoned R-2 and is not in the coastal appeals jurisdiction.

### **RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by adopting Planning Commission Resolution 20-21 making the necessary findings for approval of CUP20-13, CDP21-002 and PKG21-09.

**APPLICANT:** Anthony Diaz

**ADDRESS/APN:** 365 DRIFTWOOD STREET/ APN #066-135-009

### **REVIEW PROCESS REQUIREMENTS:**

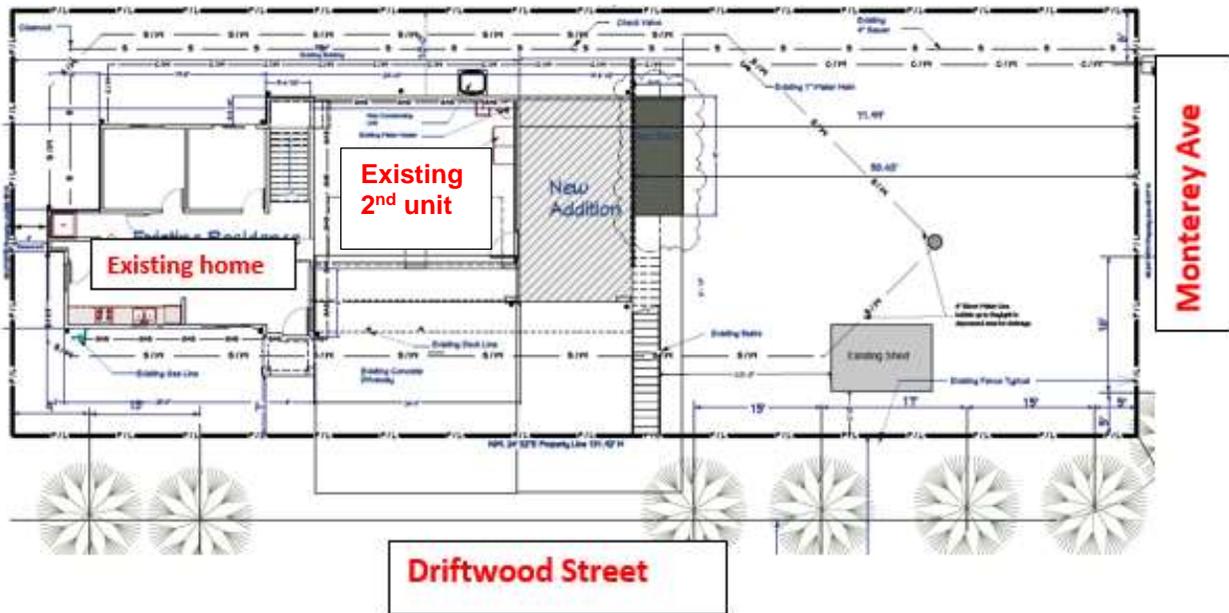
**Conditional Use Permit:** The project requires a conditional use permit because the existing home is non-conforming as to a slightly undersized existing garage (about 19x20 area for parking) and the lack of covered and enclosed parking for the second residential unit and the front and west side yard setbacks. The home has had several previous additions, including the current partially finished 336 sf addition that were greater than 25% of the size of the original home which requires a discretionary review and approval.

**Coastal Development Permit:** The project requires a coastal development permit to validate the second unit constructed through a previous addition above the garage space. The site is zoned for duplex residential, and the site meets the size requirements for two dwelling units.

**Parking Exception:** The project requires a parking exception because there is no covered and enclosed parking for the second residential unit. The existing garage is also slightly undersized (19x20), but could accommodate parking of smaller vehicles.

**PROPOSED PROJECT:** The project subject to this review is completion of the second story addition that was started in 2013 with appropriate building permits, and to memorialize the existing second residential unit on the site that had appropriate building permits, but never received a coastal development permit. Prior to the current addition, the existing living space was approximately 1384 and consisted of a ground floor dwelling of approximately 808 sf and a second story unit of approximately 576 sf (that is in the process of being expanded 336 sf for a total 912 sf). Following completion of the requested work in this project, the living space for the two dwelling units will total 1,720 sf, with a 480-sf attached garage a 266-sf carport area and a wrap-around second-story deck. The project requires covered and enclosed parking for 4 vehicles. Although the garage is slightly undersized and currently used for storage, it could accommodate parking for 2 vehicles. The parking exception proposes additional tandem parking spaces in the driveway.

**Description of Addition to home:**

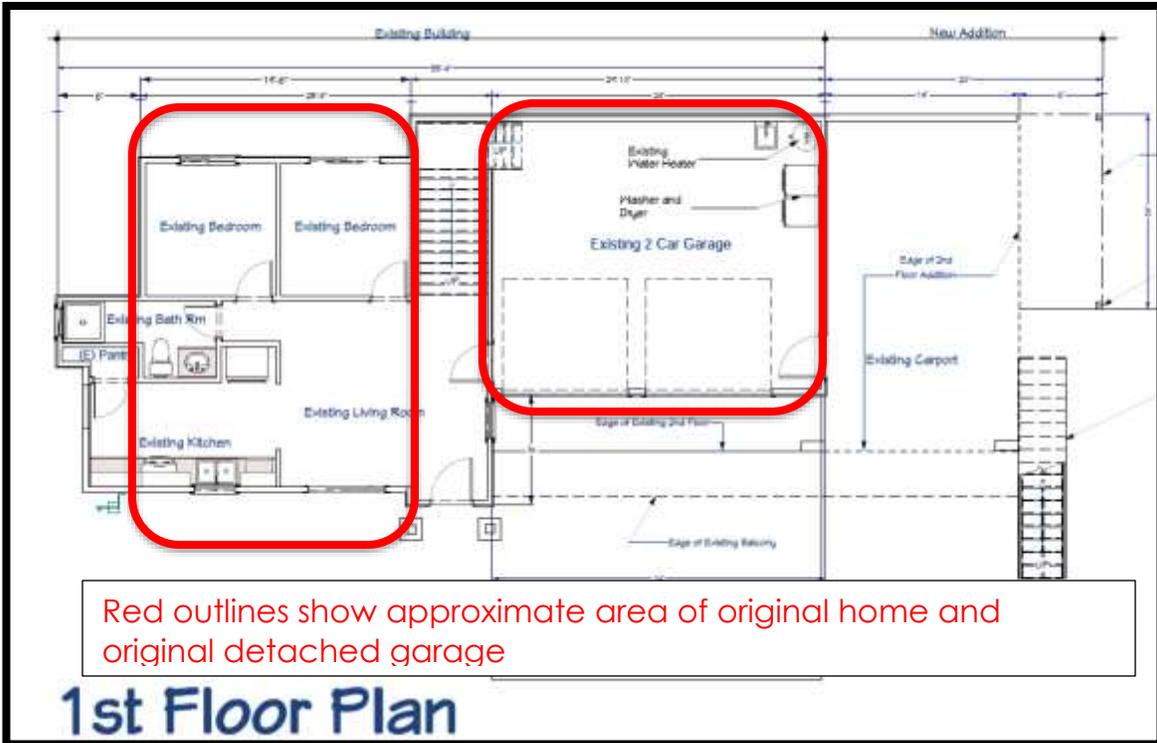


Originally, the small 564 sf home and the garage were detached with a 5-foot separation. In one of the earlier permitted additions (1981 and/or 1989), the garage and the existing home were connected, and the area between the two buildings became a new entryway and provided interior stairs to a second-floor addition. Some of these earlier permitted additions resulted in the current non-conforming conditions (the west side yard setback and the front covered porch). The second-floor addition included a wet bar/ kitchenette and in 1990 was deed restricted prohibiting use as a second dwelling unit. In 2012, the deed restriction was invalidated recognizing that the then-current zoning (R-2) allows a second unit. The home was sold in 2012 to the current owner.

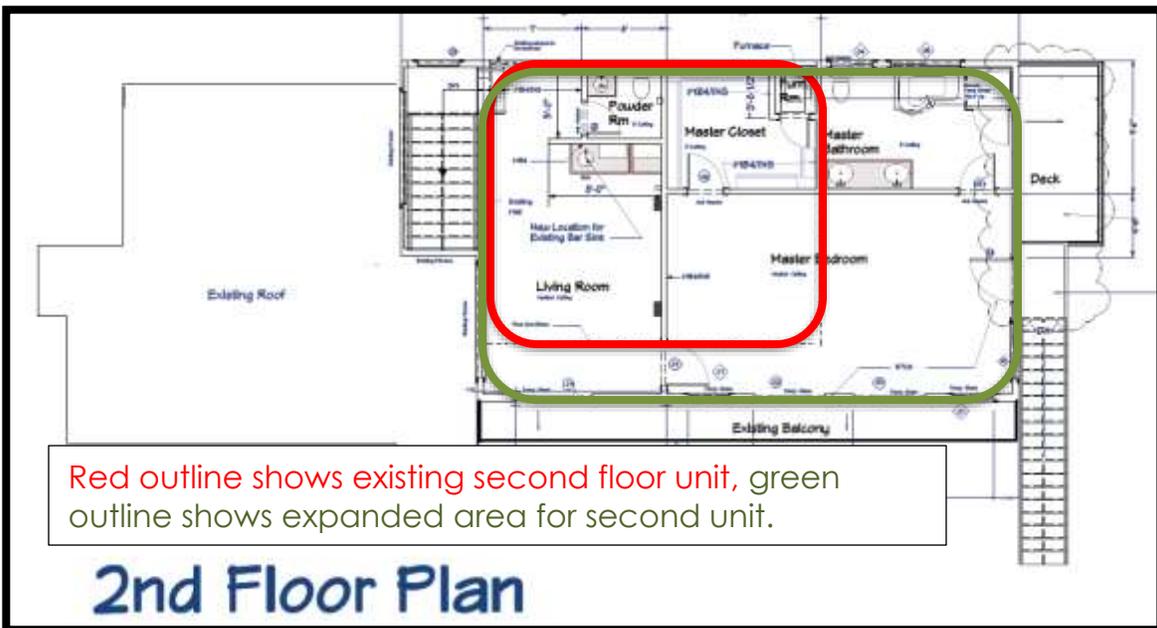


In 2013, the applicant applied and received a building permit for an expansion of the second floor (using space that was previously a deck above the carport area on the east side of the garage). The construction of the work proceeded and received inspections to the point where the work stopped (the last inspection was May 2016) and eventually the building permit expired.

The 1<sup>st</sup> floor layout includes the original home and original detached garage. The area between was an addition in the 1980's and the area added to the west (kitchen expansion), which caused a non-conforming condition is believed to have occurred in 2013, although from the 2012 photo, it appears that there was some structure attached to the home in that location.



The 2<sup>nd</sup> floor includes the second residential unit with an interior stair that provides a connection with the ground floor dwelling unit and an exterior stairway added as part of the incomplete 2013 permitted scope of work. The proposed addition is a 336-sf expansion of the 2<sup>nd</sup> floor unit which will be 912 sf upon completion.

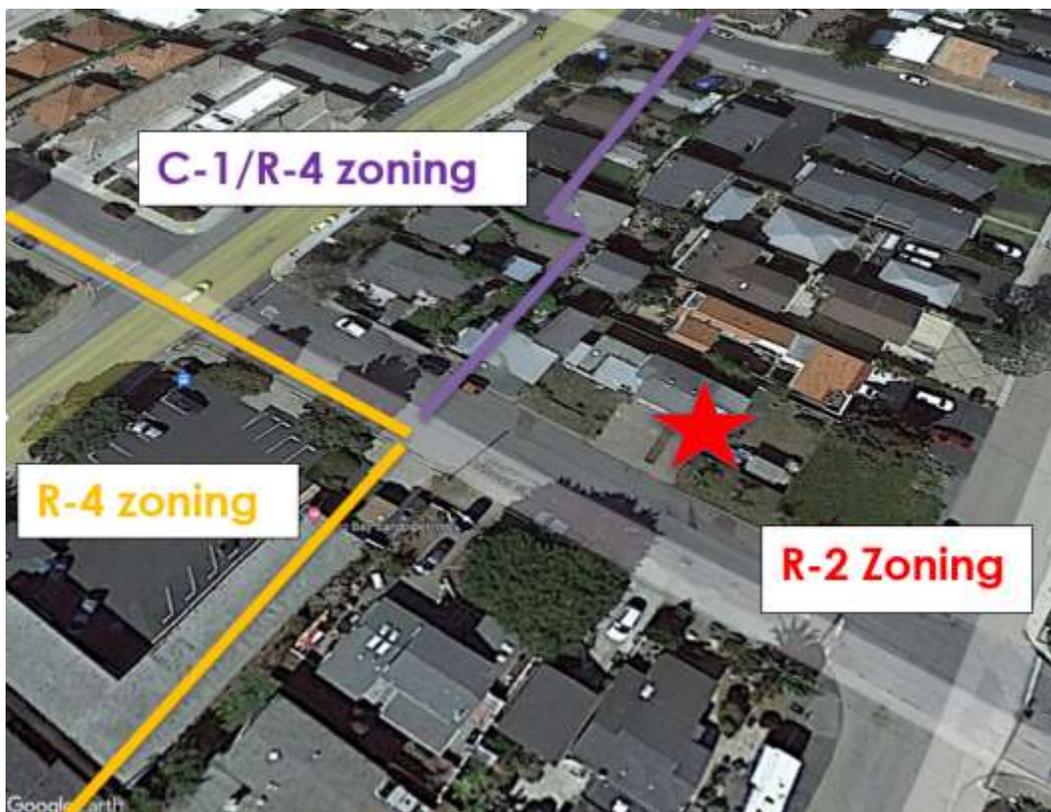


**ZONING:** The site is zoned R-2 (duplex residential). This zoning district allows multiple dwellings with a site area requirement of 2900 sf of per dwelling. The subject parcel can legally accommodate 2 dwelling units.

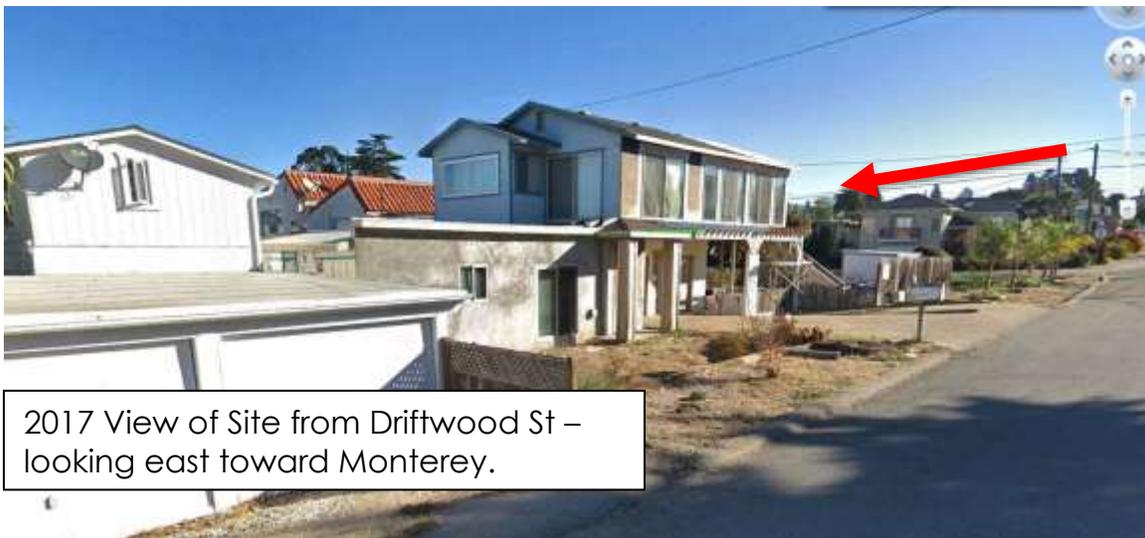
Adjacent Zoning			
North	R-2	East	R-2
South	R-2 (R-4 to the south west)	West	R-2 (C-1/R-4 near Main St.)

**GENERAL PLAN/COASTAL LAND USE PLAN:** The recently adopted Coastal Land Use Plan designated this property as medium density residential.

Site Characteristics	
Site Area	5808 square feet
Existing Use	Duplex residential with attached garage
Terrain	Flat
Vegetation/Wildlife	Residential landscaping
Archaeological Resources	N/A
Access	Access from Driftwood, on the NW corner of Monterey and Driftwood.



General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
<b>General Plan/Coastal Plan Land Use Designation</b>	Medium Density Residential
<b>Base Zone District</b>	R-2
<b>Zoning Overlay District</b>	none
<b>Special Treatment Area</b>	n/a
<b>Combining District</b>	n/a
<b>Specific Plan Area</b>	none
<b>Coastal Zone</b>	Not within the Coastal Commission Appeal Jurisdiction



**SITE HISTORY:**

- The home was built in 1950 with a detached garage.
- County records indicated that the original home was 564 sf and there was an addition of 729 sf to the home, likely the second floor, carport and deck area.
- The applicant received a permit in 2013 for an expansion of the second floor and small addition to kitchen and extension of the ground floor entryway. The work was never finished.
- The exterior of the existing home has changed significantly since 1950 and as such is no longer subject to a CEQA architectural historic report.

**NEIGHBORHOOD COMPATIBILITY:**

The project site is a 5808-sf parcel (roughly 132x44) with two dwelling units and an attached garage. The immediate neighborhood has larger parcels ranging from 5400 to 9400 sf and the majority of the homes were built in the 1940's and 1950's. Directly north of the subject property are two properties developed in the 1980's to a density to match the zoning district. To the west and south west, the zoning

changes to high density residential and commercial. The subject property is appropriate and compatible with the transitional neighborhood and the zoning district.

**Residential Design Guidelines:**

The Morro Bay Residential Design Guidelines are meant to implement the neighborhood compatibility policies found in the General Plan and Local Coastal Plan and as such serve as a basis to provide consistent design review by staff and Planning Commission.

There is a wide variety of architectural styles in this neighborhood, with more recent additions/replacements trending toward Spanish-contemporary design. The proposed project upon completion will meet the residential guidelines with an improved front facade and a garage that is slightly setback from the street. The second story dwelling with the deck provides building articulation and the improved support columns in the front strengthen the appearance of the completed home. This home is on a transitional street where three different zoning districts meet. The expansion and improvement to this older home meets the residential guidelines of this area.

	<b>R-2 Standards</b>	<b>Existing home with addition</b>
<b>Front Setback (frontage is Monterey)</b>	20 feet	20 feet
<b>Side yard Setback (north)</b>	5 feet	10 feet
<b>Exterior side yard (Driftwood Street)</b>	10 feet (20 feet for garage)	7 feet to porch posts, 11 feet to exterior wall (20 feet to garage)
<b>Rear Setback</b>	5 feet	5 ft length is only 4 feet, otherwise 6+ feet
<b>Height (from ANG)</b>	25 Feet	24 feet
<b>Lot Coverage</b>	50%	30%
<b>Parking</b>	4 spaces covered/enclosed	Garage parking plus tandem parking in driveway

**PARKING EXCEPTION:**

The applicant is requesting a parking exception to allow 2 tandem parking spaces in the driveway. The requirement for tandem spaces is 9x20 and there is adequate space in the driveway to accommodate two additional cars.

Pursuant to Section 17.44.050, the Planning Commission can grant a parking exception upon the following findings:

- 1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity.*

Staff response: This property has operated as a duplex for 30 years, so the parking exception is an existing condition. Staff does not believe a parking exception would be a grant of special privilege since the additional parking will be off-street.

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

Staff Response: Parking exception is required but the additional parking will not create any new issues, since this condition has existed since the creation of the second dwelling unit in 1990.

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

Staff Response: The proposed project's requirement for a parking exception is required to meet the requirement for the second residential unit. The driveway is adequate for additional tandem parking.

#### **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 1a for alterations to existing facilities and 15403, Class 3a for the creation of secondary residential units. 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 and the Local Coastal Program, as conditioned.

#### **PUBLIC HEARING NOTICE:**

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on November 5, 2021, 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 pending development notice sign.

#### **RECOMMENDATION:**

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 20-21 which includes findings for CDP21-002, CUP20-013, and PKG 21-09 to allow the proposed use as reflected on the plans submitted to the City of Morro Bay on September 20 and October 5, 2021.

#### **ATTACHMENTS:**

Exhibit A – Resolution 20-21 – Findings and Conditions of Approval  
Exhibit B – Plans

# EXHIBIT A

## RESOLUTION NO. PC 20-21

### A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR APPROVAL OF A CONDITIONAL USE PERMIT CUP20-013, COASTAL DEVELOPMENT PERMIT CDP21-002 AND PARKING EXCEPTION PKG21-09 FOR THE PROPOSED ADDITION TO AN EXISTING RESIDENTIAL DWELLING AT 365 DRIFTWOOD STREET

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on November 16, 2021, for the purpose of considering approval of a Coastal Development Permit CDP21-002, Conditional Use Permit CUP20-013 and Parking Exception PKG21-09 for an addition to an existing non-conforming single-family home (“Project”); and

**WHEREAS**, pursuant to the Governor's Executive Order N-29-20 issued on March 17, 2020 in response to the present State of Emergency in existence due to the threat of COVID-19, the City of Morro Bay Planning Commission is authorized to hold public meetings via teleconferencing and all requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting are hereby waived; 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)

Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1e (additions to existing structures) and Section 15303 Class 3a (new construction in a residential zone, including a new dwelling unit). Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

#### Conditional Use Permit and Coastal Development Permit findings

1. The project is consistent with the General Plan and Local Coastal Program (LCP) that specifically identifies this area for single family residential uses.
2. The project is in compliance with the zoning code and related overlay areas,

# EXHIBIT A

- which encourages single family residential projects.
3. 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.

## Findings for Expansions of an existing non-conforming structure

The project proposes additions in excess of 25% of the existing floor area of the original home. As required in MBMC 17.56.160, Additions and structural alterations to non-conforming structures occupied by conforming uses require a conditional use permit and must meet the following findings:

1. The expansion is in conformance with this title meeting all the required development standards and not worsening the non-conforming aspects (undersized interior space in garage and front and north side yard setback)
2. The proposed project satisfies all other provisions of this section, including meeting Title 14 requirements for a conforming use.
3. The project is suitable for conforming uses and has been occupied as a conforming use since its construction in the 1950's.
4. It is not practical or financially feasible to fix the non-conforming structure because it exists on portions of the home that are not proposed to have any modifications as part of this project.

## Residential Design Guideline Compliance

The proposed project is consistent with the neighborhood compatibility and design guidelines in the following design elements:

1. Improvement front façade with garage setback
2. The second story provides visual interest and building articulation
3. The Spanish-contemporary design is appropriate for this neighborhood with multiple zoning districts.

## Parking Exception Findings

1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the alternative parking design standards of this chapter will be adequate to accommodate the parking needs to be generated by the use.
2. The exception will not adversely affect the health, safety, or general welfare of person working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of parking standards.
3. The exception is reasonably necessary for the Applicant's full enjoyment of the proposed use and is reflective of an existing condition.

**Section 2: Action.** The Planning Commission does hereby approve Conditional Use Permit (CUP20-013), Coastal Development Permit (CDP21-002) and Parking Exception (PKG21-09) with the following conditions of approval supported by the above findings.

## STANDARD CONDITIONS

# EXHIBIT A

Planning Commission Resolution 20-21  
CUP20-013/CDP21-002, PKG21-09, 365 Driftwood ST

Page 3

1. This permit is granted for a Conditional Use Permit (CUP20-013), Coastal Development Permit (CDP21-002) and Parking Exception (PKG21-09) to allow an addition of more than 25% to an existing non-conforming home, to acknowledge the additional dwelling on the second floor and provide for a parking exception to allow 2 uncovered parking spaces to meet the parking requirement for the second unit. The new addition on the second floor was permitted in 2013, but there was a delay in completing the work and the permit expired. The site zoning and the land area requirement per unit allows for a second unit on the site. The site is zoned R-2 and is not in the coastal appeals jurisdiction.
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 Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

# EXHIBIT A

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

## **PLANNING CONDITIONS**

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

# EXHIBIT A

Planning Commission Resolution 20-21  
CUP20-013/CDP21-002, PKG21-09, 365 Driftwood ST

Page 5

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 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 Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
7. Landscaping: Landscape plans are required to be included with the building permit submittal and shall include landscaping over all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years. Two street trees are required and should be shown on the landscape plans submitted for building permits.
8. Fencing: Existing fencing that is installed beyond the property line (along Driftwood Street) shall be moved back to be within the property line and meet the fencing guidelines for fencing within a street setback (See MBMC 17.48.100 D.1.).
9. Final Inspection: The final planning inspection will include a walk-through of the existing home, conditioned and unconditioned spaces as well as the new addition to confirm that existing and proposed area uses conform to representations included in the CUP/CDP/PKG plan set.

## **BUILDING DIVISION CONDITIONS**

### **A. CONDITIONS PRIOR TO THE 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 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 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.) 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.

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

7.) **BUILDING PERMIT APPLICATION:** To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.

8.) The Title sheet of the plans shall include, but not limited to:

- Street address, lot, block, track and Assessor Parcel Number
- Occupancy Classification(s)
- Construction Type
- Maximum height of the building allowed and proposed
- Floor area of the building(s)
- Fire sprinklers proposed or existing
- Minimum building setback allowed and proposed

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 Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

(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 to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.

# EXHIBIT A

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Page 7

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.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.

4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

5.) **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

1.) Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be 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. This permit card shall then be turned into the building division for scheduling of the final building inspection.

# EXHIBIT A

- 2.) Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
- 3.) If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.
- 4.) If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
- 5.) Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
- 6.) Final T-24 energy reports (Certificates of Installation).

## **PUBLIC WORKS CONDITIONS:**

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](http://www.morro-bay.ca.us/EZmanual) (MBMC 14.48.140)
2. **Sewer Lateral:** Submitted sewer video identifies offsets at clay pipe portion and break-in tap connection to the sewer mainline. These will need to be fixed and noted on plans as follows: Replace clay pipe portion (located right in front of connection to mainline) and replace connection with factory wye (per City standard detail S-1).
3. **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.
4. **Street Trees:** The five (5) palm trees located within the City's right-of-way were not approved for installation (no encroachment permit or letter of approval was obtained) and are not a species on the City's approved street tree list. A temporary Encroachment Permit Agreement is required prior to plan approval. Submit 8.5"x11" size exhibit, payment of fee (\$158) and signed agreement for future tree maintenance and liability (See attached document). Agreement shall be submitted to County for recordation. Exhibit shall show the plan layout of the tree locations to the home. Label and dimension, the right-of-way width and street. Note this on plans.

# EXHIBIT A

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5. Tree borders within City Right-of-way: Wood borders around trees at frontage are located within the City right-of-way. These will need to be removed or require a "Special Encroachment Permit". For approval of a "Special Encroachment Permit", submit fee (\$1,200) payment and an 8.5"x11" size exhibit. Exhibit shall show the plan layout of the frontage and wood borders. Label and dimension wall, the right-of-way width and street. Note on plans if they will be removed or if Special Encroachment Permit will be obtained prior to plan approval. (MBMC 8.14.020)

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.

## **FIRE DEPARTMENT CONDITIONS**

1. 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. 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).

*Automatic Fire sprinklers are required throughout existing structures where alterations encompass more than 50% of the existing square footage of the structure AND/OR is in excess of 300 square feet addition OR where there is a change of occupancy to a more hazardous use as determined by the Fire Chief.*

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 NFPA720 and the manufacturer's instructions (CRC R315.2)
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 ½ inch stroke in contrasting numbers.

# EXHIBIT A

Planning Commission Resolution 20-21  
CUP20-013/CDP21-002, PKG21-09, 365 Driftwood ST  
Page 10

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 16<sup>th</sup> day of November 2021 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Stewart

ATTEST

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

The foregoing resolution was passed and adopted on this 16th day of November 2021.



# DIAZ RESIDENCE ADDITION / ALTERATIONS

365 DRIFTWOOD STREET, MORRO BAY CA 93442

### Diagnostic Testing on the CF-4-R Form. (CEES Section 10-103 (A) (3) and 10-103 (A)(5))

The maximum hot water temperature discharge shall be limited for the following:

- A) Bathtubs and whirlpool bathtubs shall be limited to 120F by a device that conforms to ASSE 1070 or CSA B125.3 (CPC Section 415.5) (The water heater thermostat shall not be considered as meeting this provision)
- B) Shower and Tub/Shower mixing valves shall provide scald and thermal shock prevention. (CPC Section 418.0)
- C) All hose bibbs shall be equipped with Non-Removable Back Flow Preventer. (CPC 603.4.7)
- D) All plumbing conveying or dispensing water from human consumption shall comply with AB 1953 for lead content.

### Code References - Notes

Finger jointed studs must be grade stamped by an approved ICC Inspection Agency and clearly specified on the plans.

Finger jointed studs in structural walls (Bearing or shear) shall be approved and are not allowed at hold down locations.

Minimum net height of the required egress door to be not less than 78" measured from the top of threshold to bottom of doorstop.

The attic access shall be weather stripped and insulation equivalent to that of the ceiling shall be installed on the access panel. (Section 117 of the CEC)

Registered of the CF-6R and CF-4R forms shall be submitted prior to final inspection, signed by Certified by the installer(s) for the CF-6R form, and the HERS rater, for field verification and approval.

### Vent Calculations

Zone A: 24'-0"x37'-9"+5'-10"x13'-0"  
 Zone A: 976.00 SF  
 Zone A: 976.00/150= 6.50 SF Net Free Vent Area  
 Zone A: 6.50x144=936.96 SQ Inches  
 Zone A: 937 SQ IN / 2=468 SQ IN. High/Low  
 Zone A: 468/100 = 4.68 or (5) High 12x24 Vents  
 Zone A: 468/71 +6.59 or(7) Low 22x6 vents  
 Zone A: Roof Vent Model BH24,CMI @ 100 SQ IN Net Free  
 Zone A: Eave Vent Model EV622, CMI @71 SQ IN. Net Free

### SHEET INDEX

SHEET	TITLE
T-1	COVER SHEET
A-101	SITE PLAN
A-102	EXISTING FLOOR PLANS
A-103	2ND FLOOR PLAN / FLOOR FRAMING PLAN
A-106	EXTERIOR ELEVATIONS
A-107	EXTERIOR ELEVATIONS / SECTION

Disclaimer	California Code Editions	Property Information
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<p>To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Studio 5 LLP. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.</p>	<p><b>BUILDING:</b> 2019 CALIFORNIA BUILDING CODE  <b>PLUMBING:</b> 2019 CALIFORNIA PLUMBING CODE  <b>MECHANICAL:</b> 2019 CALIFORNIA MECHANICAL CODE  <b>ELECTRICAL:</b> 2019 CALIFORNIA ELECTRICAL CODE  <b>FIRE:</b> 2019 CALIFORNIA FIRE CODE  <b>ACCESSIBILITY:</b> 2019 CALIFORNIA BUILDING CODE (Title 24, Part 2)  <b>ENERGY:</b> 2019 CALIFORNIA ENERGY CODE (Title 24, Part 6)  <b>ENVIRONMENT:</b> 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE</p>	<p><b>Owner:</b> Anthony Diaz  <b>Address:</b> 365 Driftwood Street                  Morro Bay, CA 93442  <b>Phone:</b> 559-261-5454</p> <p><b>Map:</b> BK. 2 Page 69  <b>APN:</b> 066-135-009  <b>Lot:</b> 6 Block 16  <b>Lot Area:</b> 5,926 SF Per APN  <b>Zone:</b> R-2 Duplex Res  <b>Coordinates:</b> @35.3632385,-120.8491372,17z  <b>Site Class:</b> D  <b>Wind/Expos.:</b> 3 Sec. Gust 85 MPH/</p>
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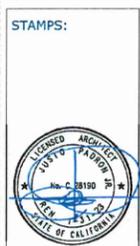
General Requirements	Vicinity Map	Lot Coverage
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<ol style="list-style-type: none"> <li>Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.</li> <li>Two working days before commencing excavation operations within the street Right of Way and / or utility easements, and existing underground facilities shall have been located by Underground Services Alert (USA) Call 1-800-642-2444</li> <li>Work shall be installed in accordance with approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. (CRC R106.4)                     <ul style="list-style-type: none"> <li>a.) Soils Bearing Capacity 1500</li> <li>b.) CNC Design Strength @ 28 days 2500 psi</li> </ul> </li> </ol>		<p><b>Project Statistics</b></p> <ol style="list-style-type: none"> <li>Building Occupancy: R2</li> <li>Building Construction Type: VB</li> <li>Gross Area: 1st Floor (E) = 808 SF 2nd Floor (E) = 576 SF 2nd Floor (Add) = 336 SF Total Floor Area = 1,720 SF</li> <li>Balcony Area: (Existing) = 104 SF New = 100 SF</li> <li>Building Height: 25'-0"</li> <li>Fire Sprinklered: Yes</li> </ol> <p><b>Lot Coverage</b>                  Lot Area = 5,808 SF                  Building Area= 1,720 SF                  Percentage of Lot Coverage                  5926 / 1621 = 30%</p>
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REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

**STUDIO 5 LLP.**  
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 1533 Laverne Ave., Clovis CA 93611  
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Cover Sheet  
 Anthony Diaz Residence  
 Addition / Alterations  
 365 Driftwood Street, Morro Bay, CA 93442

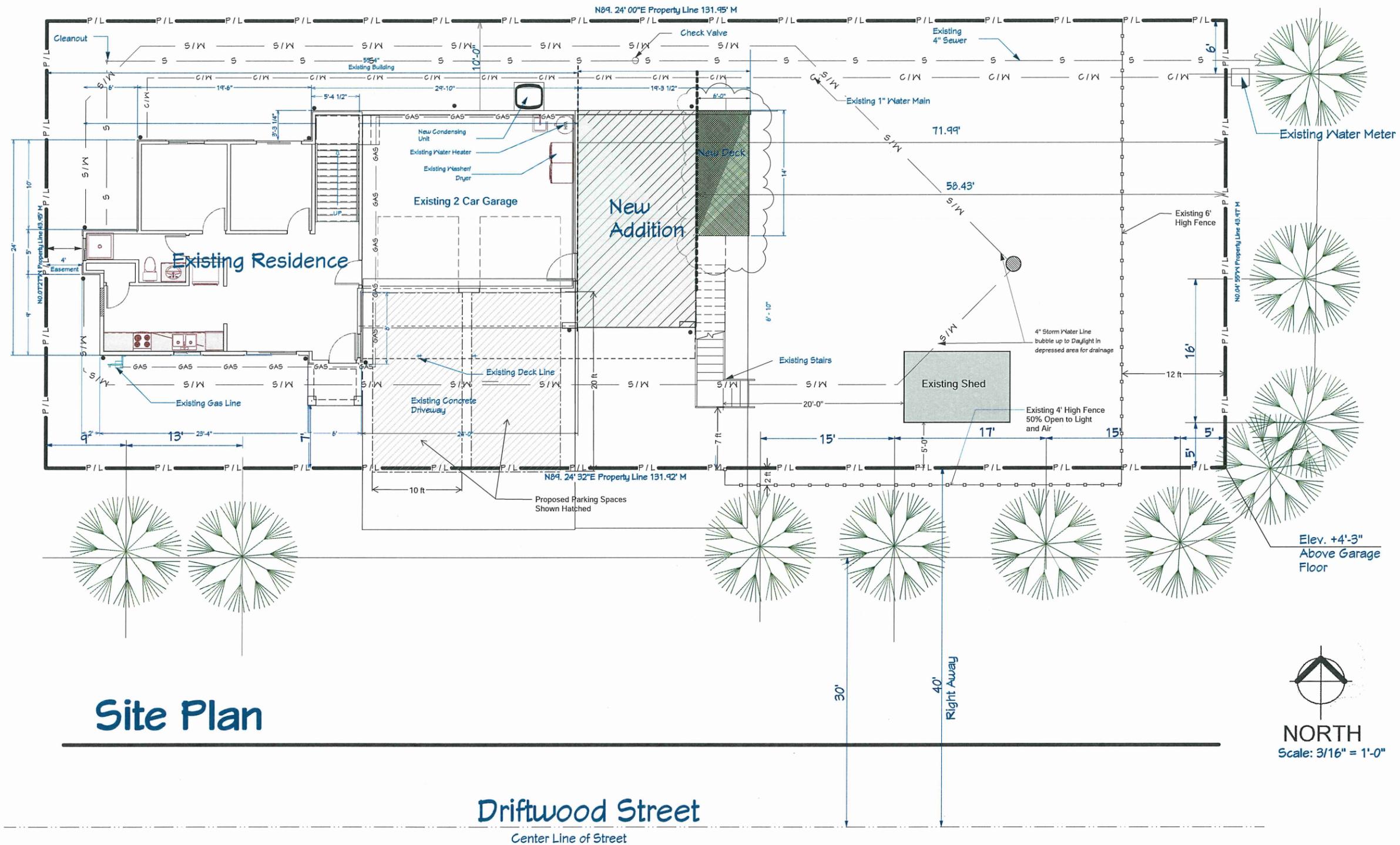


**DATE:** 7/20/2021

**JOB NO.:** 20-003

**SHEET NO.:** T-1

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# Site Plan

## Driftwood Street

Center Line of Street

### GENERAL REQUIREMENTS

#### R301.2.2.2.1 Weight of Materials

- A. Soil Bearing Capacity 1500
- B. CNC Design Strength @28 Days 2500 PSI
- C. Material Dead Loads

Average Dead Loads shall not exceed 15 pounds per Square Foot (120Pa) for the combined roof and ceiling assemblies (on a horizontal projection), or 10 pounds per square foot (480Pa) for floor assemblies. Except as further limited by section R301.2.2 Dead Loads for walls above grade shall not exceed.

- 1. Fifteen Pounds (120Pa) per square foot for exterior light-frame wood walls
- 3. Ten Pounds (480Pa) per square foot for interior light-frame wood walls
- 6. Eighty Five Pounds (3830Pa) per square foot for 6-inch thick concrete walls

#### SEE EXCEPTIONS

#### D. Material Live Loads

Table R301.5 Minimum Uniformly Distributed Live Loads

USE	LL
Uninhabitable Attics without storage	10
Rooms other than sleeping rooms	40
Sleeping Rooms	30

### SITE INFORMATION

Owner: Anthony Diaz  
 Address: 365 Driftwood Street Morro Bay, CA 93442  
 Phone: 559-261-5454

Map: BK. 2 Page 69  
 APN: 066-135-009  
 Lot: 6 Block 16  
 Lot Area: 5,926 SF Per APN  
 Zone: R-2 Duplex Res  
 Coordinates: @35.3632385, -120.8491372, 17z  
 Site Class: D  
 Wind/Expos.: 3 Sec. Gust 85 MPH/

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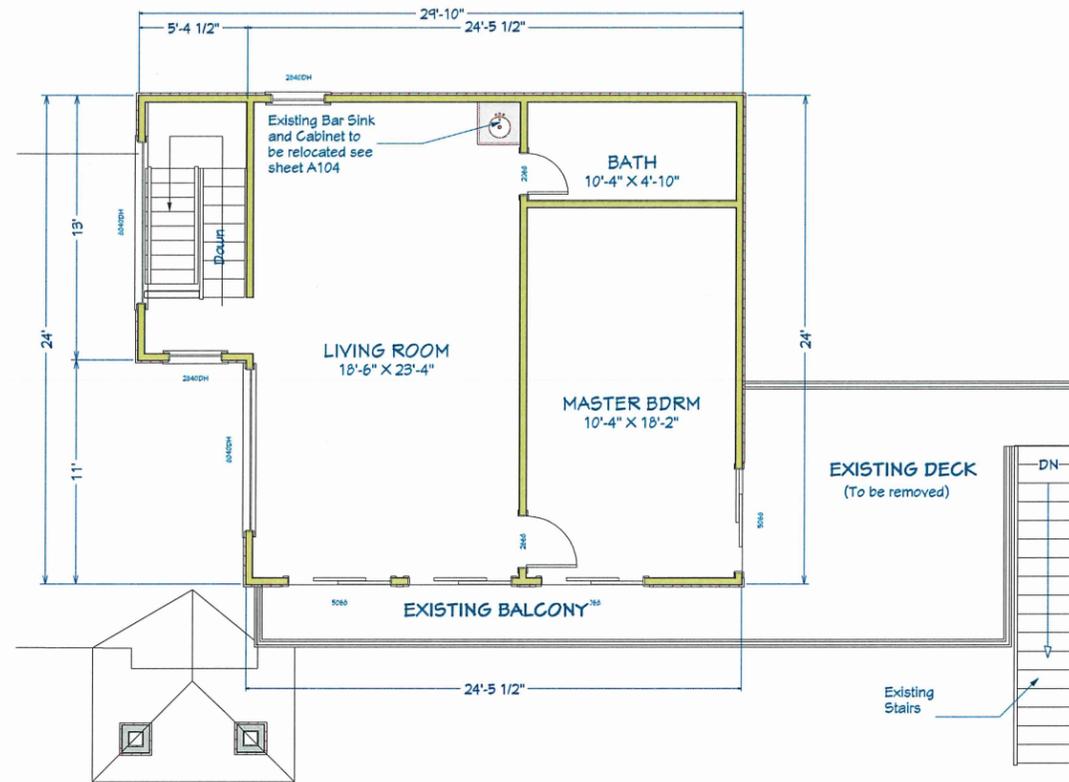
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Site Plan  
 Anthony Diaz Residence  
 Addition / Alterations  
 365 Driftwood Street, Morro Bay, CA 93442

STAMPS:

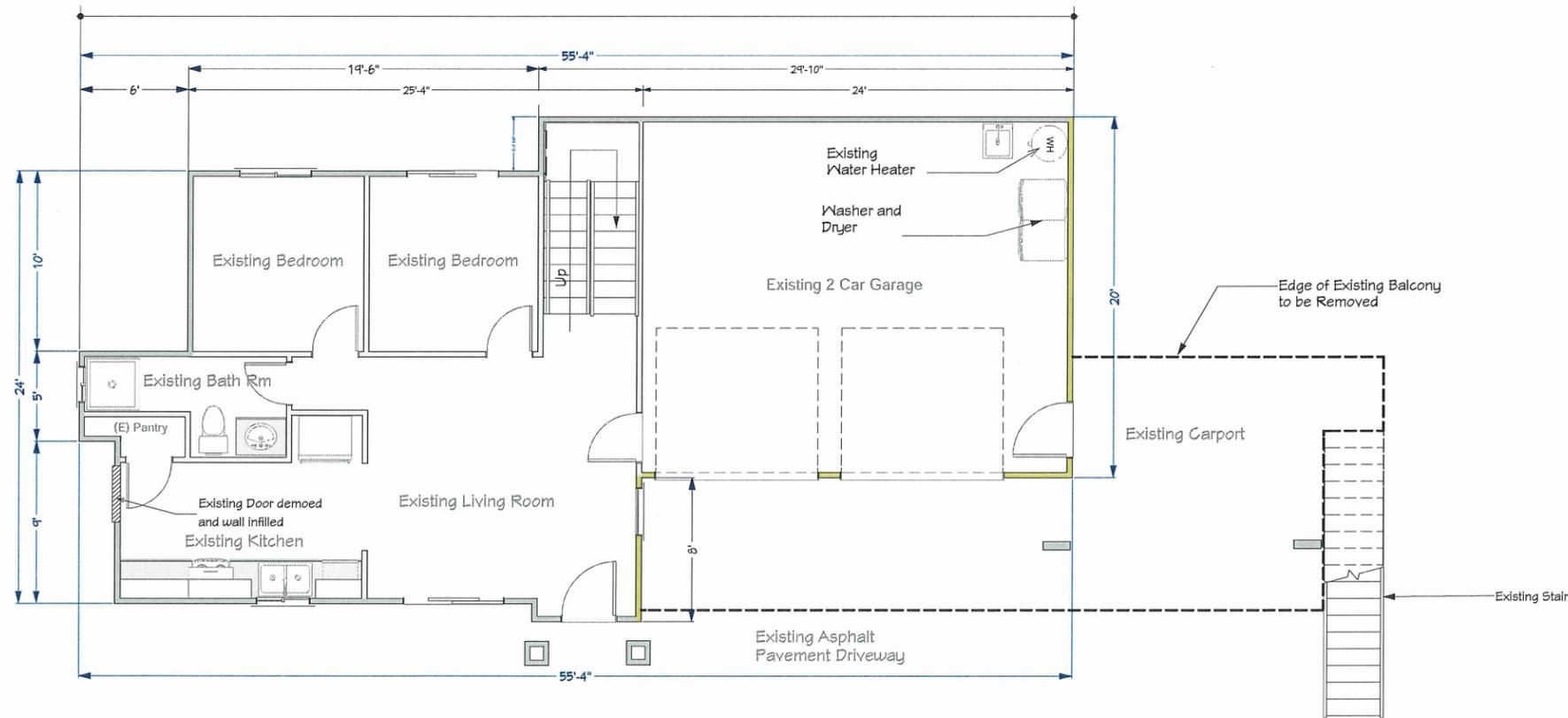


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JOB NO.:	20-003
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## Existing Floor Plan 2nd Floor

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



## Existing Floor Plan 1st Floor

1st Floor

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

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Existing Floor Plans  
 Anthony Diaz Residence  
 Addition / Alterations  
 365 Driftwood Street, Morro Bay, CA 93442

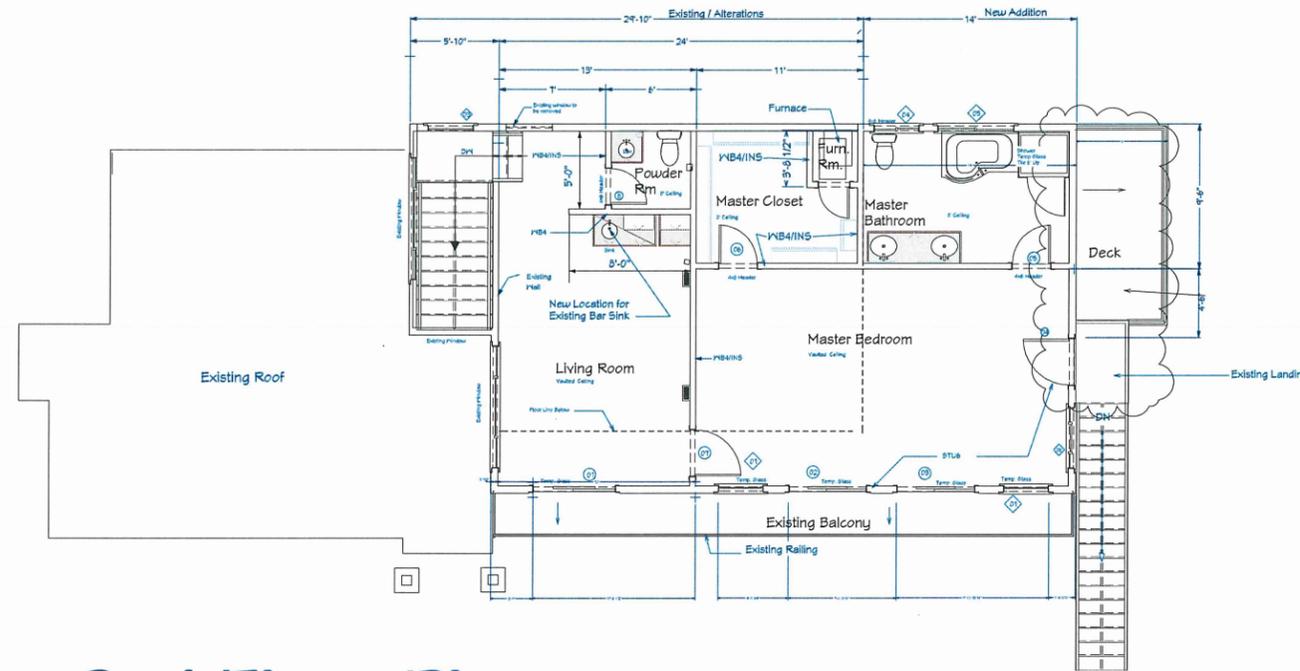
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20-003

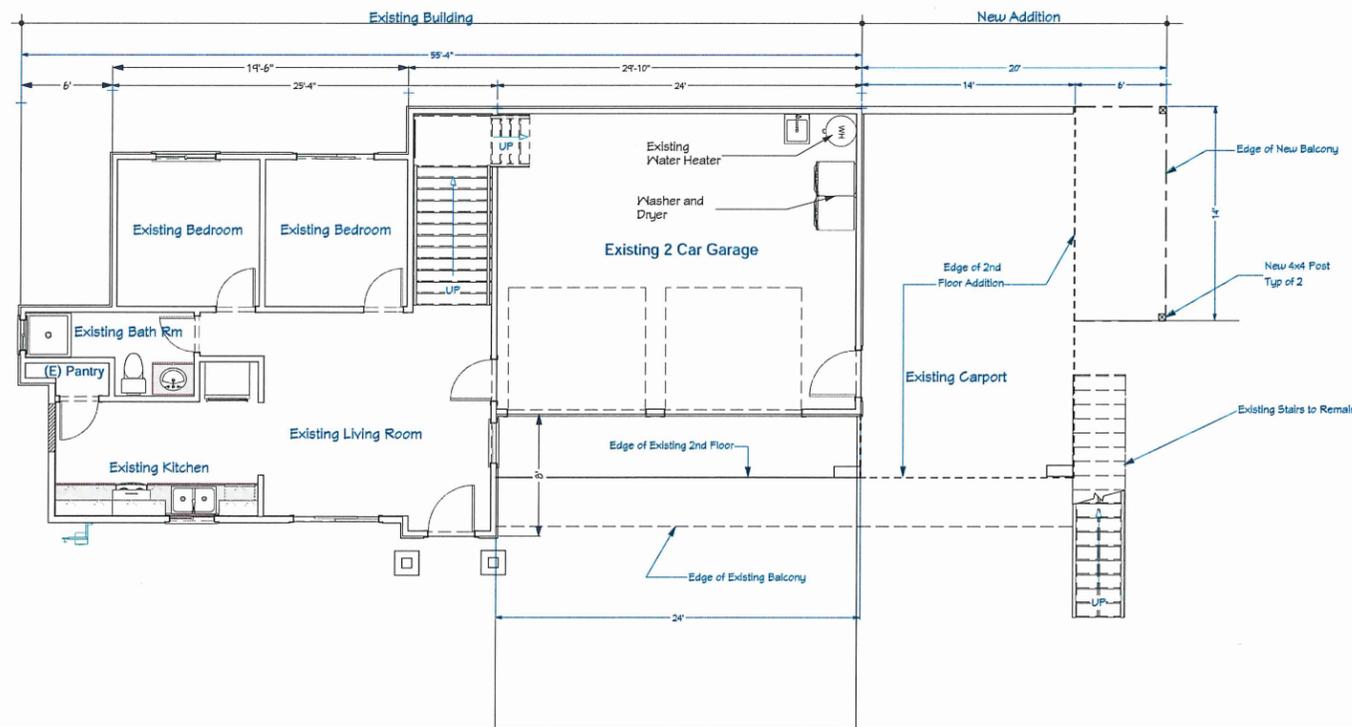
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## 2nd Floor Plan

Scale: 3/16" = 1'-0"



## 1st Floor Plan

Scale: 3/16" = 1'-0"

### Plan Legend Assemblies

Floors (N) TJI110	TJI 110 Truss Joists @ 16" O.C. - R19 Batt Insulation - 3/4" Struct 1 T&G BC Ply. APA Rated 32/16 G&N. (See attached TJI 110 Installation)
Wall Ext. (N) STU4	3/8" 1 Coat Stucco of 15# paper lath of 1/2" Styrofoam STPL @ 6" - 6'-12" O.C. - 2x4 #2 DF Studs @ 16" O.C. - R-15 Insulation - 1/2" Gypsum Board w/ 1 1/4" screws @ 6"-6"-12" O.C.
Wall Int. (N) WB4/INS	2x4 #2 D.F. Stud Wall @ 16" O.C. w/ 1/2" Gypsum Board both sides w/ 1 1/4" screws @ 6"-6"-12" O.C.
Wall Ext. (N) STU6	3/8" 1 Coat Stucco of 15# paper lath of 1/2" Styrofoam STPL @ 6" - 6'-12" O.C. - 2x6 #2 DF Studs @ 16" O.C. - R-21 Insulation - 1/2" Gypsum Board w/ 1 1/4" screws @ 6"-6"-12" O.C.
Ceilings (N)	1/2" Gypsum Board w/ 1 5/8" screws @ 6"-6"-12" O.C. - Framing per Truss - R-30 Insulation
Roofs (N)	2x4 Truss. @ 24" O.C. - 1/2" Foil Face OSB - Class "A" Roof. (See Truss Calculations)

### Notes

1. Finish per plans (See Abbreviations)
2. Roofing to match existing
3. R-30 Unfaced Insulation under floor
4. R-15 Faced Insulation in Walls
5. R-30 Loose or Faced Insulation in Ceiling. Faced Insulation shall have it's facing towards the conditioned space and cover towards the condition space and cover all wood framing members.
6. Gypsum Board in bathrooms and kitchen walls shall be moisture resistant.

### Window Schedule

- 01 3'-0"x6'-8" Fixed Temp.
- 02 8'-0"x4'-0" XO SLD
- 03 4'-0"x4'-0" XO SLD
- 04 Note Used
- 05 5'-0"x5'-0" FIXED TEMP.
- 06 4'-0"x4'-0" XO SLD

### Door Schedule

- 01 8'-0"x6'-8" XO SLD PATIO TEMP
- 02 6'-0"x6'-8" OX SLD PATIO TEMP
- 03 6'-0"x6'-8" XO SLD PATIO TEMP
- 04 3'-0"x6'-8" RH
- 05 2'-8"x6'-8" RH 2 PANEL ARCH
- 06 2'-8"x6'-8" LH 2 PANEL ARCH
- 07 3'-0"x6'-8" RH 2 PANEL ARCH
- 08 2'-6"x6'-8" RH 2 PANEL ARCH

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**2nd Floor Plan / Floor Framing Plan**  
 Anthony Diaz Residence  
 Addition / Alterations  
 365 Driftwood Street, Morro Bay, CA 93442

STAMPS:

DATE:  
7/20/2021

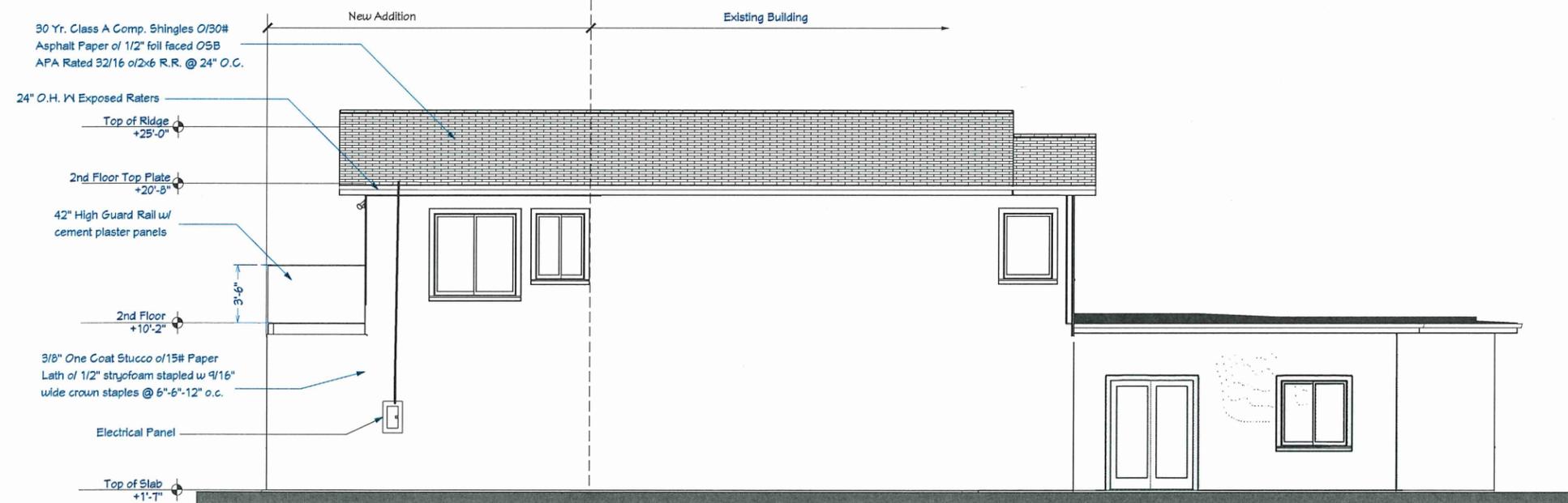
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20-003

SHEET NO.:  
A-103



North Elevation

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



South Elevation

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

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**Exterior Elevations**  
 Anthony Diaz Residence  
 Addition / Alterations  
 365 Driftwood Street, Morro Bay, CA 93442

STAMPS:  


DATE:  
 7/20/2021  
 JOB NO.:  
 20-003  
 SHEET NO.:  
 A-106

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