



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, May 21, 2024**  
**Veteran's Memorial Building – 6:00 P.M.**  
**209 Surf Street, Morro Bay, CA**

Chairperson – William Roschen

Vice-Chairperson Mike Rodriguez  
Commissioner Asia King

Commissioner Joseph Ingraffia  
Commissioner Eric Meyer

## **Public Participation:**

*Remote public participation is allowed in the following ways:*

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Members of the public may watch the meeting and speak during the 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.*

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

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

➤ *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to "Raise Hand" for Public Comment*

- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) prior to the meeting. Agenda correspondence received at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) by 10 a.m. on the meeting day will be posted on the City website.*

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE/PLEDGE OF ALLEGEANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS

## PUBLIC COMMENT

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

PRESENTATIONS

AGENDA ITEMS

A. CONSENT CALENDAR

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

**A-2** Approval of the minutes from the Planning Commission meeting of April 16, 2024.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

**B-1** **Case No:** Coastal Development Permit CDP24-014  
**Site Location:** 499 Little Morro Creek Road, Morro Bay, CA  
**Proposal:** Request for Coastal Development Permit for the demolition of an existing single-story 1,625-sqft single family residence irreparably damaged by flooding in January 2023 and replacement with a single-story 2,240-sqft modular home. The existing 799-sqft garage and 855-sf accessory structures shall remain. The property is zoned RS-A, fully within the Cultural Resources Overlay and partially within the originally mapped ESHA. The property is located within the coastal appeals jurisdiction.  
**CEQA:** Exempt under Section 15301, Class 1l(1) for the demolition of a single family residence and Section 15303, Class 3a for the construction of a single family home.  
**Staff Recommendation:** Conditionally Approve  
**Staff Contact:** Susana Toner, Assistant Planner, [stoner@morrobayca.gov](mailto:stoner@morrobayca.gov)

C. NEW BUSINESS

**C-1** Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2024/25  
**Staff Recommends the Planning Commission recommend to City Council:** Allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY 2024/25.

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 4, 2024, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00

P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

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 \$326 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 05-21-2024

#	Applicant/ Property Owner			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	Baker	499	Little Morro Creek Rd	4/4/2024	CDP24-014	CDP for the demolishment of a residence damaged beyond repair by the early 2023 storms. The residence will be replaced with a 2,240 sf modular home, the existing garage shall remain.	Planning disapproved 4/30, minor corrections needed. Set for 5/21 Planning Commission meeting.				st
2	Lor	1145	Morro Ave	2/20/2024	CDP24-010	Proposed demolition of existing 561 sf single story garage and creation of a two story 1,461 sf residence with a 497 sf ADU and a 968 sf garage.	Incomplete letter sent 3/14. Resubmitted 4/15. Deemed complete 5/8/2024. Noticing period set from 5/9-5/20. Planning decision on or after 5/21.				st
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>											
3	Orrom Properties	850	Napa Ave	5/8/2024	CDP24-021	Conversion of an existing 528sf storage structure into an ADU.	Under Review.				ao
4	Warren	540	Monterey Ave	5/3/2024	CDP24-020	After the fact permit for to permit an illegally converted studio unit into an ADU.	Under review.				st
5	Beidleman	2810	Juniper Ave.	5/14/2024	MIN24-001	Minor Revision to CDP23-012 for a new one-story single family residence. Previous approval was for a two-story residence.	Under Review.				ao
6	Morro Bay LLC (Keller)	1108	Front Steet	4/19/24	CUP24-01/CDP24-08 (formerly MAJ21-007)	Major Modification permit for Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building) (needs the IP sections to be final via CCC approval). CUP/CDP under review.	BLDG. - Approved 11/17/21 CO			st
7	Morro Rock LLC	1260	Main	4/15/2024	DR24-001/CDP23-009	Convert existing building into 5 new hotel rooms associates with the Masterpiece Hotel	Under review, requires new zoning code - on hold until new zoning code is certified by CCC. Requires PC Design Review Permit. Applied, incomplete letter sent 5/15/2024.				st
8	Kingston	684	Ponderosa	4/15/2024	CDP24-019	Addition to existing workshop and convert to ADU. Convert existing garage to JADU.	Incomplete letter sent 5/13. Awaiting resubmittal.	Bldg. - Approved 4/24/24			ao
9	Karp/Frietas	765	Pacific St	4/9/2024	CDP24-011	CDP for the conversion of an existing garage/workshop into an ADU	Incomplete letter sent 5/7. Awaiting resubmittal.				ao
10	Medina	3390	N. Main St	3/25/2024	CDP24-012	Admin CDP for ADU and JADU attached to a proposed single family home.	Incomplete letter sent 4/29. Awaiting resubmittal.				kf
11	Daniels	1180	Front St	2/15/24	CR24-001	Front Street Getaway Hotel - Conceptual Review	Under review.				kf
12	Thus	1309	Berwick Dr.	1/30/2024	CDP24-007	Proposed 2 story single family dwelling unit with an attached garage and ADU on a vacant lot.	Incomplete letter sent 3/8. Awaiting resubmittal.				kf
13	Wilson	2840	Alder	1/18/2024	CDP23-025	Removal of existing structures on site and replacing with two 939sf manufactured homes, one as the primary residence and one as an ADU	Incomplete letter sent 2/12. Awaiting resubmittal.				st
14	Gumm	780	Monterey Ave	1/2/2024	CDP23-028	Office conversion to retail and lodging	Incomplete letter sent 1/31. Resubmitted 5/13, under review				st
15	Erfanian	310	Sicily St	12/18/2023	MUP23-04/CDP23-029	Minor Use Permit and Coastal Development Permit for a new 1,991 sf single family home with a 287 sf garage on a vacant lot.	Incomplete letter sent 1/10 . Resubmitted 1/25, comments emailed 2/6. Awaiting resubmittal.				st
16	Eiseman	541	Atascadero Rd	8/17/2023	MAJ23-003 (modification to CUP21-09 and CDP21-029 still processing)	Major modification while processing for a 4 unit attached home project	Planning comments sent October 19, 2023, requires resubmittal. Requires environmental, updated proposal received - contract with consultant complete.. Environmental review in progress.				kf
17	Champi	460	Errol	7/19/2023	TUP23-02	Temporary Use Permit for fencing and outdoor storage to assist with storm cleanup	Received submittal, under review. Planning disapproved August 15, 2023, requires a resubmittal.				kf
18	Gumm	735	Napa	6/15/2023	CDP23-010	Convert three retail spaces into 3 residential units	Planning Review completed - need PW comments. Comments provided to applicant on 7/16/23, Requires a resubmittal. Due to the cost of the PW frontage improvement requirements, the property owner may change direction and withdraw request for new housing approval and proceed with new commercial uses in the existing spaces.				st
19	Iwanicha	640	Elena	6/8/2023	CDP23-011	Remodel and addition to existing 2 bedroom/1 bath home	Planning disapproved the project on 7/27/23, requires response to comments and a resubmittal.				st

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20	Borges	640	Kings	3/30/2023	CDP23-006	New detached 908sf ADU with attached to a 720sf garage below.	Incomplete Letter sent 4/20. Letter of Intent to Deem Application Withdrawn sent 12/19/2023. Resubmitted 2/22. Incomplete letter sent 3/6	BLDG. - Disapproved CO			st
21	Gillen	495	Embarcadero	3/7/2023	CUP23-04	Conceptual Review (no application) of potential redevelopment of city lease site at 495 Embarcadero as a mixed use development of hotel, restaurant, and retail uses.	Under review. Project received Consent of Landowner. Applicant project in process currently. Under review	BLDG. - COND Approved CO			kf
22	McDonald	300	Sicily St	1/31/2023	CDP23-002	New 2155 s.f. SFR w/ attached 284 s.f. garage and 409 s.f. decking on a vacant lot .	Incomplete letter sent 3/13/2023. Resubmitted 12/7, application for Minor Use Permit, as well as new code needed for approval.	BLDG. - Approved 2/10/23 CO			st
23	Barton	983	Carmel St	11/15/2022	CDP22-038	Admin CDP for a new 857af attached ADU to an existing 900sf single story home with a 491 f garage.	Incomplete letter sent 12/13/22. Resubmitted 1/17/24, incomplete letter sent 2/15/24. Resubmitted 4/19/2014, under review.				st
24	Gonzalez	590	Radcliff	10/25/2022	CDP22-034	Admin CDP for a new 1,956 two story SFR with a 522sf attached garage and 640sf second story deck.	Under review. Planning disapproved and incomplete letter sent on 11/22/22. Resubmitted 1/29/24, incomplete letter sent 2/22. Resubmitted 5/7, Under review.	BLDG. - Approved 10/27/22 CO			ao
25	Shepler	2181	Sunset Ave	8/24/2022	CDP22-029	CDP Application for a new third dwelling and one ADU on a property with two existing homes	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, planning requires minor changes and sent letter November 10, 2022. Requires resubmittal.	BLDG. - Approved 8/25/22 CO			st
26	Kersten	1358	Prescott	7/27/2022	CDP22-024	Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.	Incomplete letter sent on 08/09/22	BLDG. - Approved 8/9/22 CO			st
27	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			st
28	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning disapproved based on fire/life/safety issues on 10/24/22. Resubmittal required.	BLDG. - COND Approved 5/11/22 CO			st
29	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM22-02	Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City working with selected environmental consultant on contract and owner reimbursemet agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on Novem ber 2, 2022. REquires resubmittal with the CUP/CDP plans in order to be processed together. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete. Resubmittal information received, planning and public works comments sent. Scheduled for a conceptual review at a PC hearing November 7, 2023. Project requires modifications based on the PC comments and resubmittal.	BLDG. - Approved 2/14/22 CO			kf
30	Shorey	545	Atascadero Rd	3/30/21	CUP21-04/CDP21-013	Proposed 16 units of new townhomes on sloped vacant parcel	Project was reviewed and comments provided in 2021. Applicant requested to keep the project open and has been working with public works and caltrans on utility requirements and frontage improvements. Project resubmitted for review on April 19, 2023 - under review by all departments. Planning deemed project complete on 5-23-23. Requires environmental study before scheduling for PC hearing. Environmental consultant contract and related reimbursement agreement are under review.				kf
31	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	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.	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. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			kf
32	Vistra	1290	Embarcadero		Master Plan (MAJ23-001)	Morro Bay Power Plant Master Plan	2/20/2024 Study Session to discuss with the Planning Commission the topic of the draft Master Plan for the Morro Bay Power Plant. The 2/20/24 PC meeting is not a public hearing, it is solely a study session to solicit additional input to assist with development of the draft Master Plan. The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property. Consultant currently working on background documentation, and draft Master Plan. Planning Commission study session and presentation from Consultant to be 2/20/2024				kf
<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>											
<b>Projects Appealed or Forwarded to City Council - none</b>											
<b>Environmental Review - none</b>											
<b>Final Map Under Review Projects:</b>											

#	Applicant/ Property Owner			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
33	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.	BLDG. - Approved 4/14/22 CO			kf
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none</b>											
<b>Grants:</b>											
34	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. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. 2024 Notice of Funding Availability released and application considered by Council in December 2023, with final funding recommendations to be in March 2024.	No review performed.	N/R		kf
35	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.. Cal Poly Graduate student in City and Regional Planning Program assisting the City on an update of the 2014 CAP.				kf
<b>Projects in Building Plan Check:</b>											
1	Conway	305	Arbutus	1/4/2023	B22-0269	DIGEPLAN - 390 sf addition, expanding lower level family room and 2nd level primary bedroom & bath, the remodel includes kitchen and relocating two bathrooms to accommodate the installation of new elevator. The addition creates a 2nd level 378 sf rear deck.	Planning approved 7/20/23	Bldg. - Approved 6/12/23 On HOLD for now 8/28/23	PW - Approved 7/20/23		st
2	Morro Strand One/ Marchell	210 & 220	Atascadero	4/8/2024	B24-0102	Repair substandard drainage improvements and provide proper parking lot drainage for Morro Strand RV Park (both locations, see separate permit for location across Atascadero Road) and Flippos.	Planning disapproved 5/9/24	Bldg - Approved 5/1/24	Under Review		ao
3	Allen/Brum	431	Avalon St.	1/16/2024	B24-0012	Remodel (2) existing bedrooms, bathroom, living room and kitchen. Adding 662 sq ft for master bedroom and bath, covered patio and porch.	Planning disapproved 2/6/24	Bldg. - Disapproved 2/14/24	PW - Disapproved 2/23/24		ao
4	Newman	961	Balboa	1/25/2024	B24-0024	New 2058 sq. ft. residence with attached 409 sq. ft. garage and detached 450 sq. ft. ADU (Permit B24-0029)	Planning disapproved 2/23/24	Bldg. - Disapproved 2/22/24	PW - Disapproved 3/13/24		st
5	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			kf
6	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.	Disapproved 8-26-21. am, Approved 10/17/23	Bldg. Disapproved 9/21/21, Bldg approved 3/12/24	PW - Disapproved 3/22/24		st
7	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home with a 2424 sf subterranean garage on lower level and 963 sf roof deck. Home to be located on newly configured parcel (requires final TM)	Planning disapproved 2/19/23. nh Disapproved 6/15/23 - minor correction on title page. Approved 11/15/23	Bldg. - Approved 6/20/23	PW - Disapproved 3/4/24		kf
8	Perry	3230	Beachcomber Dr	2/9/23	B22-0265	New SFR on new parcel. Home is 1816 sf with a 471 sf garage and a roof deck.	Planning disapproved 2/19/23. nh Disapproved 6/15/23 - minor correction on title page. Approved 11/15/23	Bldg. - Approved 6/20/23	PW - Disapproved 2/9/24		kf
9	Baker	1288	Berwick Dr.	11/22/23	B23-0307	Install (1) prefabricated aluminum lattice patio cover, 15' x 8' onto existing slab and wall. Engineered by Four Seasons Bldg Products	Planning disapproved 12/12/23	Bldg. - Approved 11/28/23			ao
10	Baker	1288	Berwick Dr.	4/3/24	B24-0109	Main bathroom remodel - remove existing shower floor and wall tile, enlarge shower 11", add a freestanding tub right of the current shower. Remove a wall and door that separates the main bath from closet, move toilet 4', build a 36"x77" wall, relocate sink vanity to the wall L of opening.	Planning disapproved 4/30/24	Bldg - Approved 4/25/24	PW - disapproved 5/2/24		
11	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22 am	Bldg. - Approved 3/24/22	PW - disapproved 3/23/22		st
12	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22. Resubmittal approved 7/29/22.	Ready to issue UPDATE 3/29/24 Owner wants to extend permit, still considering contractors.			st

#	Applicant/ Property Owner			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
13	Zero Impact Solutions	339	Embarcadero	10/24/23	B23-0260	DIGEPLAN - Installation of two, level 2 Electric Vehicle Chargers in the Tidelands Park parking lot. Trenching for electrical at existing panel at restroom building to EV chargers, Includes four ports, one is van accessible and three are standard.	Planning approved 11/7/23	Bldg. - Disapproved 11/1/23	PW - Disapproved 10/31/23		cj
14	Guldenbrein	481	Estero Ave	1/5/23	B23-0003	New fencing & retaining walls, exterior electrical grading & catch basin installation w/pump in front yard. (see plans)	Disapproved 1/19/23	Bldg. - Disapproved 1/18/23	PW-Disapproved 1/13/23		
15	Morro Strand One/ Marchell	221	Highway 41	4/8/24	B24-0112	Repair sub-standard drainage improvements and provide proper parking lot drainage (continuation of B24-0102, as Morro Strand RV Park encompasses three properties, two are located across Atascadero Rd).	Planning disapproved 5/9/24	Bldg - Approved 5/1/24	Under Review		
16	Sotelo	2990	Ironwood Ave	3/2/23	B22-0285	DIGEPLAN - New three story SFR - 3799 sf living, 926 sf attached garage, with 2nd and 3rd floor decks totaling 210 sf, 562 sf covered patios and 535 sf under floor storage area.	Planning approved 8/2/23	BLDG. - Approved 8/31/23, Ready to issue			st
17	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.	Planning disapproved 6/3/21. Planning approved resubmittal 7-20-21.	Ready to issue Owner looking for contractor.			kf
18	Gale	550	Kern Ave	8/29/23	B23-0209	DIGEPLAN - New 2 story single family residence, 2412sf of living, 464sf attached garage, and 398sf 2nd story deck. Attached lower level ADU under B23-0210	Planning disapproved 10/6/23, 4/3/24	Bldg. - Disapproved 10/5/23, Approved 3/27/24	PW - Disapproved 4/12/24		st
19	Gale	550-A	Kern Ave	8/29/23	B23-0210	DIGEPLAN - Attached ADU, 925sf lower level ADU, constructed with new 2 story single family residence under B23-0209	Planning disapproved 10/6/23, 4/3/24	Bldg. - Disapproved 10/5/23, Approved 3/27/24	PW - Disapproved 4/15/24		st
20	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved resubmittal 6/28	Ready to issue	PW - Approved 6/27/22		st
21	Carpenter/Ferreira	470-A	La Jolla St	4/8/24	B24-0114	DIGEPLAN - Detached ADU, convert an existing 361 sf detached garage (formerly converted to habitable space) to a 361 sf Accessory Dwelling Unit.	Under review	Under review	Under Review		ao
22	Albano/Campbell	551	La Jolla St	4/1/24	B24-0100	204 sf self supporting second story deck adjacent to home, with stairs, guardrail and handrails. No direct access to home.	Planning disapproved 4/8/24, approved 4/10/24	Bldg. - Approved 4/3/24 Ready to Issue			
23	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	Planning approved 5-12-22	Bldg. - Approved 5/16/21 ON HOLD			kf
24	Kevorkian	2615	Laurel Ave.	1/10/23	B23-0005	Addendum #1 to B22-0183, Change the deck configuration to reduce square foot to below existing square foot.	Planning disapproved and sent incomplete comment letter on 1/27/23.	Bldg. - Approved 1/17/23			st
25	Novell/Johnson	273	Main St.	2/23/23	B23-0038	DIGEPLAN - 73 sf stairway addition to existing home to create interior connection between the upper and lower floors.	Planning disapproved 3/6/23. Resubmittal received and reviewed. Planning approved 9/1/23.	BLDG. - Disapproved 3/2/23 . Approved 8/29/23. Permit ready to issue.			kf
26	Drinkwater/ Rogall	301	Main St.	12/6/23	B23-0308	DIGEPLAN - Remove and replace a 435 sf deck at the rear of home. Deck height is approximatley 36"	Planning approved 1/18/24	Bldg - Approved 2/26/24 Issued 2/28/24			
27	Meisterlin	844	Main St.	4/22/24	B24-0130	Adding ADA bathroom to commercial space.	Under review	Under review	Under Review		
28	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existing space into an office space, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.	Planning approved 1/11/23	Bldg. - Disapproved 11/15/22			st
29	Pantoja	440	Mindoro St.	12/6/23	B23-0318	Adding 141 sf 2nd story deck, w/ access door from upper bedroom. (Removing existing window to install access door.)	Planning disapproved 12/14/23	Bldg - disapproved 12/14/23	PW - Approved 12/11/23		

#	Applicant/ Property Owner			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
30	Scenic Coast Board of Realtors/Hakker	830	Morro Bay Blvd.	3/27/24	B24-0099	Commercial T.I.- Remodel existing Association of Realtor offices, relocate restroom with ADA upgrades, interior & exterior accessibility upgrades (parking & path of travel), replace doors, windows, HVAC, electrical, and reroof with tile roofing.	Planning disapproved 5/7/24	Bldg - Disapproved 4/12/24	PW - Approved 4/26/24		
31	De Fazio	570-A	Olive	9/12/23	B23-0221	Addendum to permit B22-0122 - Addition of a 49sf unconditioned utility room off the back of ADU.	Planning disapproved 9/25/23., Approved 11/28/23	Bldg. - Approved 9/18/23 Ready to Issue			kf
32	Currey	154	Orcas St	4/23/24	B24-0131	Addendum to permit B22-0062 - Addendum #1 to Permit B22-0062 - Change includes changing subfloor to concrete slab in ADU portion, additional shear walls.		Bldg - Approved 5/1/24 Ready to issue			
33	Aguilar/Sandahl	351-A	Panay St	1/16/24	B24-0010	DIGEPLAN - 316 sf attached first floor Accessory Dwelling Unit (ADU). See permit B23-0329 for new two-story SFR.	Planning disapproved 2/6/24	Bldg - Disapproved 3/6/24	PW - Disapproved 3/4/24		
34	Wall	938	Pecho	4/23/24	B24-0132	Remodel interior of existing 1 story SFR and add 113 sq ft living area.	Under review	Under review	Under Review		ao
35	Myers	961	Pelican	4/25/24	B24-0136	Changing deck material from traditional wood to timber tech tvek. Also fixing/changing dry rot wood in current deck joist.	Planning conditionally approved 5/13/24	Bldg - Approved 5/1/24 Ready to issue			ao
36	Lutschaunig	965	Pelican	2/27/23	B23-0044	Addition to existing bathroom for a shower, 42 sf. Also reconfiguring existing bathroom.	Planning disapproved 3/2/23	BLDG. - Approved 3/2/23	PW - approved 4/13/23		st
37	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	PW - Disapproved 9/15/21		st
38	Phelps	490	Piney Way	10/19/23	B23-0267	Addendum #1 to B22-0017 - Drainage details that were not included on the landscape or erosion control sheets in the approved plans	Approved 10/23/23	Bldg - Approved 10/23/23 Ready to issue	PW - Approved 11/13/23		
39	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. Planning disapproved resubmittal 2/24/21.	Bldg. - Disapproved 3/1/21	PW - Disapproved 2/26/21		kf
40	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 cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue Permit Expired 3/6/24			kf
41	Corsiglia	3027	Sandalwood Ave	3/26/24	B24-0098	282 sf addition to single level SFR consisting of new master bathroom and walk-in closet, interior remodel includes an additional full bath, kitchen remodel, new gas FP insert, furnace, tankless water heater, windows, and doors.	Planning disapproved 4/9/24	Bldg - Approved 4/25/24	PW - Disapproved 4/18/24		ao
42	Gellerman/Wiese	154	Sandpiper Lane	3/26/24	B24-0085	Kitchen remodel, demo kitchen and remove stud wall (or portion of) new electrical, mechanical and plumbing also remove fireplace and hearth and install new fireplace.	Planning disapproved 4/23/24	Bldg - Approved 4/25/24	PW - Approved 4/17/24		
43	Hanton	425	Shasta Ave	1/17/23	B23-0004	DIGEPLAN - Enclose the current breezeway to create a new 90 sf entry, a 350 sf addition creating a primary suite and bathroom, also create a valuted space in the existing garage by removing roof and replace with new composition roof.	Planning disapproved 2/16/23, approved 3/5/24	Bldg. - Approved 8/15/23 Ready to Issue			st
44	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	PW - Disapproved 10/2/20		kf

#	Applicant/ Property Owner			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
45	Doughty/Erfanian	310	Sicily St	12/22/23	B23-0337	New Single Family Residence, 1,991 sf living, 287 sf garage with 2nd story 180 sf deck	Under review	Bldg - Disapproved 1/31/24	PW - Disapproved 1/26/24		
46	James	360	Tulare Ave	4/12/24	B24-0121	DIGEPLAN - 111 sf addition from converting existing garage space to conditioned space (reduced garage size 601 sf). Remove & replace windows throughout, remodel kitchen, hall bath, and primary bath. New 205 sf deck and stairs at rear (new home size 2666 sf).	Under review	Under review	Under Review		ao
47	Morro Bay Ventures	201	Verdon Ct.	1/4/23	B22-0273	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 1/11/23. Planning conditionally approved 7/26/23	Bldg. - Approved 7/20/23	PW - Disapproved 5/1/24		kf
48	Morro Bay Ventures	202	Verdon Ct.	1/4/23	B22-0277	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 2/2/23. Planning conditionally approved 7.26.23	Bldg. - Approved 7/20/23	PW - Disapproved 5/1/24		kf
49	Morro Bay Ventures	205	Verdon Ct.	1/4/23	B22-0274	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0279 for attached ADU.	Planning disapproved 1/11/23. Planning conditionally approved 7/26/23	Bldg. - Conditionally Approved 7/20/23	PW - Disapproved 5/1/24		kf
50	Morro Bay Ventures	205-A	Verdon Ct.	1/4/23	B22-0279	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU). See permit B22-0274 for new SFR.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23, Approved 4/17/24	PW - Disapproved 5/1/24		kf
51	Morro Bay Ventures	206	Verdon Ct.	1/4/23	B22-0276	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Approved 7/20/23	PW - Disapproved 5/1/24		kf
52	Morro Bay Ventures	210	Verdon Ct.	1/4/23	B22-0275	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0280 for attached ADU.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Conditionally Approved 7/20/23, Approved 4/17/24	PW - Disapproved 5/1/24		kf
53	Morro Bay Ventures	210-A	Verdon Ct.	1/4/23	B22-0280	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU) - See permit B22-0275 for new SFR.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23, Approved 4/17/24	PW - Disapproved 5/1/24		kf
<b>Planning Projects &amp; Permits with Final Action</b>											
13	Arnold	2870	Cedar	10/23/2023	CDP23-017	<b>New 2,380 sf Single Family home with an attached 1,115 sf ADU and 468 sf garage.</b>	Incomplete letter sent 11/16. Resubmittal 4/4/2024. Planning disapproval 4/25. Resubmitted 4/29. Deemed Complete 4/30. Noticing period set from 5/3-5/13. Planning decision on or after 5/14.				st
Staff Directory: Michael Codron - mc      Chad Ouimet - co      Kim Fowler - kf      Pam Newman - pn      Susana Toner - st      Alex Ortega - ao											

AGENDA ITEM:   A-2  

DATE:   May 21, 2024  

ACTION:       DRAFT      

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 16, 2024  
VETERANS MEMORIAL HALL – 6:00 PM**

<b>PRESENT:</b>	Bill Roschen Mike Rodriguez Asia King Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner
<b>STAFF:</b>	Michael Codron Kim Fowler Susana Toner	Interim Community Development Director Interim Planning Manager Assistant Planner

**ESTABLISH QUORUM AND CALL TO ORDER**

**MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE**

<https://youtu.be/Q4HTgJbhVTE?t=89>

**PLANNING COMMISSIONER ANNOUNCEMENTS**

<https://youtu.be/Q4HTgJbhVTE?t=127>

Chair Roschen welcomed Kim Fowler as the newest member of the planning staff. Michael Codron, Interim Director introduced Kim as the Interim Planning Manager. Chair Roschen mentioned that this meeting was the first of four meetings that would discuss housing here in Morro Bay.

Commissioner King recapped her meeting with the San Luis Obispo Housing Summit in mid-March 2024, regarding the housing crisis in California.

**PUBLIC COMMENT PERIOD**

<https://youtu.be/Q4HTgJbhVTE?t=962>

Betty Winholtz, Morro Bay, stated another tree company was cutting trees without a permit that day, at Del Mar Elementary, since it's still nesting season until June.

Jeff Eckels, Morro Bay, CEO of Housing Trust Fund of San Luis Obispo County, stated there is a meeting in the morning, April 17<sup>th</sup>, at the Community Center hosted by the Chamber of Commerce about housing.

Chair Roschen closed the Public Comment Period  
<https://youtu.be/Q4HTgJbhVTE?t=1253>

Public Participation:

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.
- 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=aWZpTzcwTHlRTk9xaTlmWVNW/RWFUQT09>  
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

PRESENTATIONS

A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of the minutes from the Planning Commission meeting of February 20, 2024.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of the minutes from the Planning Commission meeting of March 5, 2024.  
**Staff Recommendation:** Approve minutes as submitted.

Chairperson Roschen asked for corrections to the February 20, 2024, Planning Commission Meeting Minutes, staff to make requested corrections.

**MOTION:** Commissioner Meyer moved to approve minutes and receive and file current and advanced planning processing list. Vice-Chairperson Rodriguez seconded, and the motion passes 4-0, with Meyer, Rodriguez, King, Roschen voting yes.

B. PUBLIC HEARING  
None.

C. NEW BUSINESS

**C-1** Housing in Morro Bay. This is the first in a series of meetings intended to discuss the status of housing in Morro Bay. Staff Contact: Michael Codron, Interim Community Development Director, (805) 772- 6291.

Michael Codron, Interim Director introduced Susana Toner, Assistant Planner, both would be presenting the information.

Staff presented the HCD Annual Report.

Staff answered comments and questions to the commissioners.

Chair Roschen opened the Public Comment period.  
<https://youtu.be/Q4HTgJbhVTE?t=3097>

Bill Martony, Morro Bay commented on affordable housing, thinks RV and mobile home parks are the most affordable options.

Terry Simons, Morro Bay spoke about affordable by design projects, including projects he is working on that he wants to present at a future time.

Sean Green, Morro Bay commented on the housing market rate, affordable housing issue, and vacation rental ordinance and zoning.

Betty Winholtz, Morro Bay stated how expensive it is to live in Morro Bay. Wondering if it's legal to restrict some types of housing, including vacation rentals.

Staff answered comments and questions to the commissioners.

Jeff Eckels, Morro Bay commented on being cautious about affordable housing projects, because they are subsidized.

Chairperson Roschen closed the Public Comment period.  
<https://youtu.be/Q4HTgJbhVTE?t=4268>

Staff answered comments and questions to the commissioners.

Commissioners discussed concerns and provided comments.

D. UNFINISHED BUSINESS

Commissioner Rodriguez would like the Public Community Benefits Item on the agenda again.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
None

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Director Codron thanked the commission and public for their participation, reminded them of the May 7<sup>th</sup> Planning Commission Meeting focusing on the BESS EIR, for the public to make their comments on the project.

G. ADJOURNMENT

The meeting was adjourned at 7:41pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 7, 2023, at 6:00 p.m.



AGENDA NO: B-1

MEETING DATE: May 21, 2024

# Staff Report

**TO:** Planning Commissioners

**DATE:** May 13, 2024

**FROM:** Susana Toner, Assistant Planner

**SUBJECT:** Request for Coastal Development Permit for the demolition of an existing single-story 1,625-sqft single family residence irreparably damaged by flooding in January 2023 and replacement with a single-story 2,240-sqft modular home. The existing 799-sqft garage and 855-sf accessory structures shall remain. The property is zoned RS-A, fully within the Cultural Resources Overlay and partially within the originally mapped ESHA. The property is located within the coastal appeals jurisdiction.

**RECOMMENDATION:**

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission Resolution 02-24 (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated May 9, 2024.

**APPLICANT:**

Heather and Travis Baker

**AGENT:**

Ryan Chandler

**ADDRESS/APN:**

499 Little Morro Creek Rd; 068-183-033

**PROJECT DESCRIPTION:**

The Applicant is requesting coastal development approval to demolish a 1,625-sf single-family residence irreparably damaged by flooding from January 2023 storms and replace with a single-story 2,240 sf modular home with grading to bring the home 2 ft above base flood elevation. The existing 799 sf garage, currently attached to the existing home, and 855 sf of accessory structures shall remain. The project is a 2023 federal flood disaster rebuild.



Prepared By: \_\_ST\_\_\_\_ Department Review: \_\_\_\_\_

**PROJECT SETTING:**

The project is located East of Highway 1 and directly adjacent to Little Morro creek, with a land use designation of moderate density residential per the Local Coastal Plan land use map. The project site lies within the RS-A -CR (Residential Single-Unit with Cultural Resources Overlay) Zoning District and is within the Coastal Commission Appeal Jurisdiction. The project is located within the CCC's appeal jurisdiction, thus requiring CDPs for development to be reviewed and approved at a noticed public hearing. This 47,474 sf lot is not visible from scenic Highway 1.



View of Existing Damaged Home



Photo Simulation of Proposed Home

<b>Adjacent Zoning/Land Use</b>			
<b>North:</b>	RS-A (Single Unit Residential)	<b>South:</b>	RS-A (Single-Unit Residential)
<b>East:</b>	RL (Residential Low Density)	<b>West:</b>	IG (Industrial -General)

<b>Site Characteristics</b>	
<b>Site Area</b>	47,474 square feet
<b>Existing Use</b>	Single Family Residence
<b>Vegetation/Wildlife</b>	Environmentally Sensitive Habitat Area (ESHA) on portion of property.
<b>Archaeological Resources</b>	Within the Cultural Resources Overlay
<b>Access</b>	Little Morro Creek Rd

<b>General Plan, Zoning Ordinance, &amp; Local Coastal Plan Designations</b>	
<b>General Plan/Coastal Plan Land Use Designation</b>	Low Density Residential
<b>Base Zone District</b>	(CCR) Coastal Resource Residential / (GC) Golf Course
<b>Zoning Overlay District</b>	n/a
<b>Special Treatment Area</b>	Cultural Resources Overlay

<b>Combining District</b>	n/a
<b>Specific Plan Area</b>	n/a
<b>Coastal Zone</b>	Located within the Coastal Commission Appeal Jurisdiction

<b>RS-A Development Standards</b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front Setback</b> <b>Garage setback</b>	20 feet 20 feet	109 feet to main structure and 135 feet to existing garage
<b>Side-Yard Setback</b>	5 feet	South = 16' 7" North = 150'
<b>Rear Setback</b>	10 feet	66' 7"
<b>Height</b>	25 feet	22' 7.5"
<b>Lot Coverage</b>	Max. 45%	8.2%
<b>Parking</b>	2 10'x20' parking spaces	2 Car Garage

**PROJECT DISCUSSION:**

**Residential Design Guidelines**

The proposed project was evaluated in accordance with the City's adopted Residential Design Guidelines (Section 17.38) and Supplemental Requirements (Section 17.07.040) as noted below:

<b>DESIGN STANDARDS</b>	<b>FEATURES INCLUDED IN PROJECT DESIGN</b>
Scale and Mass <i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i>	The single-family home is consistent with the structures on adjacent properties on Little Morro Creek Road. The proposed home is proportional to the existing garage on the property as well.
Surface Articulation <i>The architectural elements of the building design provide visual interest and necessary articulation.</i>	The project is proposing a double-doored entrance to the home and thoughtfully placed windows to articulate the surface of the building.

<p>Building Orientation  <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>The proposed home is a similar distance from the street as other homes on the block, with a visible entrance from the street.</p>
<p>Garage and Driveway Design  <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>No changes to the garage or driveway are proposed. The proposed home is adjacent to the existing garage due to the constraints from the ESHA on the property.</p>
<p>Sustainable Design Features  <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>Plants proposed are all “low” water plant species, outdoor light fixtures shall be pointed downward and shielded. The home will also propose to include roof mounted solar panels.</p>
<p>Building Materials  <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>The home will utilize board and batten siding in the color “linen ruffle”, with white “Truwood” trim. The concrete stairs leading up to the home will have black handrails.</p>
<p>Architectural Elements  <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The home is being proposed further South than it was previously, all windows are mindful of the existing adjacent property. All architectural elements on the proposed modular home are balanced and appropriate to the size of the home.</p>
<p>Landscaping  <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The existing landscaping reflected in the landscaping plan is compliant to the 50% required front setback landscaping standards, proposing low/ drought tolerant plant species typical to this area with no irrigation necessary.</p>

**Cultural Resource Protection Overlay**

The project is located in the Cultural Resources Overlay of the City’s new 2022 Zoning Map. The applicant submitted an Archaeological Survey performed by SWCA Environmental Consultants dated August 28, 2023. The report conclusions recommended that archaeological monitoring done by a qualified archaeologist and Native American monitor be performed during any ground disturbing activities with the results documented in an Archaeological Monitoring Report and the project is conditioned accordingly (Planning condition 9).

**Environmentally Sensitive Habitat Area (ESHA)**

A portion of the property contains Environmentally Sensitive Habitat Area (ESHA). The minimum buffer for development near streams and creeks is 50 ft from the top

of bank or edge of riparian habitat, the new house and associated earthen mound are proposed approximately 67 feet away from the top of bank, 17 feet past the minimum buffer. The applicant submitted a Biological Site Assessment performed by Althouse and Meade, Inc. Biological and Environmental Services dated March 29, 2024. The report found that no significant environmental impacts are expected as a result of the proposed project. All potential impacts to Little Morro Creek and Morro Creek will be avoided through erosion control measures, the project is conditioned accordingly (Public Works Condition 11).

**PUBLIC NOTICE:**

Notice of this item was posted at the site and published in the San Luis Obispo Tribune newspaper on May 8, 2024, 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 3(a). This exemption applies to the construction of single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**CONCLUSION:**

The proposed project is consistent with all applicable development standards of the Zoning Ordinance, the City's Residential Design Guidelines and applicable provisions of the General Plan and Local Coastal Plan. No modifications or exceptions to City development requirements are proposed. The project has been found to be exempt from CEQA.

**RECOMMENDATION:**

Staff recommends the Planning Commission conditionally approve the requested Coastal Development Permit (CDP24-014) for the proposed project at 499 Little Morro Creek Rd, as shown on plans dated May 9, 2024, by adopting Planning Commission Resolution 02-24 which includes the Findings and Conditions of Approval for the project.

**EXHIBITS:**

- Exhibit A - Planning Commission Resolution 02-24
- Exhibit B – Biological Site Assessment dated March 29, 2024
- Exhibit C - Plan Reductions, dated May 9, 2024

RESOLUTION NO. PC 02-24

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION  
APPROVING COASTAL DEVELOPMENT PERMIT (CDP24-014)  
TO ALLOW THE DEMOLITION OF A 1,625 SF SINGLE-FAMILY  
RESIDENCE AND REPLACE WITH A 2,240 SF MODULAR HOME  
LOCATED IN THE RS-A ZONE DISTRICT AND WITHIN THE  
COASTAL APPEALS JURISDICTION AT 499 LITTLE MORRO  
CREEK.

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing in a hybrid format with both an in-person meeting at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, as well as through virtual public participation provided telephonically through Zoom on May 21, 2024, for the purpose of considering Coastal Development Permit CDP24-014; and

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

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

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

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

California Environmental Quality Act (CEQA)

1. The project is exempt from the California Environmental Quality Act, under Class 3(a), Section 15303 for the construction of a single-family residence in an urbanized area. Additionally, none of the Categorical Exemption exception, noted under Section 15300.2 apply to the project.

Coastal Development Permit findings

1. **LCP Consistency.** *The project is consistent with the LCP.*

Plan Morro Bay was adopted in 2021, encompassing both the City’s General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan’s land use designation of Residential Single-Unit, which is intended to provide areas for detached and attached single-unit housing at densities up to seven units per net acre. In addition, this District provides for uses such as schools and parks that may be appropriate in a low- or moderate-density residential environment.

**2. Public Views.** *The project protects or enhances public views.*

Plan Morro Bay includes various policies related to the protection and enhancement of coastal public views. This project, however, is not located along the coast and therefore does not negatively impact coastal public views.

**3. Habitat Protection.** *The project protects vegetation, natural habitats and natural resources consistent with LCP.*

The Conservation Element of Plan Morro Bay addresses the use and preservation of natural resources to improve the environmental quality of Morro Bay. While this property is located within mapped known environmentally sensitive habitat areas or habitat locations within the Conservation Element and the project exceeds the required buffer requirement and therefore is not expected to compromise existing vegetation, natural habitats or natural resources with proper erosion control measures.

**4. Design Consistency.** *The design, location, size, and operating characteristics of the proposed development is consistent with applicable LCP design requirements, including design plans and area plans incorporated into the LCP.*

Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project is consistent with Sections 17.07, 17.08, and 17.23 of the Morro Bay Zoning Code.

**5. Coastal Access.** *The project protects or enhances public access to and along the coast.*

Plan Morro Bay includes various policies related to the protection and enhancement of public access to and along the coast. This project, however, is not located along the coast and therefore does not negatively affect public access to and along the coast.

**6. Visitor Serving.** *The project supports the LCP goal of providing for visitor-serving needs as appropriate, including providing low and no cost visitor and recreational facilities.*

Plan Morro Bay includes various policies related to visitor-serving needs. This project, however, is the replacement of an existing residential use and is therefore not required to provide low and no cost visitor and recreational facilities.

**7. Appropriate Use.** *The project is consistent with the allowed LCP uses associated with the property.*

Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of Residential Single-Unit, which is intended to provide areas for detached and attached single-unit housing at densities up to seven units per net acre. In addition, this District provides for uses such as schools and parks that may be appropriate in a low- or moderate-density residential environment.

Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project is consistent with Sections 17.07, and 17.23 of the Morro Bay Zoning Code.

**8. Coastal Resources.** *The proposed development protects or enhances coastal resources, where applicable.*

Plan Morro Bay includes various policies related to the protection or enhancement of coastal resources. This project site is within the Cultural Resources Overlay and will protect any potential resources through an Archaeological Monitoring Report and monitoring during all ground disturbing activities.

**9. Environmental Justice.** *The project addresses whether proposed development results in environmental justice impacts, consistent with LCP environmental justice policies. When relevant, the project includes mitigation measures to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.*

The project does not trigger environmental justice impacts. No mitigation measures are required to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.

**10. Hazards.** The proposed development is consistent with the LCP’s coastal hazards provisions.

Coastal hazards include, but are not limited to, episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, coastal flooding, landslide, bluff and geologic instability, and the interaction of same, and all is impacted by sea level rise. This project, however, is not located along the coast and therefore is not subject to the LCP’s coastal hazards provisions.

Design Review Findings:

The project design is consistent with the elements contained in the City Council approved Residential Design Guidelines, as indicated in the attached staff report dated May 13, 2024.

<b>Zoning Ordinance Standards: RS-A</b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front Setback</b>	20'	109'
<b>Garage setback</b>	20'	135'
<b>Side-Yard Setback</b>	5'	16' 7" (South) 150'(North)
<b>Rear Setback</b>	10'	66' 7"
<b>Height</b>	25'	22' 7.5"
<b>Lot Coverage</b>	Max 45%	8.2%
<b>Parking</b>	2 10'x20' spaces	2 Car Garage

Residential Design Guidelines, Design Review (Section 17.38) and Supplemental Requirements (Section 17.07.040):

DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
<p>Scale and Mass <i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i></p>	<p>The single-family home is consistent with the structures on adjacent properties on Little Morro Creek Road. The proposed home is proportional to the existing garage on the property as well.</p>
<p>Surface Articulation <i>The architectural elements of the building design provide visual interest and necessary articulation.</i></p>	<p>The project is proposing a double-doored entrance to the home and thoughtfully placed windows to articulate the surface of the building.</p>
<p>Building Orientation <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>The proposed home is a similar distance from the street as other homes on the block, with a visible entrance from the street.</p>
<p>Garage and Driveway Design <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>No changes to the garage or driveway are proposed. The proposed home is adjacent to the existing garage due to the constraints from the ESHA on the property.</p>
<p>Sustainable Design Features <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>Plants proposed are all “low” water plant species, outdoor light fixtures shall be pointed downward and shielded. The home is also proposing to include roof mounted solar panels.</p>
<p>Building Materials <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>The home will utilize board and batten siding in the color “linen ruffle”, with white “Truwood” trim. The concrete stairs leading up to the home will have black handrails.</p>
<p>Architectural Elements <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The home is being proposed further South than it was previously, all windows are mindful of the existing adjacent property. All architectural elements on the proposed modular home are balanced and appropriate to the size of the home.</p>
<p>Landscaping <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The existing landscaping reflected in the landscaping plan is compliant to the 50% required front setback landscaping standards, proposing low/ drought tolerant plant species typical to this area with no irrigation necessary.</p>

**Section 2: Action.** The Planning Commission does hereby approve Coastal Development Permit (CDP24-014) subject to the following conditions:

**STANDARD CONDITIONS:**

1. Permit: This permit is granted for the land described on Assessor Parcel Number 068-183-033 for the construction of a single-family residence as depicted on plans date stamped May 9, 2024, and on file with the Community Development Department, as modified by these conditions of approval. Site

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

2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

## **PLANNING CONDITIONS:**

1. **CEQA Exemption:** If the applicant elects to post the Categorical Exemption with the County Clerk's Office, then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form attached to the coastal development permit. This filing has the effect of starting a 35-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
2. **Construction Hours:** Construction Hours: Pursuant to section 9.28.030.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:** Prior to issuance of any grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official.
4. **Boundaries and Setbacks:** The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
5. **Building Height Verification:** Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standard.
6. **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.
7. **Architecture:** Building color and materials shall be included 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.
8. **Solar Panels:** Roof mounted solar panels shall be within the required building height standards and details shall be in the building set of plans.

9. Archaeological Monitoring: Prior to the issuance of a building permit, an Archaeological Monitoring Plan shall be prepared and approved by the Community Development Director to provide an archaeologist and cultural Native American monitor during any ground disturbing or trenching activities. A final monitoring report shall be submitted to the Planning Division upon completion of monitoring.

## **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.
- 4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code and a Statement of Special Inspections required on the structural cover sheet. 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.) DETACHED ACCESSORY DWELLING UNITS (ADU'S): Newly constructed detached ADU's are subject to the California Energy Code requirements (excluding manufactured homes) to provide solar systems. The solar system may be installed on the ADU or the primary dwelling unit. The size of the system shall be determined and included in the Title 24 analysis (CF1R) during the building permit submittal process.

- 8.) **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.
- 9.) 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 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2022 California Energy Code, 2022 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.
- 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.
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 "Performance Requirement Determination Form" and identify new and replaced impervious surfaces, to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website <https://www.morrobayca.gov/DocumentCenter/View/11114/MB-Stormwater-Management-EZ-manual>. Note: All runoffs must be directed onto vegetated areas prior to overflowing into the street. (MBMC 14.48.140)
2. Preliminary Title Report: Submit a copy of a preliminary title report to verify lot dimensions.
3. Frontage Improvements: The installation of frontage improvements (installation of a driveway) is required. However, due to massive flooding of property, the owner has requested a waiver for the driveway. The waiver to exempt the installation of the

driveway has been approved by Public Works. (MBMC 14.44.020)

4. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)
5. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. Any sewer lateral upon any premises which services fixtures whose elevation is lower than the elevation of the first upstream sewer manhole rim, lamp hole, or pump station, shall be protected from backflow of sewage by installing backwater valves. Exception: Installation of backwater valve shall not be required when it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
6. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler plans. (MBMC 13.04.010 & 14.04.010.C)
7. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation, roof downspouts, and all existing and proposed drainage pipes and structures. All runoff must be directed onto vegetated areas. (CBC 107.2.1/CRC R106.1.1)
8. 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.
9. Construction Details: Add construction details of proposed installations.
10. Easements: Identify and label all easements. Provide preliminary title report to verify all easements and property boundaries.
11. Detailed Erosion and Sediment Control Plan: Required for sites greater than 1/2 acre, or for building or other site disturbance proposed on slopes over 15%, or for projects located within critical areas. 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. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>

12. Inspections: Add note that all civil and erosion & sediment control inspections to be performed by the Public Works Department Inspector Matt Bishop at (805)772-6232.
13. Flood Zone Requirements: A Flood Hazard Development Permit is required. The City's Flood Hazard Prevention Ordinance describes the requirements to obtain this permit. Pertinent requirements include, but are not limited to:
  - a) Per Section 14.72.050 A.3.a., new or substantial improvement residential construction, shall have the lowest floor (including basement) elevated two feet above the base flood elevation. Elevation data shall be based on NAVD 1988. Garage must be designed to meet the requirement of section 14.72.050 A.3.e.i.
  - b) Submit a FEMA Elevation Certificate which will indicate the base flood elevation to be used with the proposed construction drawings. (Prior to Final Sign-off, submit an Elevation Certificate to indicate the finish elevations of the completed building.)
  - c) Verify that all mechanical and electrical machinery and controls (heating, A/C, etc.) is above BFE or flood proofed.

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. It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.
3. 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>.
  - 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.
  - A water encroachment permit and water meter application shall be required for new water meter installations within the City right-of-way.
  - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

## **FIRE DEPARTMENT CONDITIONS**

1. Fire Safety during Construction and Demolition shall be in accordance with 2022 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. An emergency escape window (or door which opens directly to the outside of the

house) is required in every bedroom, or habitable basement. In the event of a fire, this window (or door) will allow people to escape, and/or allow firefighters to get into the house to rescue people.

4. 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)
5. Fire apparatus access serving the residence must be an all-season road with a maximum slope of fifteen percent.
6. All new and existing single-family residence and ADU's shall have their own approved address Letters or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505).

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of May 2024 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Roschen

ATTEST

\_\_\_\_\_  
Michael Codron, Planning Secretary

The foregoing resolution was passed and adopted on this 21st day of May 2024.

March 29, 2024

2886.01

Heather Baker  
499 Little Morro Creek Road  
Morro Bay, CA 93442  
707-529-5455  
Hhbaker@outlook.com

Re: Habitat Assessment for 499 Little Morro Creek Road, City of Morro Bay

Dear Heather,

This letter provides a habitat assessment for construction of a home at 499 Little Morro Creek Road in Morro Bay, California (APN 068-183-033). The purpose of this habitat assessment is to provide the City of Morro Bay with baseline biological information on the property and adjacent habitats to aid the review of the project land use permit application.

### **Methods**

I visited the property on June 15, 2023 to examine the project site and assess potential impacts of the home construction to biological resources and Environmentally Sensitive Habitat Area (ESHA). An aerial photograph (Figure 1) of the property is attached.

Prior to the site visit, I conducted a search of the California Natural Diversity Database (CNDDDB June 2023 data) and the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California for special status species known to occur within a five-mile radius of the property. This data was then compared to March 2024 data prior to completion of this report.

### **Project Description**

Flooding in early 2023 caused irreparable damage to the existing house at 499 Little Morro Creek Road. The garage and a small portion of the house (storage room) will be left in place as an exterior garage structure. The remainder of the existing house will be demolished. A new house will be built primarily within the existing house footprint atop an earthen mound. The earthen mound will be built to an elevation that raises the foundation of the house at least 2 feet above base flood elevation (BFE). The total project footprint would be approximately 5,900 square feet (see attached site plans). The toe of the proposed earthen mound would lie approximately 67 feet from top of bank of Little Morro Creek and Morro Creek. The exterior garage structure will be left in place adjacent to the new structure, to the northeast. The existing concrete driveway, patio, barn structure to the south, and shed to the north will also be left in place as is.

## Existing Conditions

The property is bordered by Little Morro Creek on the northeast and Morro Creek on the northwest. The confluence of the two occurs on the northern edge of the property. Aquatic habitat is primarily fast-moving, shallow water over sandy substrate with no pools. Riparian habitat is comprised of arroyo willow (*Salix lasiolepis*), boxelder maple (*Acer negundo*), blackberry (*Rubus ursinus*), and poison oak (*Toxicodendron diversilobum*). Overall habitat quality is generally poor/disturbed, as the understory is predominantly comprised of non-native, weedy species.

A driveway is situated south of the creek, connecting Little Morro Creek Road to the existing house. Between the driveway and the creek are several trees, all above the top of bank. They include boxelder maple, blue elderberry (*Sambucus cerulea*), and a small stand of blue gum (*Eucalyptus globulus*) and Monterey cypress (*Hesperocyparis macrocarpa*). The understory is comprised of poison oak, garden nasturtium (*Tropaeolum majus*), cape ivy (*Delairea odorata*), and other weedy/ornamental species.

South of the driveway is the existing metal barn structure. To the east of the barn is another, smaller stand of blue gum and Monterey cypress. The understory is again largely weedy with various ornamental species.

To the west and south of the existing house is the backyard. Vegetation is largely anthropogenic/weedy with one mature bay laurel (*Umbellularia californica*) and other planted trees.

## Environmentally Sensitive Habitat Area (ESHA) Description

Per the City of Morro Bay General Plan/Local Coast Plan, Policy C-1.5, all rivers, streams, and riparian areas are defined as Environmentally Sensitive Habitat Area (ESHA). Little Morro Creek and Morro Creek, and all associated riparian habitat, are considered ESHA. Only one small arroyo willow extends beyond the top of bank. All other riparian tree species are wholly within the creek.

Policy C-1.5 states:

“For rivers, streams and riparian areas, the required buffer shall extend at least 50 feet from the outer edge of the riparian vegetation on both sides of the river, stream, and/or riparian area or 50 feet itself [measured perpendicularly from the top of the river, stream, or measure from riparian area bank for areas without riparian direction of the vegetation]”

Top of bank and edge of riparian habitat were delineated in the field on June 15, 2023 using white pin flags and included a 50-foot setback from the edge of riparian vegetation, which was marked using pink pin flags and red marking tape (on concrete surfaces and structures). A licensed surveyor returned to the site to map field markers and incorporated these limits into the project design. Setback limits extend into the driveway, through the existing house on the southern side of the garage, and across the backyard west of the house (see attached site plans).

## Special Status Species

The overall disturbed nature of the property makes it an unlikely place for rare plant species to occur. Multiple rare plant species are known to occur in the Morro Bay area, but there is no suitable habitat on the property for any of these species.

Morro Creek is known to support steelhead trout (*Oncorhynchus mykiss*), a federally-listed endangered species. No fish were observed in the shallow flows of the creek during the site survey.

California red-legged frog (*rana draytonii*) has been documented in Alva Paul Creek to the north, and San Bernardo Creek to the south. There are no documented occurrences of California red-legged frog (CRLF) in Little Morro Creek or Morro Creek. CRLF usually require pool habitat with depths of at least two feet and adjacent vegetation to hide. No such pool habitat exists in adjacent aquatic habitat of Little Morro Creek or Morro Creek. No CRLF or other amphibians were observed in Little Morro Creek, Morro Creek, or elsewhere on the property during the survey.

The stands of blue gum and Monterey cypress along the eastern edge of the property are small and fairly linear in nature. Because of this, they don't provide adequate overwintering habitat for monarch butterflies.

Onsite trees and shrubs provide potential habitat for nesting birds. No nesting bird, or nesting activity, were observed during the survey. Additionally, no remnants of large stick nests, suggesting a nesting raptor, were observed in any of the trees onsite.

### **Potential Project Impacts**

Policy C-1.5 in the Morro Bay City General Plan states that the minimum buffer for development near streams and creeks is 50 feet from top of bank or edge of riparian vegetation. The new house, and associated earthen mound, would be built approximately 67 feet away from the delineated edge of Little Morro Creek and Morro Creek, and will not impact riparian woodland habitat. No native trees or vegetation will be removed.

Potential impacts to Little Morro Creek and Morro Creek due to discharge of deleterious materials (e.g. sediment) into the creek may be avoided by use of standard erosion control measures during construction.

Impacts to nesting birds will be prevented by avoiding the removal of any existing trees onsite. The proposed project calls for no tree removal, and all vegetation disturbance will be limited to the existing backyard, southwest of the house.

No significant environmental impacts are expected as a result of this project.

Sincerely,



Greg Salas

Senior Biologist/Biology Program Manager

Althouse and Meade, Inc.  
1650 Ramada Drive, Suite 180

Paso Robles, CA 93446  
O (805) 237-9626 | C (858) 472-6085  
Greg@alt-me.com

## References

- [CNDDDB] California Natural Diversity Database. 2024. RareFind 5. Sacramento (CA): California Department of Fish and Wildlife. [March 14, 2024] <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx>
- [CNPS] California Native Plant Society. 2024. Inventory of Rare and Endangered Plants of California. Edition, v9-01 0.0. [March 14, 2024] <https://www.rareplants.cnps.org>.
- City of Morro Bay, Planning Division. 2021. General Plan / Local Coastal Plan – Plan Morro Bay. June 15, 2023.

## Photographs



**Photo 1.** Existing house and metal barn structure, view northwest. June 15, 2023.



**Photo 2.** Little Morro Creek riparian habitat, view east (upstream). June 15, 2023.



**Photo 3.** Confluence of Little Morro Creek (foreground) and Morro Creek (background), view north. June 15, 2023.



**Photo 4.** Morro Creek riparian habitat, view west (downstream). June 15, 2023.



**Photo 5.** Typical shallow aquatic habitat of Morro Creek, view west (downstream). June 15, 2023.



**Photo 6.** Small eucalyptus and Monterey cypress stand in the northeast corner of the property, view west. June 15, 2023.



**Photo 7.** Backyard habitat, view northeast. June 15, 2023.



**Photo 8.** Backyard habitat, view northwest. June 15, 2023.

## **List of Attachments**

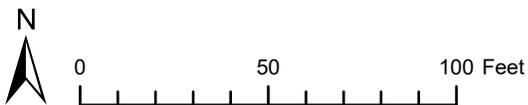
- 1. Figure 1. Aerial Photograph**
- 2. Site Plan**

**Figure 1. Aerial Photograph**



Legend

 Parcel (1.1 acres)



**499 Little Morro Creek Rd**  
Map Center: 35.37865°N 120.85208°W  
Morro Bay, San Luis Obispo County

Imagery Source: Google Satellite, 02/26/2021

**SITE DEMO NOTES**

1. EXISTING RESIDENCE TO BE DEMOLISHED AS NOTED ON A1.00

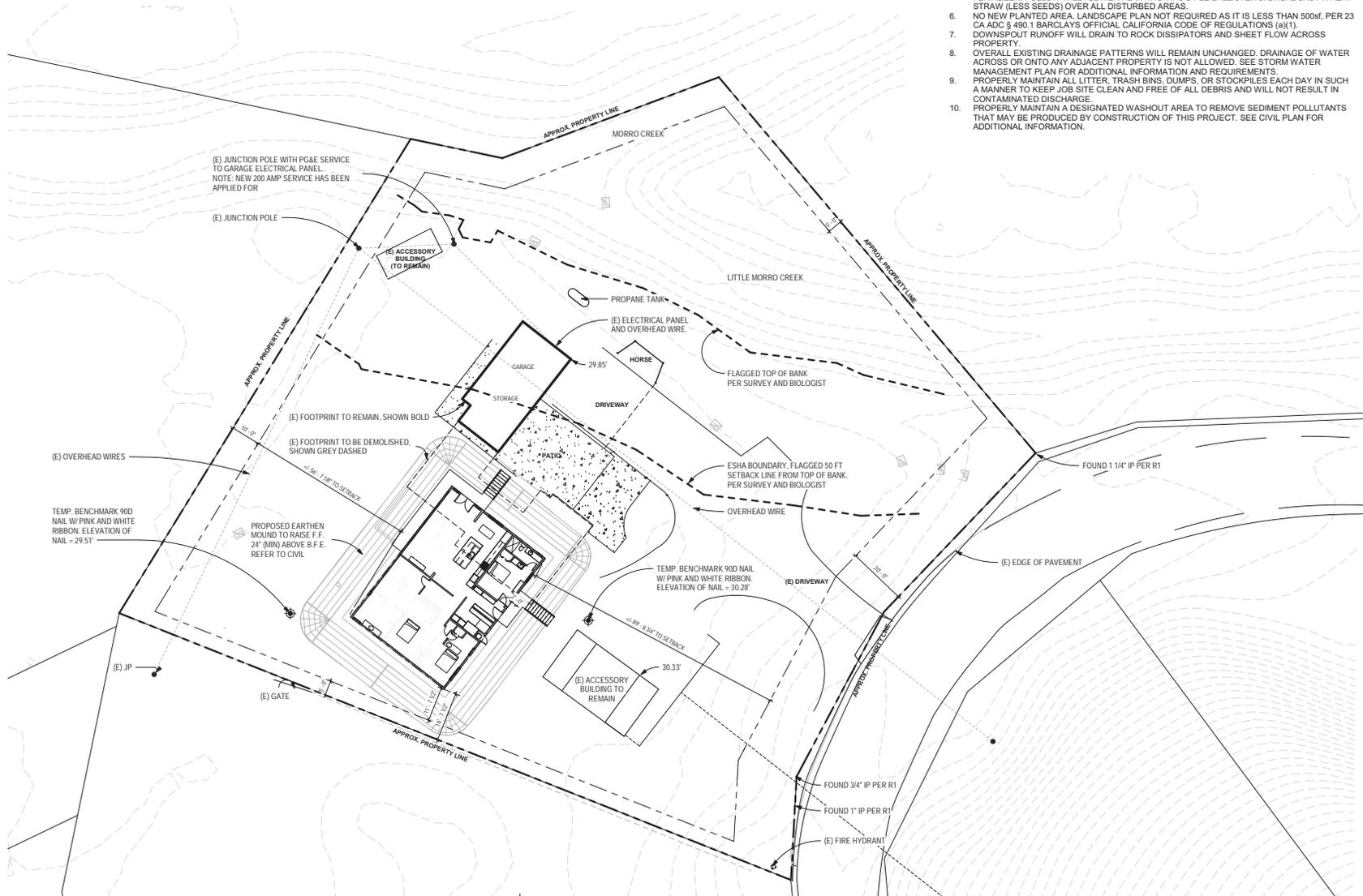
**FLOOD NOTES AND ELEVATIONS**

1. BASE FLOOD ELEVATION IS 33.1' BASED ON FIELD SURVEY PERFORMED BY PRIDMORE AND COMPANY, DATED 8/22/2023
2. MORRO BAY REQUIRES 2.0' ABOVE BASE FLOOD ELEVATION. PROVIDE AN ADDITIONAL ADDITIONAL .5' ABOVE B.F.E., THEREFORE 35.6' TO FINISH FLOOR, MINIMUM
3. TOP OF MOUND TO BE 1.5' BELOW FINISH FLOOR. SO TOP OF MOUND = 34.1', REFER TO CIVIL

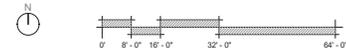
**FINISH FLOOR HEIGHT, FLOOD NOTES**

**SITE PLAN NOTES**

1. SITE INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY PRIDMORE AND COMPANY, DATED 8/22/2023
2. SITE CONTOURS ARE SHOWN FOR REFERENCE. REFER TO CIVIL
3. REFER TO CIVIL FOR FINISH GRADE HEIGHTS AND PROPOSED SITE DRAINAGE AND DETAILS
4. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5 PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING. R401.3
5. ALL POST CONSTRUCTION EXPOSED SOIL TO BE BROADCASTED WITH 50% WILDFLOWER "GRANDVIEW NATIVE" MIX + 50% SUB-CLOVER MIX-RATE ILB/3000 BY BALLISTER'S SEED & FERTILIZER. FOLLOW WILDFLOWER PLANTING TIPS BY LE BALLISTER'S. BROADCAST WHEAT STRAW (LESS SEEDS) OVER ALL DISTURBED AREAS.
6. NO NEW PLANTED AREA. LANDSCAPE PLAN NOT REQUIRED AS IT IS LESS THAN 500sf, PER 23 CA ADC § 490.1 BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS (a)(1)
7. DOWNSPOUT RUNOFF WILL DRAIN TO ROCK DISSIPATORS AND SHEET FLOW ACROSS PROPERTY.
8. OVERALL EXISTING DRAINAGE PATTERNS WILL REMAIN UNCHANGED. DRAINAGE OF WATER ACROSS OR ONTO ANY ADJACENT PROPERTY IS NOT ALLOWED. SEE STORM WATER MANAGEMENT PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
9. PROPERLY MAINTAIN ALL LITTER, TRASH BINS, DUMPS, OR STOCKPILES EACH DAY IN SUCH A MANNER TO KEEP JOB SITE CLEAN AND FREE OF ALL DEBRIS AND WILL NOT RESULT IN CONTAMINATED DISCHARGE.
10. PROPERLY MAINTAIN A DESIGNATED WASHOUT AREA TO REMOVE SEDIMENT POLLUTANTS THAT MAY BE PRODUCED BY CONSTRUCTION OF THIS PROJECT. SEE CIVIL PLAN FOR ADDITIONAL INFORMATION.



**1 SITE PLAN WITH PROPOSED RESIDENCE**  
SCALE 1/16" = 1'-0"



Revision Number	Revision Description	Revision Date
ISSUED FOR:	DATE:	
TO BIOLOGIST	2/22/2024	

ARCHITECTURAL  
SITE PLAN -  
PROPOSED

SCALE: As indicated

**A1.01**

PROJECT NO.

# BAKER RESIDENCE - REPLACEMENT DWELLING

499 LITTLE MORRO CREEK RD.  
MORRO BAY, CA 93442

## PROJECT DESCRIPTION

REPLACEMENT OF AN EXISTING RESIDENCE THAT WAS DAMAGED BEYOND REPAIR IN THE JANUARY 9, 2023 FLOOD. THE REPLACEMENT HOME CONSISTS OF A 4 BED, 3 BATH, 2,240SF MODULAR HOME. THE EXISTING RESIDENCE WILL BE DEMOLISHED AND THE EXISTING GARAGE WILL REMAIN.

## PROJECT TEAM

- **OWNER:**  
HEATHER AND TRAVIS BAKER  
499 LITTLE MORRO CREEK ROAD  
MORRO BAY, CA 93442  
TEL: 707.529.5455  
CONTACT: HEATHER CHANDLER  
EMAIL: HHBAKER2OUTLOOK.COM
- **ARCHITECT**  
CHANDLERWORKSHOP ARCHITECTS, INC.  
1731 PINE STREET  
SAINT HELENA, CA 94574  
TEL: 707.637.3325  
CONTACT: RYAN CHANDLER  
EMAIL: CHANDLERWORKSHOP@GMAIL.COM
- **MODULAR HOME COMPANY**  
SKYLINE HOMES  
1720 E. BEAMER ST.  
WOODLAND, CA 95776  
TEL: 530.863.9164  
CONTACT: HORTENSIA JUSTICE  
EMAIL: HJUSTICE@SKYLINEHOMES.COM
- **MODULAR HOME REP**  
ADVANTAGE HOMES  
2890 MONTEREY RD.  
SAN JOSE, CA 95111  
TEL:  
CONTACT: TYLER ANDERSON  
EMAIL: TANDERSON@ADVANTAGEHOMES.COM
- **CIVIL ENGINEER**  
WGA CIVIL ENGINEERING CONSULTANT  
394 E ST. CHARLES STREET  
PO BOX 251, SAN ANDREAS CA 95249  
TEL: 916.420.8489  
CONTACT: BILL OSTROFF  
EMAIL: B.OSTROFF@WGAINC.NET
- **SOILS ENGINEER**  
GEO SOLUTIONS, INC.  
220 HIGH STREET  
SAN LUIS OBISPO, CA 93401  
TEL: 805.543.8539  
CONTACT: KRAIG CROZIER  
EMAIL: KCROZIER@GEOSOLUTIONS.NET
- **SURVEYOR**  
PRIDMORE AND COMPANY  
1091 DEER PARK ROAD  
DEER PARK, CA 94576  
TEL: 707.256.5001  
CONTACT: JOE PRIDMORE  
EMAIL: INFO@PRIDMOREANDCO.COM
- **BIOLOGICAL SURVEY**  
ALTHOUSE and MEADE, INC.  
1650 RAMADA DRIVE, SUITE 180  
SANTA ROSA, CA 95407  
TEL: 858.472.6085  
CONTACT: GREG SALAS  
EMAIL: GREG@ALTHOUSEANDMEADE.COM

## REPLACEMENT DWELLING AREA OF SCOPE



BOARD AND BATT SIDING  
COLOR: "LINEN RUFFLE"



## SHEET LIST

- GENERAL**
- G0.00 COVER SHEET
- G0.01 PROJECT DATA
- SURVEY**
- 1 TOPOGRAPHICAL MAP
- ARCHITECTURAL**
- A1.00 EXISTING SITE PLAN W/ DEMOLITION
- A1.01 ARCHITECTURAL SITE PLAN - PROPOSED
- A1.02 EXISTING LANDSCAPE BUFFER
- A2.00 EXTERIOR ELEVATIONS - MANUF. HOME ELEVAT.
- HUD MODULAR HOME DRAWINGS**
- A2.01 DAPIA APPROVED MODULAR HOME COMPANY DRAWINGS
- STRUCTURAL - MANUFACTURED HOME**
- 1 MANUFACTURED HOME FOUNDATION
- 2 MANUFACTURED HOME FOUNDATION
- 3 MANUFACTURED HOME FOUNDATION
- 4 MANUFACTURED HOME FOUNDATION



# G0.00

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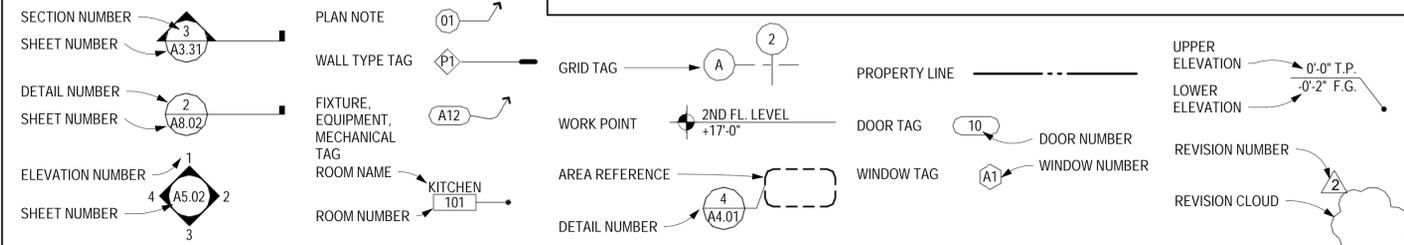
- CIVIL**
- C1 COVER SHEET
- C2 GEOTECH NOTES
- C3 OVERALL SITE PLAN
- C4 DEMOLITION PLAN
- C5 GRADING PLAN
- C6 SECTIONS
- C7 EROSION CONTROL PLAN AND DETAILS

Project Number

# ABBREVIATIONS

C	CENTERLINE	FURR.	FURRING	R.	RISER OR REFRIGERATOR
P	PROPERTY LINE	FUT.	FUTURE	RA.	RETURN AIR
#	NUMBER OR POUND			R.O.	ROUGH OPENING
AND	AND	G	GAS	R.O.W.	RIGHT OF WAY
@	AT	G.	GAS OUTLET	R.W.L.	RAIN WATER LEADER
Ø	DIAMETER	G.D.	GARBAGE DISPOSAL	RAD.	RADIUS
A		G.F.I.	GROUND FAULT INTERRUPT	REC.	RECESSED
A.C.	ASPHALTIC CONCRETE	G.M.	GAS METER	REF.	REFERENCE
A.C.T.	ACOUSTICAL CEILING TILE	G.S.F.	GROSS SQUARE FOOTAGE	REFL.	REFLECTED
A.H.U.	AIR HANDLING UNIT	G.S.M.	GALVANIZED SHEET METAL	REG.	REGISTER
ACOUS.	ACOUSTICAL	GA.	GALUGE	REINF.	REINFORCED
ADDL.	ADDITIONAL	GALV.	GALVANIZED	REMOV.	REMOVABLE
ADJAC.	ADJACENT	GEN.	GENERAL	REQD.	REQUIRED
AFF.	ABOVE FINISH FLOOR	GL.	GLASS	RESIL.	RESILIENT
AGGR.	AGGREGATE	GR.	GRADE	RET.	RETAINING
ALT.	ALTERNATE	GYP.	GYP SUM	REV.	REVISION/REVISED/REVERSED
ALUM.	ALUMINUM	H		RM.	ROOM
APPROX.	APPROXIMATE	H.B.	HOSE BIBB	RWD.	REDWOOD
ARCH.	ARCHITECTURAL	H.C.	HOLLOW CORE OR HANDICAP	S	
ASPH.	ASPHALT	H.R.	HANDRAIL	S.	SOUTH
B		HD.	HEAD	S.A.F.	SELF-ADHERED FLASHING
B.O.	BOTTOM OF	HDBD.	HARDBOARD	S.C.	SOLID CORE
B.P.	BUILDING PAPER	HDR.	HEADER	S.C.D.	SEE CIVIL DRAWINGS
BD.	BOARD	HDW.	HARDWARE	S.D.	STORM DRAIN OR SOAP DISPENSER/DISH
BITUM.	BITUMINOUS	HORIZ.	HORIZONTAL	S.E.D.	SEE ELECTRICAL DRAWINGS
BLDG.	BUILDING	HR.	HOUR	S.F.	SQUARE FEET
BLKG.	BLOCKING	HT.	HEIGHT	S.G.	SEMI-GLOSS
BM.	BEAM	I		S.L.D.	SEE LANDSCAPE DRAWINGS
BOT.	BOTTOM	I.D.	INSIDE DIAMETER	S.M.D.	SEE MECHANICAL DRAWINGS
BR.	BEDROOM	IN.	INCH	S.P.D.	SEE PLUMBING DRAWINGS
BTWN.	BETWEEN	INFO	INFORMATION	S.S.	STAINLESS STEEL
		INSUL.	INSULATION	S.S.D.	SEE STRUCTURAL DRAWINGS
		INT.	INTERIOR	S.S.K.	SERVICE SINK
C		J		S.T.C.	SOUND TRANSMISSION CONTROL
C.J.	CONTROL JOINT	JAN.	JANITOR	S.V.	SHEET VINYL
C.M.U.	CONCRETE MASONRY UNIT	JOST.	JOIST	S.V.	SHEAR WALL
C.T.	CERAMIC TILE	JST.	JOINT	SBL	SETBACK LINE
CABT.	CABINET	JT.	JOINT	SCHED.	SCHEDULE
CEM.	CEMENT	K		SEAL	SEALANT
CER.	CERAMIC	KIT.	KITCHEN	SECT.	SECTION
CLG.	CEILING	L		SEP.	SEPARATION
CLKG.	CAULKING	LAM.	LAMINATE	SHR.	SHOWER
CLOS.	CLOSET	LAV.	LAVATORY	SHT.	SHEET
CLR.	CLEAR	LB.	POUND	SHTG.	SHEATHING
CNTR.	COUNTER	LN.	LINEAR OR LINEN CLOSET	SIM.	SIMILAR
COL.	COLUMN	LN.	LINE	SL.	SLIDING
CONC.	CONCRETE	LT.	LIGHT	SPEC.	SPECIFICATION OR SPECIAL
COND.	CONDITION	M		SO.	SQUARE
CONSTR.	CONSTRUCTION	M.B.	MACHINE BOLT	STD.	STANDARD
CONT.	CONTINUOUS	M.C.	MEDICINE CABINET	STL.	STEEL
CONTR.	CONTRACTOR	M.D.F.	MEDIUM-DENSITY FIBERBOARD	STOR.	STORAGE
COTG.	CLEAN OUT TO GRADE	M.D.O.	MEDIUM DENSITY OVERLAY	STRUCT.	STRUCTURAL
CPT.	CARPET	MAINT.	MAINTAIN	SYMM.	SYMMETRICAL
CRC	CALIFORNIA RESIDENTIAL CODE	MATL.	MATERIAL	SYS.	SYSTEM
CTR.	CENTER	MAT.	MATERIAL	T	
D		MAX.	MAXIMUM	T&G	TONGUE AND GROOVE
D.	DRYER	MECH.	MECHANICAL	T.	TREAD/TRASH
D.F.	DRINKING FOUNTAIN	MEMB.	MEMBRANE	T.B.	TIMBER BAR
D.S.	DOWNSPOUT	MFR.	MANUFACTURER	T.C.	TOP OF CURB
D.U.	DWELLING UNIT	MIN.	MINIMUM	T.O.C.	TOP OF CONCRETE
DW	DISHWASHER	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PLATE
DBL.	DOUBLE	MTD.	MOUNTED	T.O.P.L.Y.	TOP OF PLYWOOD
DET.	DETAIL	MTL.	METAL	T.O.W.	TOP OF W/ WOOD
DIA.	DIAMETER	N		T.P.H.	TOILET PAPER HOLDER
DIM.	DIMENSION	(N)	NEW	TEL.	TELEPHONE
DN.	DOWN	N.	NORTH	TEMP.	TEMPERED
DR.	DOOR	N.I.C.	NOT IN CONTRACT	THK.	THICKNESS
DWG.	DRAWING	N.T.S.	NOT TO SCALE	THK.	THICKNESS
DWR.	DRAWER	NC	NOISE CONTROL	TYP.	TYPICAL
E		NO.	NUMBER	U	
(E)	EXISTING	NOM.	NOMINAL	UBC	UNIFORM BUILDING CODE
E.	EAST	O		UL	UNDERWRITERS LABORATORY INC.
E.P.B.	ELECTRICAL PANEL BOARD	O.C.	ON CENTER	UNEXC.	UNEXCAVATED
EA.	EACH	O.D.	OUTSIDE DIAMETER	UNF.	UNFINISHED
EL.	ELEVATION	OPNG.	OPENING	UON	UNLESS OTHERWISE NOTED
ELEC.	ELECTRICAL	OPP.	OPPOSITE	V	
EMER.	EMERGENCY	F		V.C.T.	VINYL COMPOSITION TILE
EQ.	EQUAL	F.A.	FIRE ALARM	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
EQUIP.	EQUIPMENT	F.A.U.	FORCED AIR UNIT	V.I.F.	VERIFY IN FIELD
EXP.	EXPANSION	F.D.	FLOOR DRAIN	VAR.	VARIES
EXT.	EXTERIOR	F.E.	FIRE EXTINGUISHER	VEN.	VENEER
		F.E.C.	FIRE EXTINGUISHER CABINET	VERT.	VERTICAL
		F.O.C.	FACE OF CONCRETE	VEST.	VESTIBULE
		F.O.F.	FACE OF FINISH	VOL.	VOLUME
		F.O.P.L.Y.	FACE OF PLYWOOD	W	
		F.O.S.	FACE OF STUD	W.	WEST OR WASHER
		FIN.	FINISH	W.C.	WALL COVERING
		FIXT.	FIXTURE	WH.	WATER HEATER
		FL.	FLOOR	WP.	WORK POINT OR WATERPROOFING
		FLASH.	FLASHING	W.P.M.	WATERPROOF MEMBRANE
		FR.	FRAME	WR.	WATER RESISTANT
		FT.	FOOT OR FEET	W.R.B.	WATER-RESISTIVE BARRIER
		FTG.	FOOTING	W.S.P.	WET STANDPIPE
				W.	WITH
				WID.	WASHER/DRYER
				W/O	WITHOUT
				WD.	WOOD
				WIND.	WINDOW
				WSCOT.	WANSCOT
				WT.	WEIGHT

# SYMBOL LEGEND



# SITE INFORMATION

ADDRESS: 499 LITTLE MORRO CREEK RD. MORRO BAY, CA 93442

APN# 068-183-033

SET BACK REQUIREMENTS: FRONT: 20 FEET, SIDE: 5 FEET, REAR: 10 FEET

SETBACKS OF (P) RESIDENCE (SEE A1.01): FRONT: +/- 109', SIDE: +/- 16'-7" AND 150', REAR: +/- 66'-7"

LOT AREA: 47,474 SF (1.09 ACRES)

# CODE ANALYSIS

ZONING: RS-A, ESHA OVERLAY AREA (ESHA BOUNDARY SHOWN ON PLANS)

FIRE HAZARD SEVERITY ZONE: NONE, LOCAL RESPONSIBILITY AREA

CONSTRUCTION TYPE: HUD MODULAR HOME, TYPE V-B (WOOD FRAME OVER CRAWL SPACE)

SPRINKLERED: FULLY SPRINKLERED

OCCUPANCY GROUP: R-3 SINGLE FAMILY

STORIES / ACTUAL HEIGHT: 1-STORY / 17' HEIGHT FROM T.O. MOUND, 22'-7" FROM GRADE

HEIGHT LIMIT: 25'

(E) SQUARE FOOTAGE OF RESIDENCE: 2,240SF

(E) RESIDENCE: 1,625SF (TO BE DEMOLISHED)

(E) GARAGE: 799sf (TO REMAIN)

PROPOSED SQUARE FOOTAGE: RESIDENCE 2,240SF

(E) GARAGE TO REMAIN: 799SF

FLOOD ZONE: LOCATED IN FLOOD ZONE, NOT IN FLOODWAY

BASE FLOOD ELEVATION 33.1'

PROPOSED FINISH FLOOR HEIGHT 35.6'

# UTILITY SUMMARY

WATER: CITY

SEWER: CITY

GAS: ON SITE - LIQUID PROPANE

ELECTRICITY: PG&E

# GENERAL NOTES

- THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR, INCLUDING ANYTHING REASONABLY IMPLIED OR INTENDED.
- THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
- PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW AND CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
- CHECK DIMENSIONS NOTED V.I.F. PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE DESIGNER FOR RESOLUTION BEFORE PROCEEDING.
- INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.
- VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
- INSTALL FIRE EXTINGUISHERS PER CODE. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND REVIEW OF THE ARCHITECT PRIOR TO INSTALLATION.
- CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.
- CONTRACTOR TO REPORT ALL "FIELD CHANGES" OR WORK DIFFERING FROM THE APPROVED CONSTRUCTION DOCUMENTS WHETHER REQUESTED BY OWNER OR OWNERS REPRESENTATIVE, TO ARCHITECT PROMPTLY AND NOT TO PROCEED WITH THOSE CHANGES UNTIL ARCHITECT CAN REVISE, UPDATE AND DOCUMENT SAID CHANGES ON A TIME AND MATERIALS BASIS. IF CHANGES PROCEED WITHOUT ARCHITECT DOCUMENTATION: TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR AGREES TO DEFEND (INCLUDING ATTORNEY'S FEES), PAY ON BEHALF OF, INDEMNIFY, AND HOLD HARMLESS RYAN AND MADELYN CHANDLER, CHANDLERWORKSHOP ITS ELECTED AND APPOINTED OFFICIALS, EMPLOYEES AND OTHERS WORKING ON BEHALF OF THE (ENTITY) AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS OR LOSS, INCLUDING ALL COSTS CONNECTED THEREWITH, THAT MAY ARISE BY ISSUES CONCERNING THE LACK OF APPROVED "FIELD CHANGES".

# APPLICABLE CODES & REGULATIONS

NOTE: THE PROPOSED RESIDENCE IS A MANUFACTURED HOME AND HAS RECEIVED STATE HUD APPROVALS

- ALL WORK SHALL CONFORM WITH:
  - 2022 California Building Code (CBC)
  - 2022 California Residential Code (CRC)
  - 2022 California Electrical Code (CEC)
  - 2022 California Plumbing Code (CPC)
  - 2022 California Mechanical Code (CMC)
  - 2022 California Energy Standards Code (CESC)
  - 2022 California Green Building Standards Code (CGBCS)
  - 2022 California Fire Code (CFC) & CRC 327.7
- NFPA 13D "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2019 EDITION), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.

# PUBLIC WORKS NOTES

- 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.
  - IT IS THE RESPONSIBILITY OF THE DESIGNER AND CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND CONNECTIONS FOR THE PROJECT.
  - 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](https://www.morro-bay.ca.us/197/PUBLIC-WORKS).
    - 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.
    - A WATER ENCROACHMENT PERMIT AND WATER METER APPLICATION SHALL BE REQUIRED FOR NEW WATER METER INSTALLATIONS WITHIN THE CITY RIGHT-OF-WAY.
    - IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.
- INSPECTIONS: CIVIL AND EROSION & SEDIMENT CONTROL INSPECTIONS TO BE PERFORMED BY THE PUBLIC WORKS DEPARTMENT INSPECTOR MATT BISHOP AT (805)772-6232.

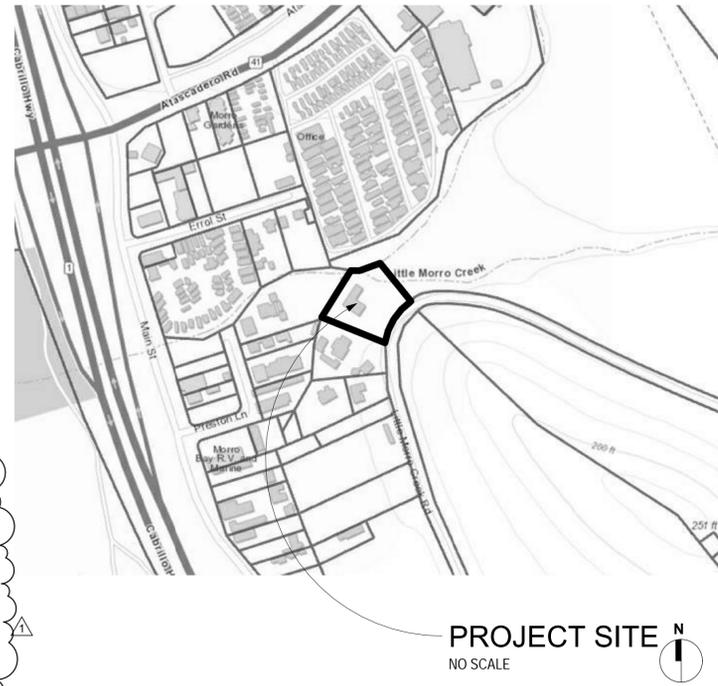
# LOT COVERAGE CALC.

SEE A1.00 FOR SITE PLAN

EXISTING LOT COVERAGE: 2,424sf Residence + 855sf (E) Acc. structures = 3279SF  
3279 SF / 47,474SF = 6.9% LOT COVERAGE

PROPOSED LOT COVERAGE: 2,240SF Residence + 799sf garage to remain + 855SF (E) Acc. structures = 3,894SF / 47,474SF = 8.2% LOT COVERAGE

# VICINITY MAP



# PROPOSED IMPERMEABLE SURFACE CALC.

PROPOSED RESIDENCE - 2,240SF

PROPOSED LANDINGS AT DOORWAYS - 100SF

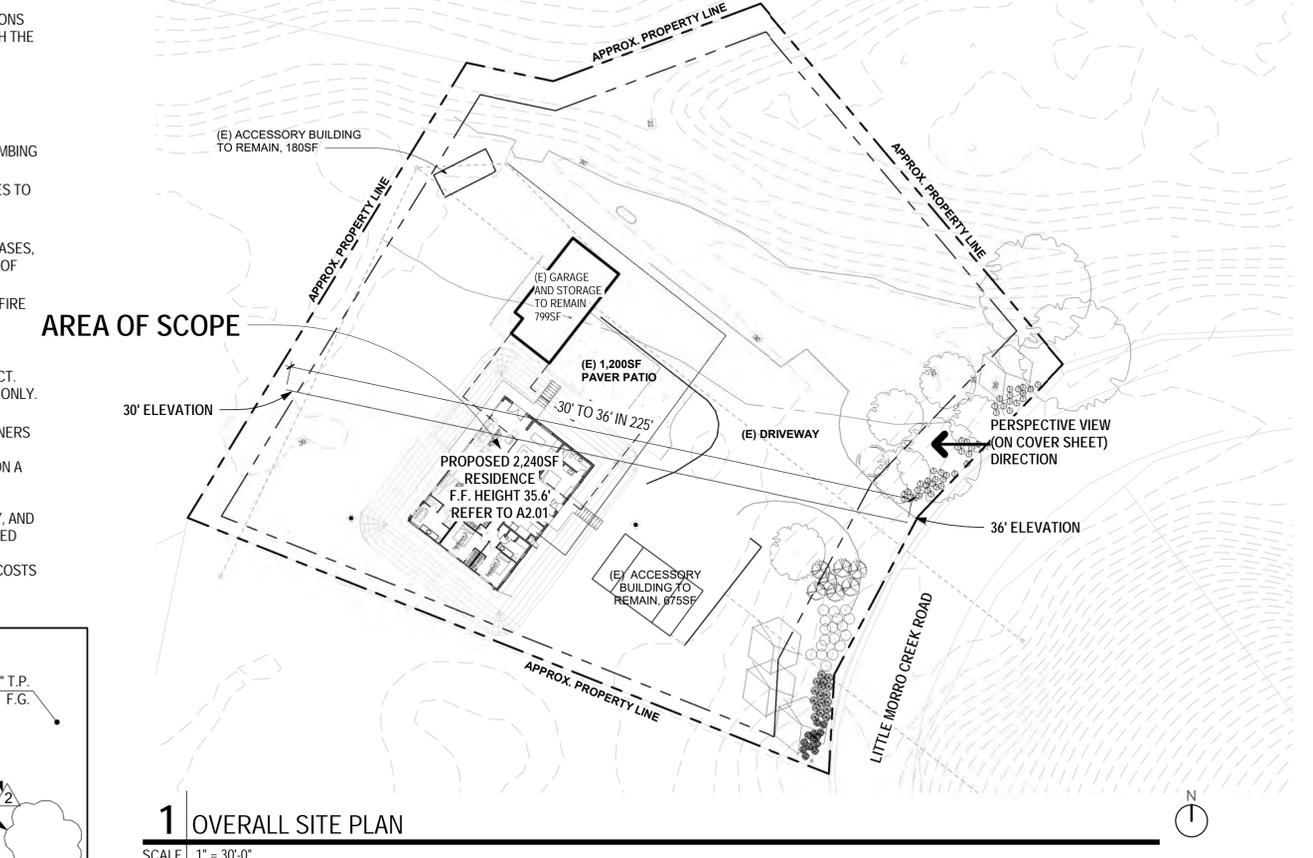
TOTAL PROPOSED IMPERMEABLE SURFACE: 2,340SF / 47474SF = 4.9%

EXISTING PLUS PROPOSED IMPERMEABLE SURFACE: 3,894SF / 47474SF = 8.2%

# AVERAGE SITE SLOPE CALC.

30' TO 36' = (6') OVER 225' SITE DEPTH

6' / 225' = 2.7% AVERAGE SLOPE



# 1 OVERALL SITE PLAN

SCALE | 1" = 30'-0"



# BAKER RESIDENCE - REPLACEMENT DWELLING

499 LITTLE MORRO CREEK RD. MORRO BAY, CA 93442

Revision Number	Revision Description	Revision Date
1	CDP - RESUBMITTAL 1	5/09/2024

ISSUED FOR: CDP PERMIT SUBMITTAL DATE: 04/01/2024

CDP PERMIT RESUBMITTAL 05/09/2024



# PROJECT DATA

SCALE: As indicated

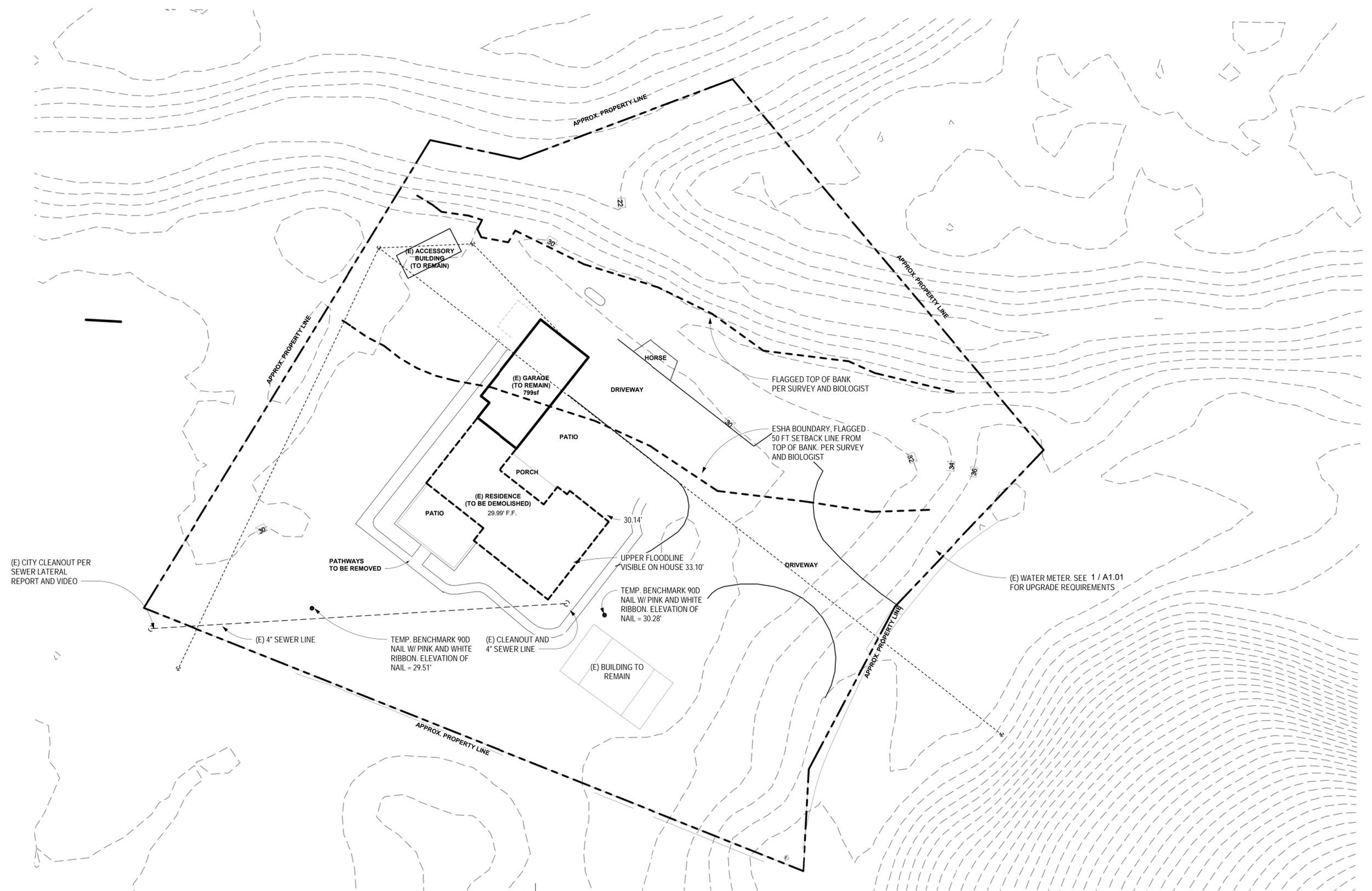
# G0.01

PROJECT NO.



# BAKER RESIDENCE - REPLACEMENT DWELLING

499 LITTLE MORRO CREEK RD.  
 MORRO BAY, CA 93442



Revision Number	Revision Description	Revision Date
ISSUED FOR:	DATE:	
CDP PERMIT SUBMITTAL	04/01/2024	
CDP PERMIT RESUBMITTAL	05/09/2024	

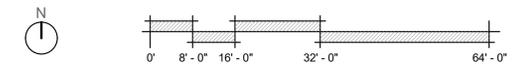


EXISTING SITE PLAN  
 W/ DEMOLITION

SCALE: 1/16" = 1'-0"

**A1.00**  
 PROJECT NO.

**1** EXISTING SITE PLAN WITH DEMOLITION  
 SCALE 1/16" = 1'-0"



# SITE DEMO NOTES

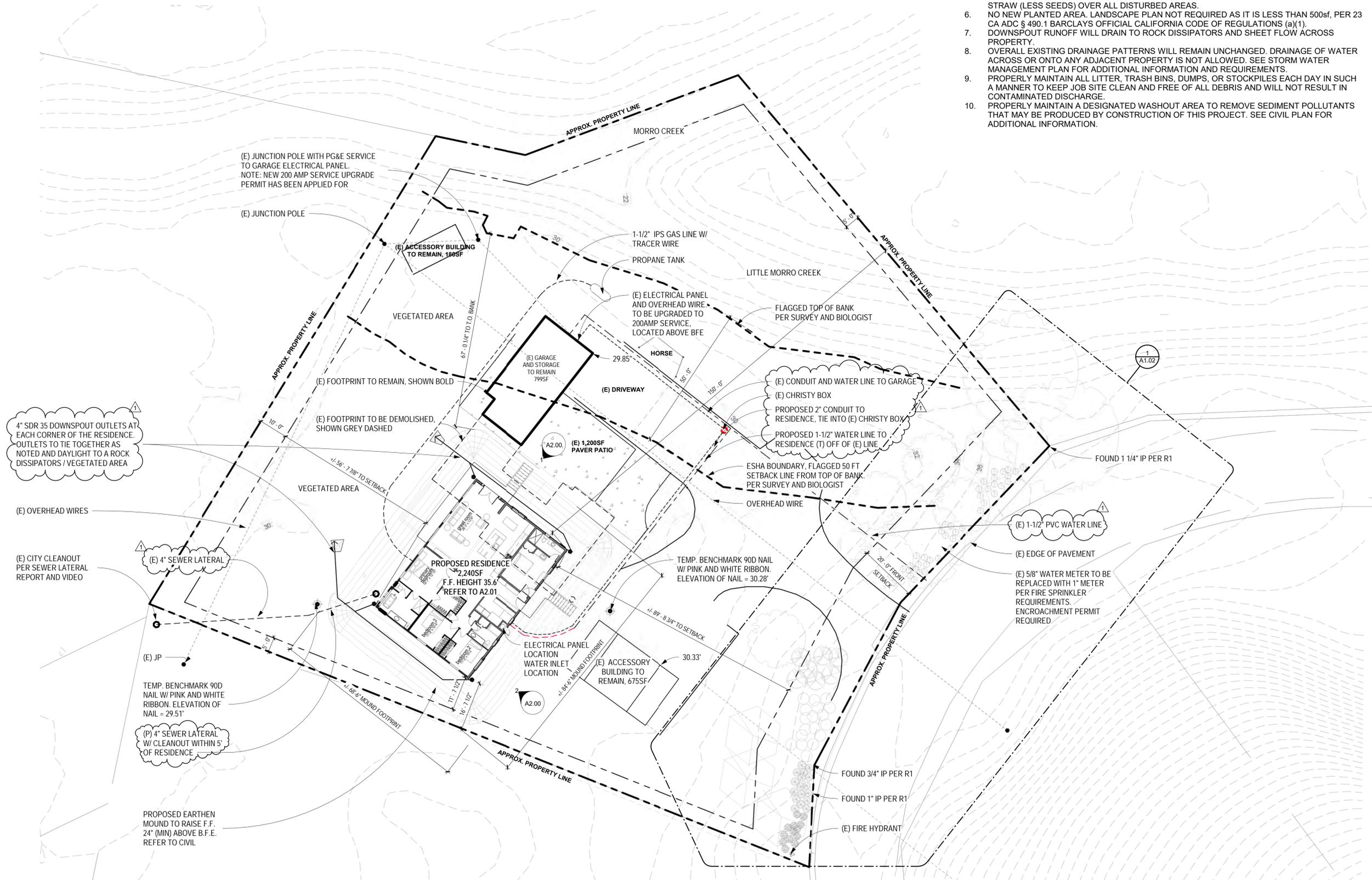
1. EXISTING RESIDENCE TO BE DEMOLISHED AS NOTED ON A1.00

# FLOOD NOTES AND ELEVATIONS

1. BASE FLOOD ELEVATION IS 33.1' BASED ON FIELD SURVEY PERFORMED BY PRIDMORE AND COMPANY, DATED 8/22/2023
2. MORRO BAY REQUIRES 2.0' ABOVE BASE FLOOD ELEVATION. PROVIDE AN ADDITIONAL ADDITIONAL .5' ABOVE B.F.E., THEREFORE 35.6' TO FINISH FLOOR, MINIMUM
3. TOP OF MOUND TO BE 1.5' BELOW FINISH FLOOR. SO TOP OF MOUND = 34.1', REFER TO CIVIL

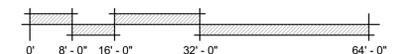
# SITE PLAN NOTES

1. SITE INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY PRIDMORE AND COMPANY, DATED 8/22/2023
2. SITE CONTOURS ARE SHOWN FOR REFERENCE. REFER TO CIVIL.
3. REFER TO CIVIL FOR FINISH GRADE HEIGHTS AND PROPOSED SITE DRAINAGE AND DETAILS
4. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5 PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING. R401.3
5. ALL POST CONSTRUCTION EXPOSED SOIL TO BE BROADCASTED WITH 50% WILDFLOWER "GRANDVIEW NATIVE" MIX + 50% SUB-CLOVER MIX-RATE 1LB/3000 BY BALLISTER'S SEED & FERTILIZER. FOLLOW WILDFLOWER PLANTING TIPS BY LE BALLISTER'S. BROADCAST WHEAT STRAW (LESS SEEDS) OVER ALL DISTURBED AREAS.
6. NO NEW PLANTED AREA. LANDSCAPE PLAN NOT REQUIRED AS IT IS LESS THAN 500sf, PER 23 CA ADC § 490.1 BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS (a)(1).
7. DOWNSPOUT RUNOFF WILL DRAIN TO ROCK DISSIPATORS AND SHEET FLOW ACROSS PROPERTY.
8. OVERALL EXISTING DRAINAGE PATTERNS WILL REMAIN UNCHANGED. DRAINAGE OF WATER ACROSS OR ONTO ANY ADJACENT PROPERTY IS NOT ALLOWED. SEE STORM WATER MANAGEMENT PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
9. PROPERLY MAINTAIN ALL LITTER, TRASH BINS, DUMPS, OR STOCKPILES EACH DAY IN SUCH A MANNER TO KEEP JOB SITE CLEAN AND FREE OF ALL DEBRIS AND WILL NOT RESULT IN CONTAMINATED DISCHARGE.
10. PROPERLY MAINTAIN A DESIGNATED WASHOUT AREA TO REMOVE SEDIMENT POLLUTANTS THAT MAY BE PRODUCED BY CONSTRUCTION OF THIS PROJECT. SEE CIVIL PLAN FOR ADDITIONAL INFORMATION.



**1** SITE PLAN WITH PROPOSED RESIDENCE

SCALE: 1/16" = 1'-0"



# BAKER RESIDENCE - REPLACEMENT DWELLING

499 LITTLE MORRO CREEK RD.  
MORRO BAY, CA 93442

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ISSUED FOR: DATE:

CDP PERMIT SUBMITTAL 04/01/2024

CDP PERMIT RESUBMITTAL 05/09/2024



ARCHITECTURAL  
SITE PLAN -  
PROPOSED

SCALE: As indicated

**A1.01**

PROJECT NO.



CANDLEABRA ALOE



PIGS EAR SUCCULENT



SILVER COTTONCREEPER



JADE PLANT



HORSESHOE GERANIUM



EXISTING LANDSCAPE BUFFER NOTES:

1. THE EXISTING ESTABLISHED NATIVE VEGETATION IS PROPOSED TO REMAIN. THIS SATISFIES THE REQUIREMENTS UNDER 17.25.040 (H)(2).
2. THE EXISTING TREES ARE VERY LARGE EUCALYPTUS AND MONTEREY CYPRESS.
3. THE PLAN DOCUMENTS THE EXISTING VEGETATION AND SHOWS PHOTOS OF THE ACTUAL PLANTINGS
4. EXISTING VEGETATION IS ESTABLISHED AND DOES NOT REQUIRE ANY ADDITIONAL IRRIGATION



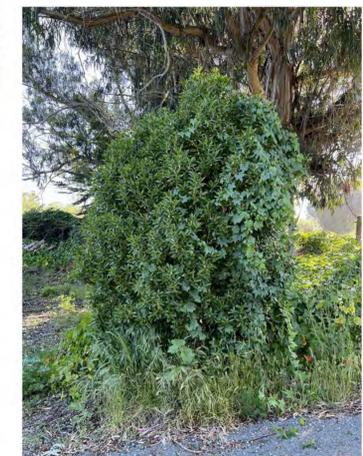
EUCALYPTUS



EUCALYPTUS



NASTURTIUM GROUNDCOVER



MYOPORUM



RIGHT SIDE OF DRIVEWAY - GOOGLE STREET VIEW IMAGE



LEFT SIDE OF DRIVEWAY - GOOGLE STREET VIEW IMAGE

**BAKER RESIDENCE -  
REPLACEMENT DWELLING**  
499 LITTLE MORRO CREEK RD.  
MORRO BAY, CA 93442

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1	CDP - RESUBMITTAL 1	5/09/2024

ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CDP PERMIT SUBMITTAL 04/01/2024

CDP PERMIT RESUBMITTAL 05/09/2024



EXISTING LANDSCAPE BUFFER

SCALE: As indicated

**A1.02**

PROJECT NO.



5/9/2024 10:37 AM

BAKER RESIDENCE REPLACEMENT DWELLING

THESE ELEVATIONS ARE PROVIDED BY SKYLINE HOMES MODULAR HOME COMPANY AND SHOWN FOR REFERENCE.

BACK ENDWALL

HITCH ENDWALL

DIVISIONS		BOX LENGTH	DESCRIPTION	DRAWING NUMBER
NO.	QTY			
111	341	556'		9951 AR
112	344	563'		
115	345	571'		
125	365	591'		
131	528	812'		
143	531			
163	536			
171	536			
181	536			

ADVANTAGE - HEATHER BAKER

SKYLINE

DRAWN BY: DD WIND BOUND  
DATE: 03/15/24 ROOF BOUND  
SHEET: 1 OF 1  
DRAWING NUMBER: 9951 AR

REAR DOOR SIDEWALL

FRONT DOOR SIDEWALL

DIVISIONS		BOX LENGTH	DESCRIPTION	DRAWING NUMBER
NO.	QTY			
111	341	556'		9951 AR
112	344	563'		
115	345	571'		
125	365	591'		
131	528	812'		
143	531			
163	536			
171	536			
181	536			

ADVANTAGE - HEATHER BAKER

SKYLINE

DRAWN BY: DD WIND BOUND  
DATE: 03/15/24 ROOF BOUND  
SHEET: 1 OF 1  
DRAWING NUMBER: 9951 AR

2 EAST ELEVATION

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

1 NORTH ELEVATION

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

**BAKER RESIDENCE -  
REPLACEMENT DWELLING**  
499 LITTLE MORRO CREEK RD.  
MORRO BAY, CA 93442

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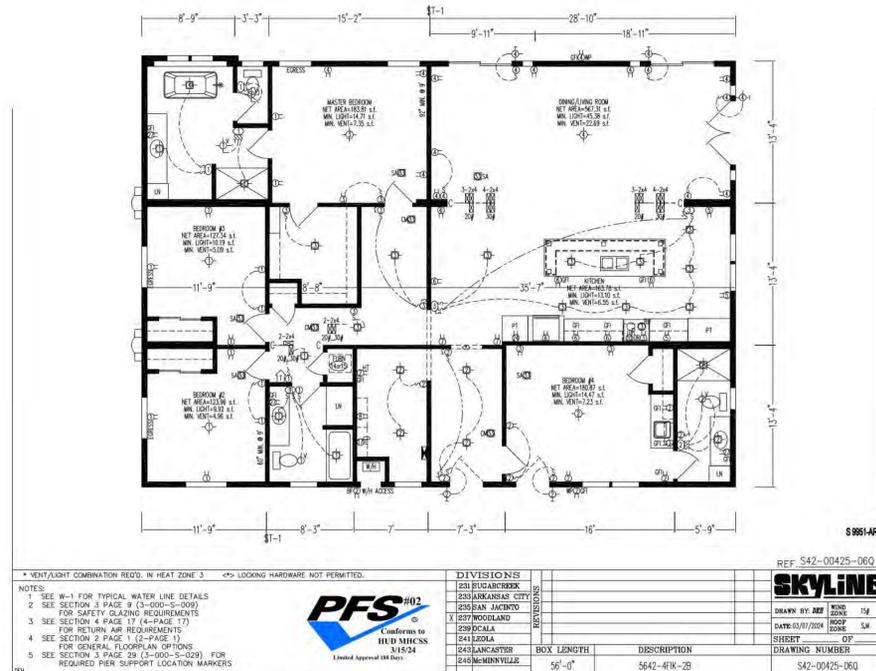
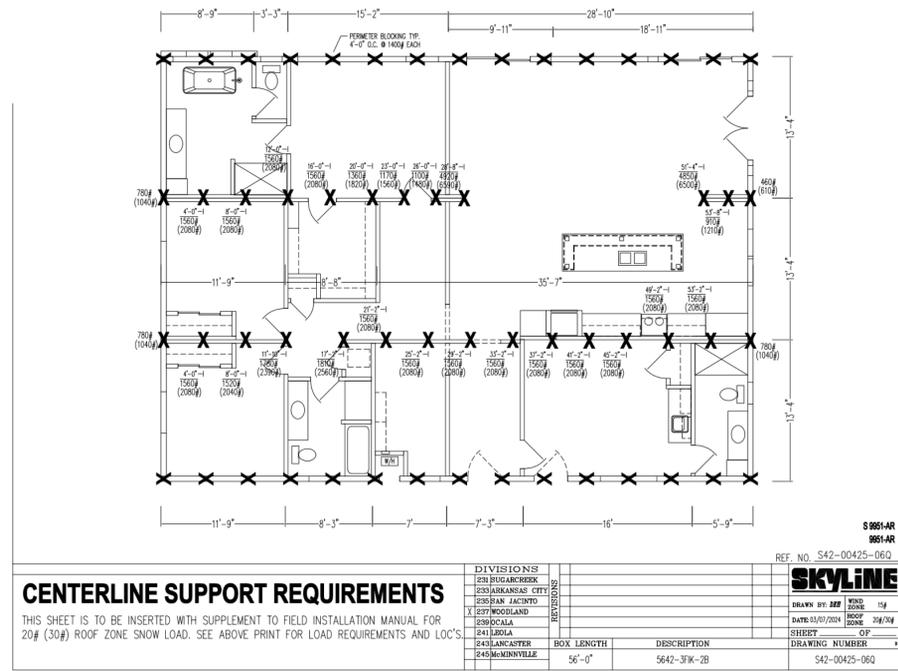
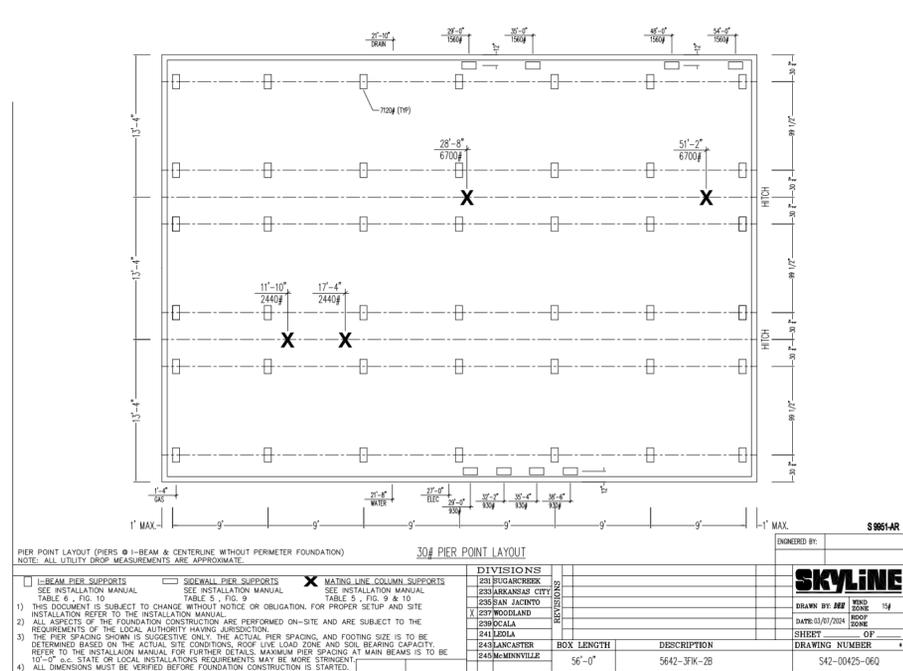
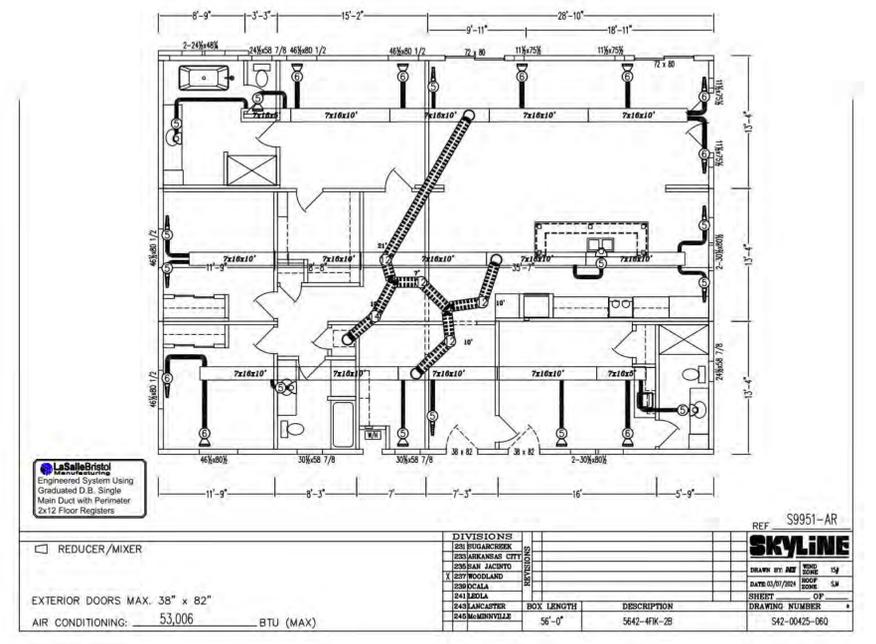
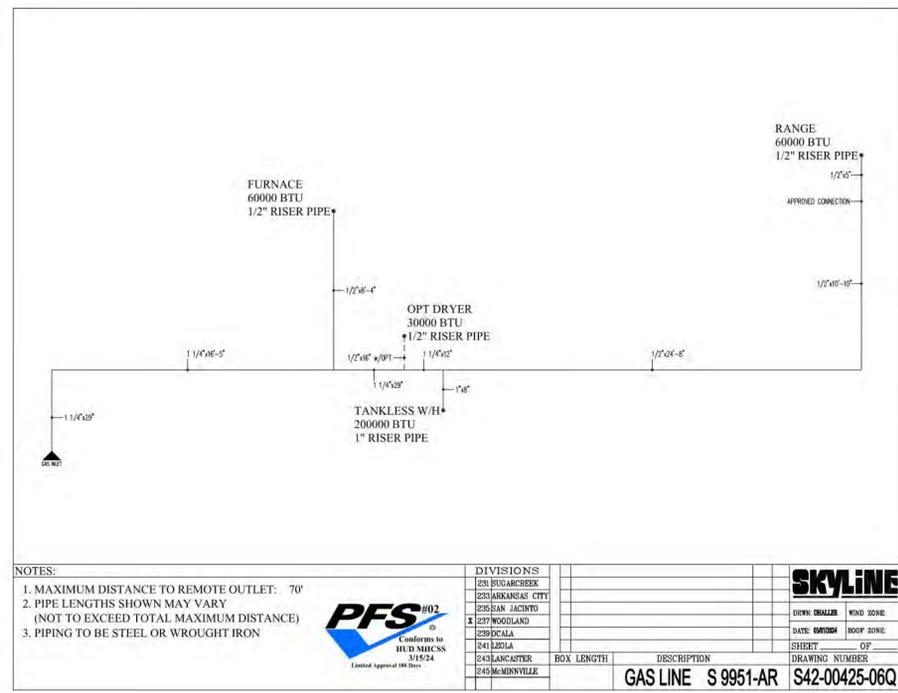
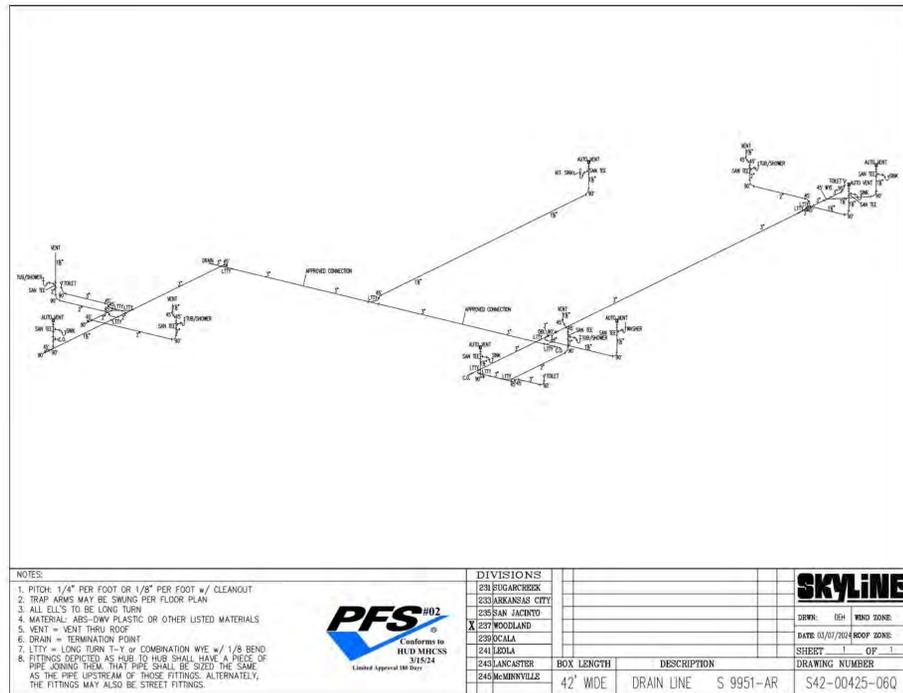


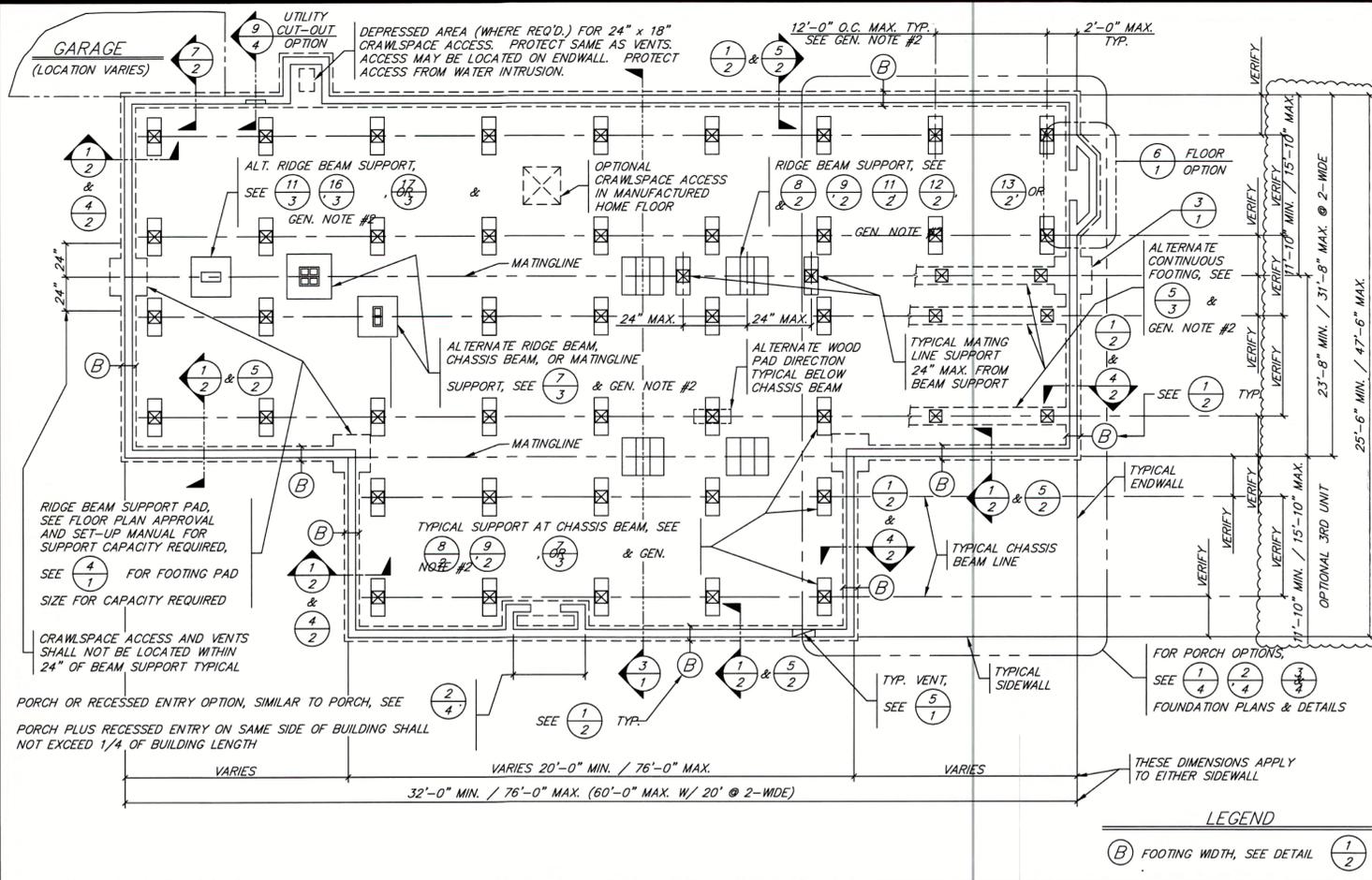
EXTERIOR  
ELEVATIONS -  
MANUF. HOME  
ELEVATIONS

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

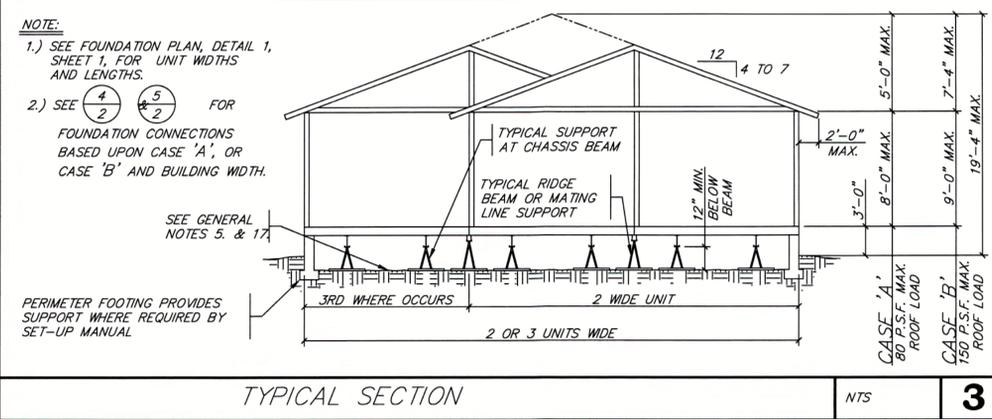
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PROJECT NO.





**FOUNDATION PLAN** NTS **1**

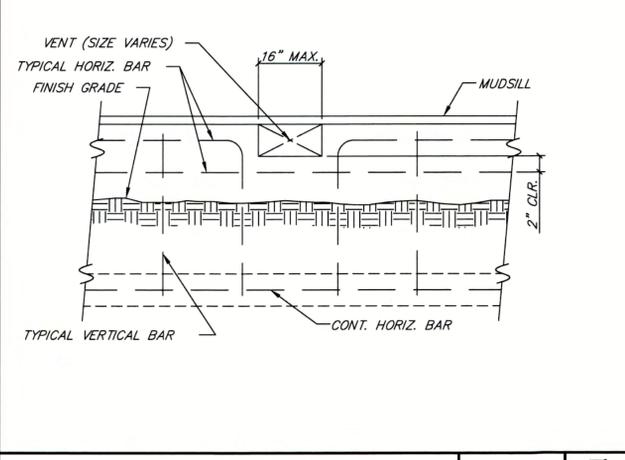


**TYPICAL SECTION** NTS **3**

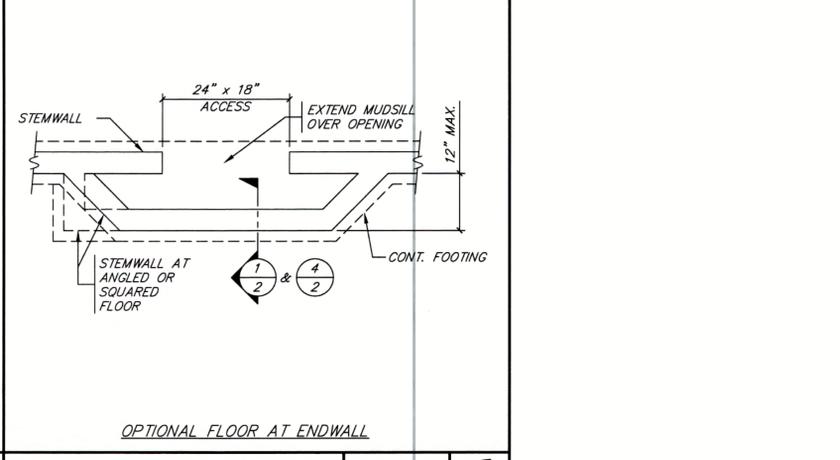
SUPPORT LOAD (WHEN REQ'D.) ①	CONCRETE PAD FOOTING SIZE
3,000#	12" CONTINUOUS FOOTING
6,000#	2'-6" x 2'-6" x 14" DEEP
9,000#	3'-0" x 3'-0" x 18" DEEP
12,000#	3'-6" x 3'-6" x 18" DEEP
18,000#	4'-3" x 4'-3" x 24" DEEP
22,500#	4'-9" x 4'-9" x 24" DEEP
28,000#	5'-4" x 5'-4" x 28" DEEP

① MAXIMUM RIDGE BEAM SUPPORT LOAD AT ENDWALL OR SIDEWALL.

**PAD FOOTING SCHEDULE AT ENDWALL OR SIDEWALL** **4**



**FOOTING AT VENT** NTS **5**



**WALK-IN-BAY OPTION** NTS **6**

**GENERAL NOTES**

(THESE NOTES SHALL APPLY UNLESS OTHERWISE SHOWN ON PLAN. USE 2022 C.R.C. / C.B.C. REFERENCES AS DICTATED PER LOCAL REQUIREMENTS.) THIS DESIGN COMPLIES WITH THE 2022 C.R.C. REQUIREMENTS PER SECTION R301.1.3.

1. THIS FOUNDATION PLAN IS FOR USE ONLY WITH H.U.D. OR H.C.D. APPROVED HOMES AS MANUFACTURED BY SKYLINE CORPORATION.

2. SEE SKYLINE CORPORATION INSTALLATION INSTRUCTIONS / SET-UP / PERIMETER BLOCKING SUPPL. MANUAL FOR PIER LOADS AND SPACING AT CHASSIS BEAMS, MATING LINE, AND MATING LINE RIDGE BEAM SUPPORTS.

3. DESIGN LOADS

**A. LIVE LOADS (2022 C.R.C. / C.B.C.)**

ROOF: 20, 30, 40, 60, 80, 100, 120 OR 150 P.S.F. (SEE 3C.)  
 FLOOR: 40 P.S.F.  
 WIND:  $V_{ult} = 115$  M.P.H. EXPOSURE 'C'  
 $V_{50} = 90$  M.P.H. EXPOSURE 'C'  
 SEISMIC:  $V_{BASE}$  DESIGN = 0.459W  
 SOIL EQUIVALENT FLUID PRESSURE: 30 P.C.F.

**DEAD LOADS**

ROOF = 10 P.S.F.  
 FLOOR = 8 P.S.F.  
 WALLS = 18 P.S.F. (INCLUDES OPTIONAL STUCCO ON EXTERIOR WALLS)

THE DESIGN LIVE LOADS SHALL BE CONSISTENT WITH LOCAL REQUIREMENTS FOR PERMANENT STRUCTURES. ALL DEAD LOADS ARE SHOWN AS P.S.F. OF FLOOR AREA. 20% OF SNOW LOADS OVER 30 P.S.F. HAVE BEEN USED FOR EFFECTIVE SEISMIC WEIGHT.

**B. SPECIAL LOADS & FLOOD LOADS - NONE**

**C. SNOW LOADS - SEE ROOF LOAD CONVERSION TABLE 1, BASED UPON FACTORS SHOWN BELOW**

1.)  $P_g$  = GROUND SNOW LOAD  
 2.)  $C_e$  = 1.2 TERRAIN CATEGORY B AND SHELTERED (MOST CRIT.)  
 3.)  $C_t$  = 1.2 UNHEATED STRUCTURE (MOST SEVERE FACTOR)  
 4.)  $I_s$  = 1.0 (RISK CATEGORY II) (IMPORTANCE FACTOR)  
 5.)  $P_d$  = 0 NO DRIFTS.  
 6.)  $W$  = 0 NO DRIFTS.

ROOF LOAD CONVERSION TABLE 1	
$P_f$ ROOF LOAD (P.S.F.) PER MANUFACTURED HOME APPROVAL	$P_g$ (P.S.F.) GROUND SNOW LOAD
20	15
30	30
SAME AS $P_g$	40 TO 150

**FOOTNOTES TO TABLE 1**

1.) WHERE ROOF OF BUILDING IS SUBJECT TO SNOW DRIFTS DUE TO ADJACENT BUILDINGS (WITHIN 20') OR TERRAIN FEATURES, CONSULT ENGINEER FOR APPROPRIATE  $P_f$  FOR LOCAL  $P_g$ .

2.) BUILDING ROOF SHALL NOT BE SUBJECT TO SLIDING SNOW FROM ADJACENT ROOF.

3.)  $P_g$  MAY BE INCREASED BASED UPON SITE SPECIFIC FEATURES, CONSULT ENGINEER.

**D. WIND DESIGN DATA**

1.) BASIC WIND SPEED:  $V_{ult} = 115$  M.P.H. (3-SECOND GUST)  
 $V_{50} = 90$  M.P.H. (3-SECOND GUST)

2.) RISK CATEGORY: II  
 3.) EXPOSURE: 'C'  
 4.) INTERNAL PRESSURE COEFFICIENT:  $G_{CPI} = \pm 0.18$  TYPICAL  
 $G_{CPI} = \pm 0.55$

AT PORCH

5.) COMPONENTS AND CLADDING: N/A  
 6.) BUILDING SHALL NOT BE LOCATED WHERE IT IS SUBJECT TO WIND SPEED-UP EFFECTS AT ISOLATED HILLS, RIDGES, AND ESCARPMENTS CONSTITUTING ABRUPT CHANGES IN GENERAL TOPOGRAPHY.

**E. EARTHQUAKE DESIGN DATA**

1.)  $I_e = 1.0$  (IMPORTANCE FACTOR) AND RISK CATEGORY II.  
 2.)  $S_s = 3.73g$ ,  $S_1 = 1.39g$   
 3.) SOIL SITE CLASS: D (Default)  
 4.)  $S_{us} = 2.984g$ ,  $S_{m1} = 1.575g$   
 5.) SEISMIC DESIGN CATEGORY: E (DO NOT LOCATE BUILDING NEAR A KNOWN ACTIVE FAULT WHERE SURFACE GROUND RUPTURE MAY OCCUR.)  
 6.) BASIC SEISMIC FORCE-RESISTING SYSTEM: BEARING WALL SYSTEM, LIGHT FRAMED WALLS SHEATHED WITH MATERIALS SIMILAR TO WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.  
 7.) DESIGN BASE SHEAR:  $V_{BASE}$  DESIGN = 0.321W (A.S.D.)  
 8.) SEISMIC RESPONSE COEFFICIENT:  $C_s = 0.459$   
 9.) RESPONSE MODIFICATION FACTOR:  $R = 6.5$   
 10.) ANALYSIS PROCEDURE: Equivalent Lateral Force Analysis

4. FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA RESIDENTIAL CODE AND 2022 CALIFORNIA BUILDING CODE, AND TITLE 25, CALIFORNIA CODE OF REGULATIONS, SECTION 1333 AND LOCAL CODES. ALL FOOTINGS SHALL BE 12" MIN. BELOW NATURAL AND FINISHED GRADE AND ALSO BELOW THE FROST LINE.

5. BEARING CAPACITY OF NATURAL SOIL OR COMPACTED FILL SHALL EQUAL OR EXCEED 1,000 P.S.F. FOR INTERIOR PADS ON GRADE AND 1,500 P.S.F. PER C.B.C. TABLE 1806.2 FOR CONCRETE FOOTINGS. LATERAL BEARING = 100 P.C.F. AND LATERAL SLIDING RESISTANCE = 130 P.S.F. PER TABLE 1806.2. GRAVEL BASE PROVIDES 1,000 P.S.F. MIN. BEARING FOR WOOD PADS AS AN ALTERNATE TO NATURAL GRADE OR COMPACTED FILL. THIS FOUNDATION SYSTEM SHALL NOT BE LOCATED IN AREAS WITH EXPANSIVE SOILS AND/OR SOILS OTHER THAN AS INDICATED IN THE C.B.C. TABLE 1806.2. THIS FOUNDATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO SCOUR AND WATER PRESSURE BY WIND AND WAVE ACTION OR AREAS SUBJECT TO FLOOD HAZARDS OR AREAS WHERE GROUND WATER IS WITHIN 6" OF GROUND SURFACE.  
 EXCEPTION: THIS FOUNDATION MAY BE USED IN AREAS WITH EXPANSIVE OR UNUSUAL SOILS PROVIDED THAT A SOILS INVESTIGATION IS PERFORMED IN ACCORDANCE WITH C.B.C. SECTION 1803 AND THE NECESSARY RECOMMENDATIONS OF THE SOILS REPORT ARE INCLUDED INTO THE DESIGN AND THE CONSTRUCTION OF THE FOUNDATION.

6. PRESERVATIVE TREATED WOOD PADS MAY BE PLACED DIRECTLY IN CONTACT WITH THE APPROVED GRADE FOR FOOTINGS IN CRAWLSPACE. 2x12 P.T. PADS MAY BE INCISED OR NOT INCISED BASED UPON SPECIES AND TREATMENT. THE FOLLOWING GRADES AND SPECIES OR EQUAL SHALL BE USED.

INCISED LUMBER ①	LUMBER NOT INCISED
#1 & BTR DOUGLAS FIR	#2 DOUGLAS FIR
#1 & BTR HEM-FIR	#2 HEM-FIR
S.S. SPRUCE-PINE-FIR	#1 / #2 SPRUCE-PINE-FIR
#1 DENSE SOUTHERN PINE	#1 SOUTHERN PINE
	S.S. WESTERN WOODS

① INCISED LUMBER MAY BE INCISED PARALLEL TO GRAIN TO A MAXIMUM DEPTH OF 0.4 INCHES, A MAXIMUM LENGTH OF 3/8" AND DENSITY OF INCISIONS UP TO 1,100 PER SQ.FT.

THE GROUND UNDER THE FOOTING PAD SHALL BE CLEARED OF BRUSH, VEGETATION, OR LOOSE SOIL AND RAKED OR OTHERWISE LEVELLED TO PROVIDE A FIRM, UNIFORM BEARING AREA FOR THE PIER PADS. WHERE EXISTING GRADE CAN NOT BE LEVELLED FOR UNIFORM BEARING DUE TO ROCKS OR SOIL CONDITIONS, COARSE SAND SHALL BE USED TO CREATE A UNIFORM PAD AND SHALL EXTEND A MINIMUM OF FOUR INCHES BEYOND THE EDGES OF THE PRESURE TREATED PAD AND SHALL NOT EXCEED TWO INCHES IN THICKNESS. CONCRETE FOOTINGS MAY BE SUBSTITUTED FOR WOOD PADS. PROVIDE CONCRETE FOOTING THE SAME SIZE AS THE WOOD PAD AND 8" DEEP. PROVIDE FLAT, SMOOTH AND LEVEL FINISH ON CONCRETE FOR UNIFORM BEARING OF PIER. FOR COMPLIANCE WITH NOTE 21, PROVIDE CONCRETE FOOTINGS WITH #4 REINFORCING STEEL @ 12" O.C. EACH WAY 3" CLEAR FROM BOTTOM OF CONCRETE FOOTING.

7. CONCRETE SHALL BE 2,500 P.S.I. @ 28 DAYS OR SHALL CONTAIN 5 SACKS OF CEMENT PER CUBIC YARD WITH A MAXIMUM OF 7 1/2 GALLONS OF WATER PER SACK OF CEMENT. (SPECIAL INSPECTION NOT REQUIRED). VERTICAL WALLS EXPOSED TO WEATHER SHALL BE 3,000 P.S.I. AT 28 DAYS.

8. CONCRETE MASONRY BLOCKS (CMU) SHALL BE NORMAL WEIGHT UNITS CONFORMING TO A.S.T.M. SPECIFICATION C-90 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2,000 P.S.I. MINIMUM WITH TYPE 'S' MORTAR.

9. MORTAR MIX ( $f_m = 1,800$  P.S.I. MINIMUM) SHALL BE TYPE 'S' OR SHALL BE PARTS BY VOLUME 1-CEMENT, 3 1/2 SAND, AND 1/4 LIME. GROUT MIX ( $f_m = 2,000$  P.S.I. MINIMUM) SHALL BE COARSE OR SHALL BE PARTS BY VOLUME 1-CEMENT, 3-SAND, 2-3/8" PEA GRAVEL AND 1/10 LIME, WITH SUFFICIENT WATER TO PERMIT POURING WITHOUT SEGREGATION OF CONSTITUENTS. SPECIAL INSPECTION IS NOT REQUIRED UNLESS REQUIRED BY LOCAL JURISDICTION. (MASONRY DESIGN COMPRESSIVE STRENGTH  $f_m = 1,500$  P.S.I.)

10. REINFORCEMENT FOR CONCRETE AND MASONRY SHALL BE DEFORMED BARS OF GRADE 40 OR 60 STEEL CONFORMING TO THE LATEST A.S.T.M. A615, AND INSTALLED IN ACCORDANCE WITH THE C.B.C. LAP #4 BARS 24" MINIMUM, UNLESS NOTED.

11. TYPICAL LOAD BEARING STEEL PIERS ARE AN ALTERNATIVE TO CONCRETE PIERS AND SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY. PIER BASE SHALL BE 9"x9" MIN., 11"x11" MAX. PIERS SHALL BE ATTACHED TO CHASSIS BEAM WITH WELD, BOLT, CLAMP, SCREW, OR POWDER SHOT. CONCRETE SUPPORTING STEEL PIERS SHALL BE SMOOTH, FLAT, AND LEVEL FOR UNIFORM BEARING OF PIER. PIERS SHALL BE FASTENED TO WOOD PADS OR CONCRETE BY AN APPROVED METHOD.

12. LUMBER SHALL BE GRADE STAMPED BY AN APPROVED AGENCY, W.C.L.B., W.W.P.A., OR EQUAL IN ACCORDANCE WITH AMERICAN SOFTWOOD LUMBER STANDARD PS20-05. RATED PANEL SHEATHING & RATED PANEL SIDING SHALL BE WOOD STRUCTURAL PANEL WITH EXTERIOR GLUE, AND SHALL BE GRADED AND STAMPED IN ACCORDANCE WITH THE DEPARTMENT OF COMMERCE PS-1-09, CONSTRUCTION AND INDUSTRIAL PLYWOOD OR PS-2-10 PERFORMANCE STANDARD FOR WOOD BASED STRUCTURAL USE PANELS. WHERE PERMANENTLY EXPOSED TO OUTDOOR APPLICATIONS, PANEL SHALL BE EXTERIOR TYPE. FOR PANEL SIDING, THE NAILED EDGES SHALL COMPLY WITH THE THICKNESS SPECIFIED.

13. ALL LUMBER & PLYWOOD FOR USE IN GROUND CONTACT SHOWN AS PRESERVATIVE TREATED (P.T.) SHALL BE PRESURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVER'S ASSOCIATION STANDARD A.W.P.A. UCS-01-04, USE CATEGORY UC4B, AND SHALL BE STAMPED AS SUCH BY AN APPROVED AGENCY. WOOD THAT IS CUT OR DRILLED AFTER TREATMENT SHALL BE FIELD TREATED IN ACCORDANCE WITH A.W.P.A. STANDARD MA-2 AND THE PRODUCT LABEL OF THE FIELD TREATMENT PRESERVATIVE. BORED HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL-TAR ROOFING CEMENT MEETING A.S.T.M. D4022 INTO HOLES USING GREASE GUN OR SIMILAR DEVICE.

14. MUDSILLS SHALL BE PRESURE TREATED DOUGLAS FIR-LARCH OR P.T. HEM-FIR PER A.W.P.A. UCS-01-04, USE CATEGORY UC2, OR FOUNDATION GRADE REDWOOD.

15. LIGHT GAGE STEEL SHALL BE GALVANIZED AND CONFORM TO A.S.T.M. SPECIFICATIONS FOR MINIMUM YIELD STRENGTH OF 36,000 P.S.I. ( $F_y = 36$  K.S.I.)

16. VENTILATION FOR UNDERFLOOR AREA SHALL HAVE A NET AREA OF ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION. COVER OPENINGS WITH CORROSION RESISTANT 0.035 INCH WIRE WITH OPENINGS OF 1/4 INCH MAXIMUM OR OTHER APPROVED MATERIAL PER SECTION 1203.4.1. SEE SECTION 1203.4.2 FOR EXCEPTIONS AND ALTERNATES.

17. WATER SHALL BE PREVENTED FROM ENTERING THE UNDERFLOOR AREA BY SLOPING FINISHED GRADE AWAY FROM MANUFACTURED HOME TO DRAINAGE SWALE, AND/OR AS REQUIRED BY LOCAL CONDITIONS AND LOCAL GRADING REQUIREMENTS. SLOPE 6" MINIMUM WITHIN FIRST 10 FEET (5% SLOPE).

18. FASTENERS IN P.T. WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL. BOLTS IN P.T. MUDSILLS MAY BE UNCOATED STEEL BOLTS OR MAY BE MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH A.S.T.M. B695, CLASS 55 MINIMUM. NAILS OR SCREWS IN MUDSILLS MAY BE HOT DIPPED ZINC COATED STEEL CONFORMING TO A.S.T.M. STANDARD A153. STAINLESS STEEL PARTS AND GALVANIZED STEEL PARTS SHALL NOT BE PLACED IN CONTACT WITH ONE ANOTHER. FASTENERS IN WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. NAILS SHALL CONFORM TO A.S.T.M. F1667. BOLTS SHALL COMPLY WITH A.S.T.M. A307. HOLES FOR BOLTS IN STEEL OR WOOD SHALL BE BOLT DIAMETER PLUS 1/16".

19. ABBREVIATIONS: D.F. = DOUGLAS FIR-LARCH; S.P. = SOUTHERN PINE; W.W. = WESTERN WOODS; P.T. = PRESERVATIVE TREATED; M.B. = MACHINE BOLT; C.L. = CENTER LINE, M.L. = MATING LINE; F.F. = FINISH FLOOR; CLR. CLEAR.

20. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING FOUNDATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF HOME DIMENSIONS VARY FROM THOSE SHOWN IN DETAIL 1 OR 2, CONTACT ENGINEER.

21. THIS FOUNDATION PLAN COMPLIES WITH THE PERMANENT FOUNDATIONS GUIDE FOR MANUFACTURED HOUSING, SEPTEMBER 1996 AS PUBLISHED FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SEE NOTE 6.

MANUFACTURED HOME/MOBILE HOME FOUNDATION SYSTEM HEALTH AND SAFETY CODE, SECTION 1851 APPROVED

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSIONS OR DEVIATION FROM REQUIREMENTS OF APPLICABLE STATE LAWS AND REGULATIONS  
 State of California  
 Department of Housing and Community Development  
 DIVISION OF CODES AND STANDARDS  
 BY: J.R.G. (signature) DATE: 1/16/24  
 S.P.A. NO. 20-11F (signature)  
 This Plan Approval Expires: 2/21/26

**GENERAL NOTES** **2** **APPROVAL STAMP**

**LORENZO CRUZ DIMALANTA** Digitally signed by Lorenzo Cruz Dimalanta Date: 2024.01.10 15:43:02 -05'00'

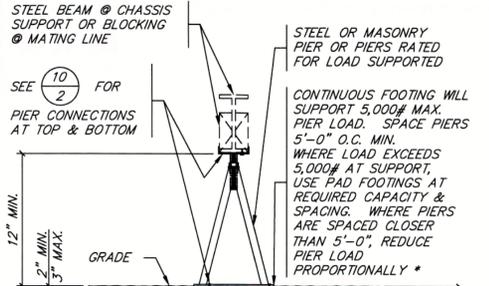
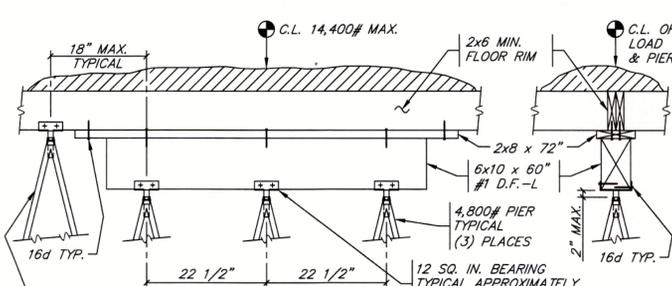
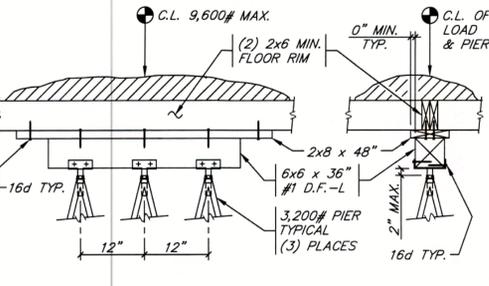
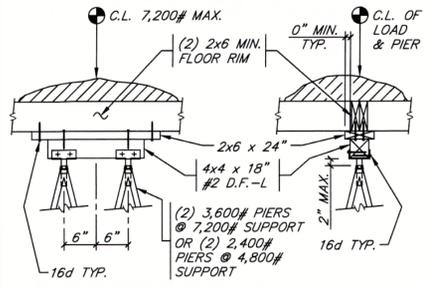
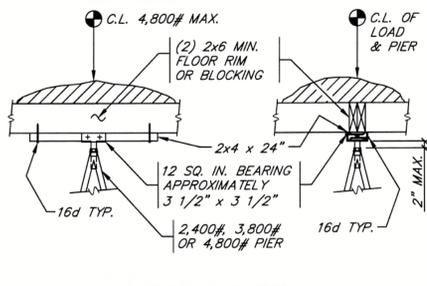
**Silvercrest™**  
 REDMAN HOMES.  
 CHAMPION HOME BUILDERS

**MANUFACTURED HOME FOUNDATION**  
 CHAMPION HOME BUILDERS  
 755 W. BIG BEAVER ROAD  
 TROY, MI 48064

**MODEL No: SC-F01**

DRAWN  
 REVISION  
 d - 01-10-2024  
 DATE  
 12-31-2019  
 SCALE  
 AS SHOWN  
 JOB NO.  
 SHEET  
**1**  
 OF 4 SHEETS





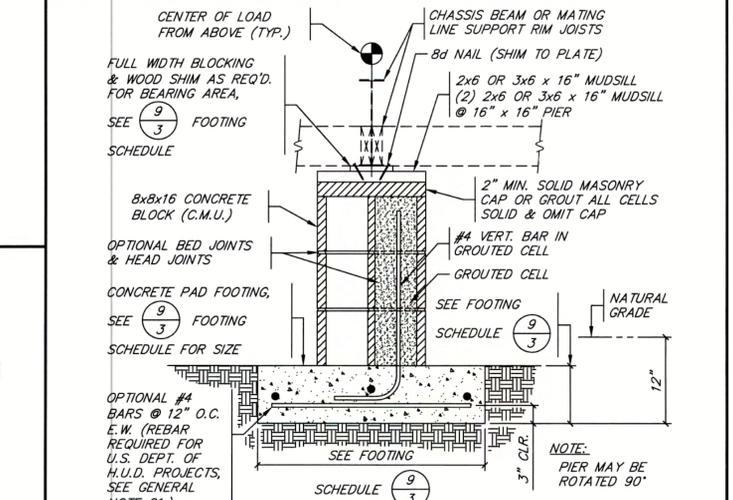
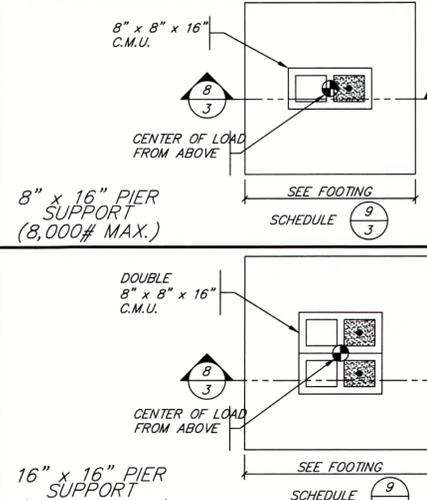
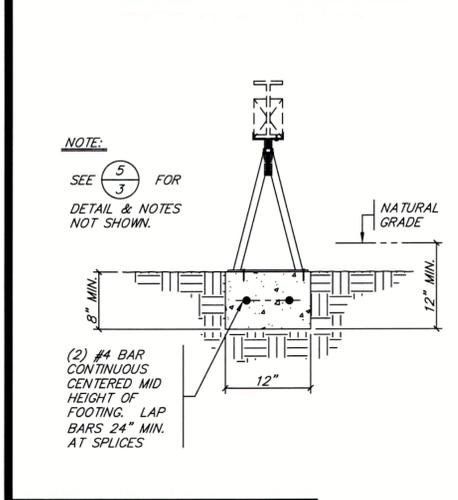
2,400#, 3,800# OR 4,800# SUPPORT AT M.L. NTS 1

4,800# OR 7,200# SUPPORT AT M.L. NTS 2

9,600# SUPPORT AT M.L. NTS 3

14,400# SUPPORT AT M.L. NTS 4

CONTINUOUS FOOTING NTS 5



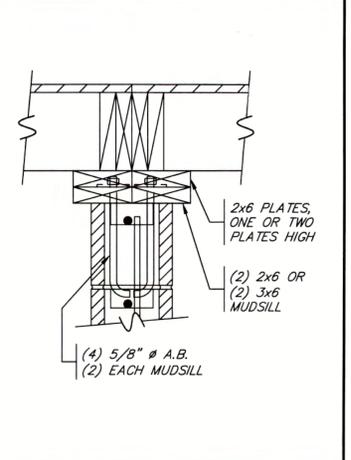
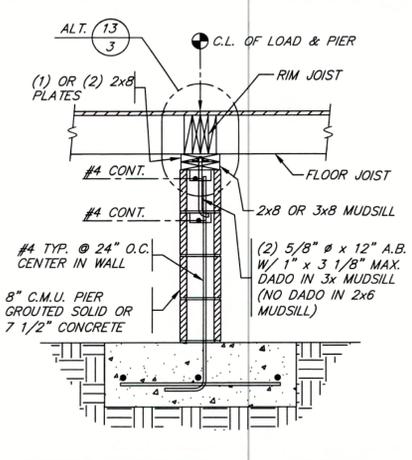
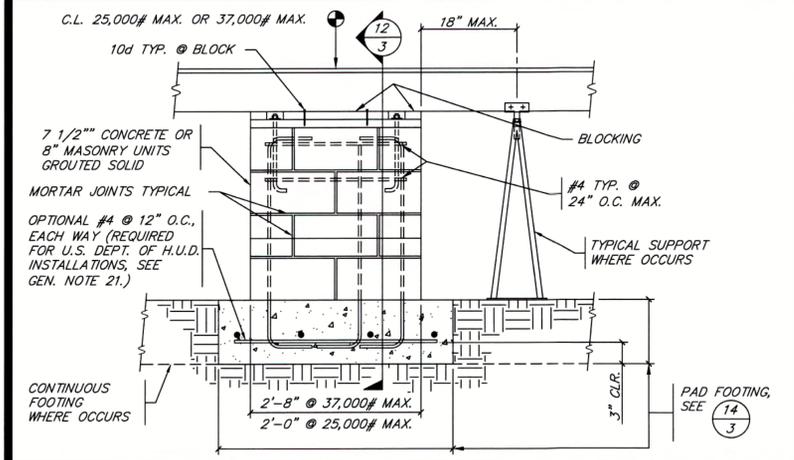
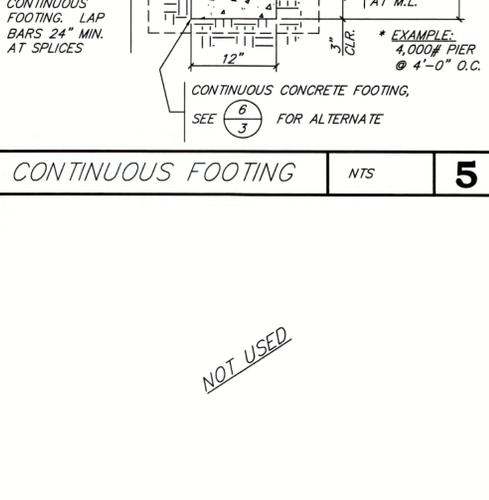
SQUARE FOOTING SIZE	FOOTING THICKNESS (IN.)	ALLOWABLE LOADS (LBS.)	C.M.U. PIER SIZE (IN. x IN.)	AREAS (SQ. IN.)
1'-6"	8	2,820	8 x 16	7
1'-8"	8	3,570	8 x 16	9
1'-10"	8	4,360	8 x 16	11
2'-0"	8	5,270	8 x 16	13
2'-2"	12	6,260	8 x 16	16
2'-4"	12	7,270	8 x 16	18
2'-6"	12	8,000	8 x 16	20
2'-8"	8	8,960	16 x 16	23
2'-10"	12	10,130	16 x 16	25
3'-0"	12	11,480	16 x 16	29
3'-4"	12	14,300	16 x 16	36
3'-6"	12	16,000	16 x 16	40

ALT. CONTINUOUS FOOTING NTS 6

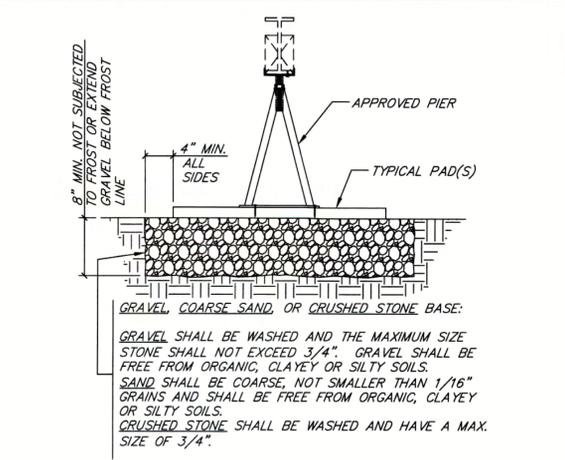
C.M.U. SUPPORT NTS 7

C.M.U. SUPPORT NTS 8

C.M.U. FOOTING SCHEDULE 9



PAD SIZE (MIN.)	SOIL BEARING (P.S.F.)	1,500	2,000
12" x 12" x 8"	1,400#	1,900#	
16" x 16" x 8"	2,490#	3,380#	
24" x 24" x 8"	5,600#	7,600#	
30" x 30" x 11"	8,520#	11,640#	
36" x 36" x 14"	11,930#	16,430#	
42" x 42" x 17"	15,780#	21,900#	
48" x 48" x 20"	20,000#	28,000#	
54" x 54" x 22"	24,800#	34,930#	
57" x 57" x 22"	27,640#	38,920#	
60" x 60" x 22"	30,625#	43,125#	
63" x 63" x 22"	33,760#	47,550#	
66" x 66" x 22"	37,060#	50,000#	



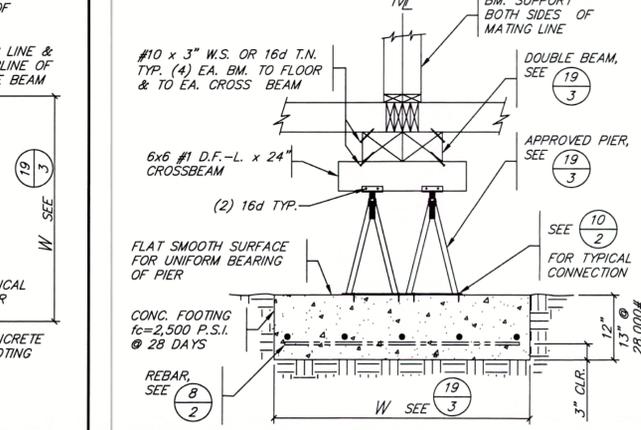
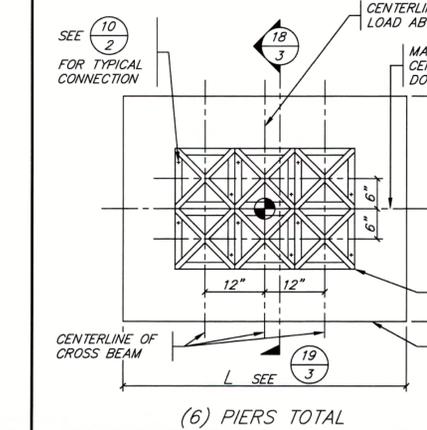
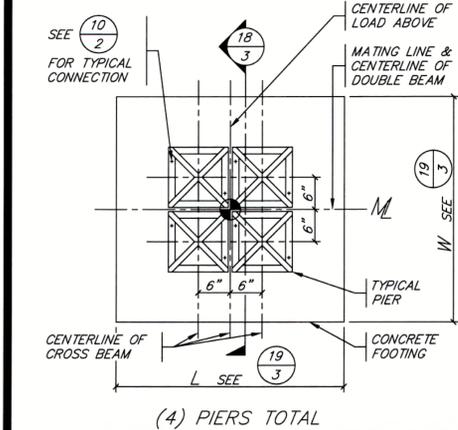
25,000# MAX. OR 37,000# MAX. SUPPORT AT M.L. NTS 11

SUPPORT NTS 12

ALT. DETAIL NTS 13

FOOTING PAD LOAD CAPACITY 14

ALTERNATE GRAVEL FOOTING NTS 15



SUPPORT LOAD (LB)	QUANTITY OF PIERS & CAPACITY (LB)	DOUBLE BEAM	FOOTING L	FOOTING W
12,000	(4) 3,000	6x6 #1 D.F.-L. 32" LONG	3'-0"	3'-0"
15,000	(4) 3,750	6x6 #1 D.F.-L. 32" LONG	3'-0"	4'-0"
18,000	(6) 3,000	6x6 #1 D.F.-L. 48" LONG	3'-6"	4'-0"
22,500	(6) 3,750	8x6 #1 D.F.-L. 48" LONG	4'-2"	4'-0"
28,000	(6) 4,750	8x6 #1 D.F.-L. 48" LONG	5'-4"	4'-0"

15,000# MAX. SUPPORT NTS 16

28,000# MAX. SUPPORT NTS 17

DETAIL NTS 18

PIER SUPPORT SCHEDULE 19

APPROVAL STAMP

MANUFACTURED HOME/MOBILE HOME FOUNDATION SYSTEM HEALTH AND SAFETY CODE, SECTION 18551 APPROVED

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSIONS OR DEVIATION FROM REQUIREMENTS OF APPLICABLE STATE LAWS AND REGULATIONS State of California

Division of Housing and Community Development

DIVISION OF CODES AND STANDARDS

BY: [Signature] DATE: 1/16/24

SPA NO: 20-115

This Plan Approval Expires: 2/21/26

Digitally signed by Lorenzo Cruz Dimalanta Date: 2024.01.10 15:45:52 -05'00'

Silvercrest  
REDMAN HOMES  
CHAMPION HOME BUILDERS

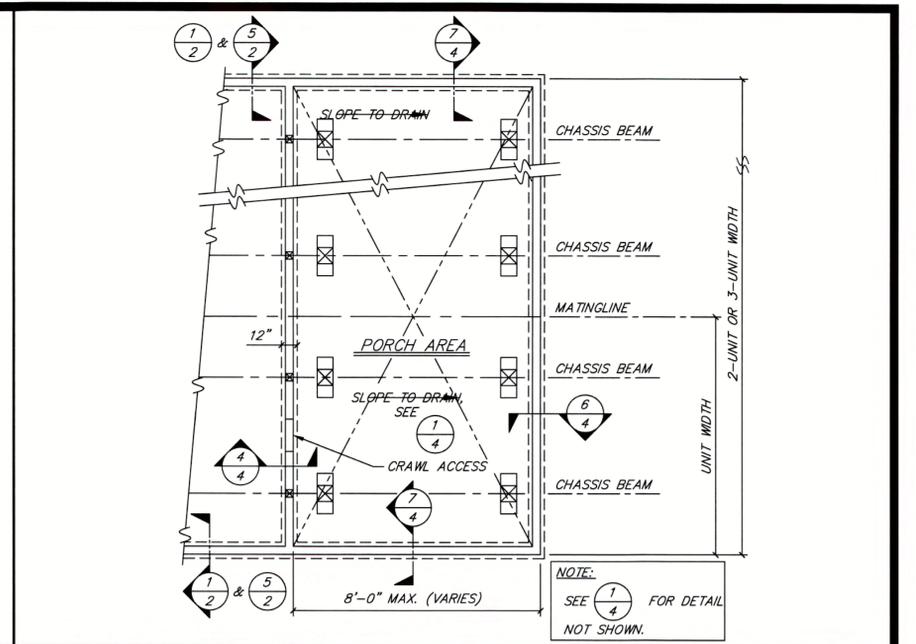
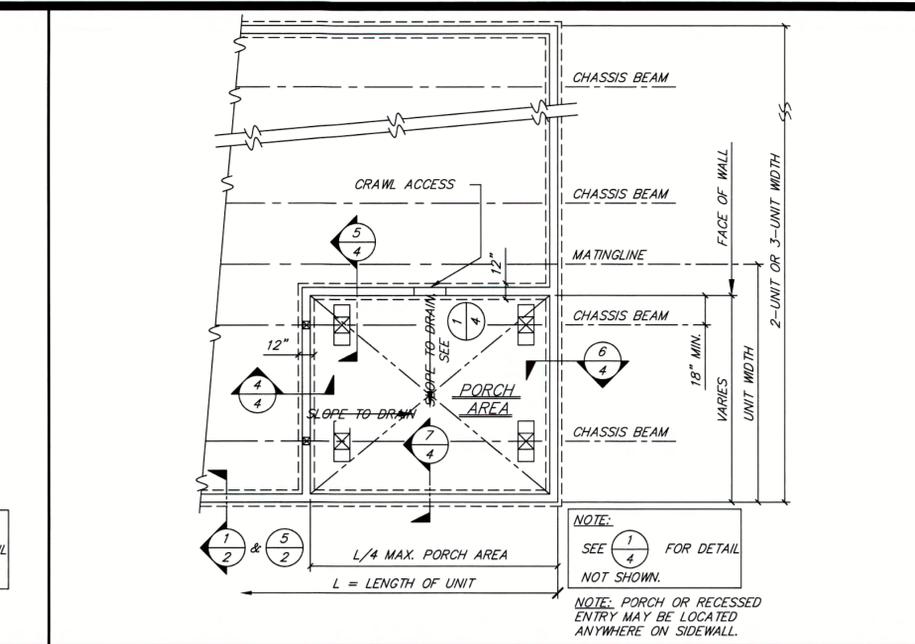
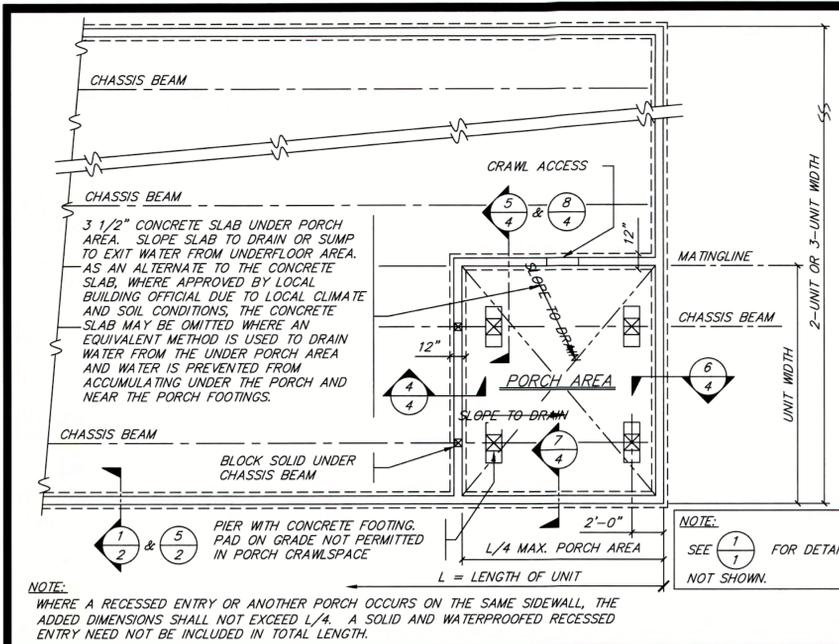
MANUFACTURED HOME FOUNDATION  
CHAMPION HOME BUILDERS  
755 W. BIG BEAVER ROAD SUITE 100 TROY, MI 48064

MODEL No: SC-F01

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REVISION d - 01-10-2024  
DATE 12-31-2019  
SCALE AS SHOWN  
JOB NO.  
SHEET 3 OF 4 SHEETS



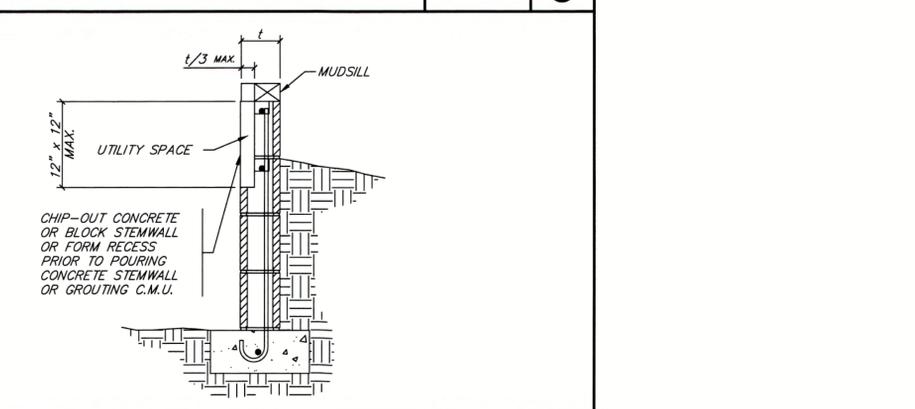
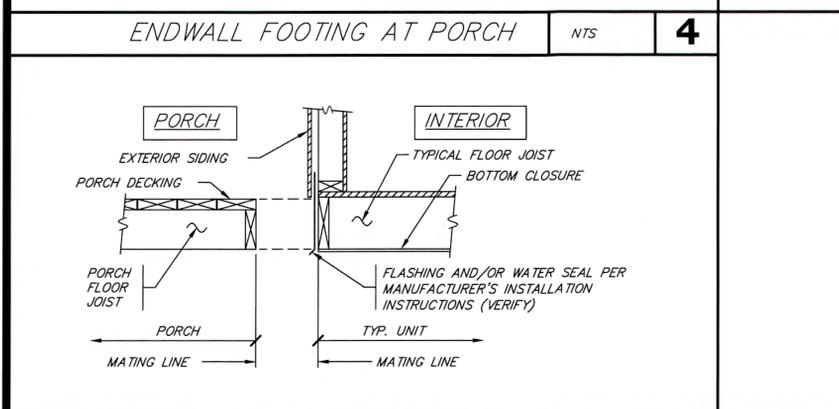
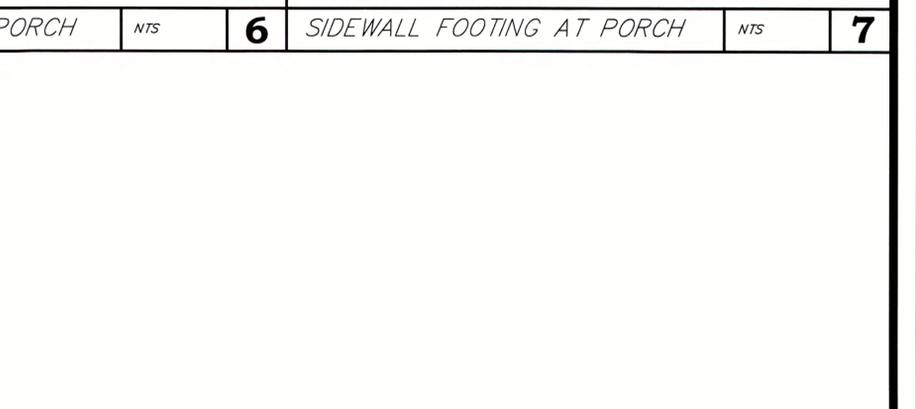
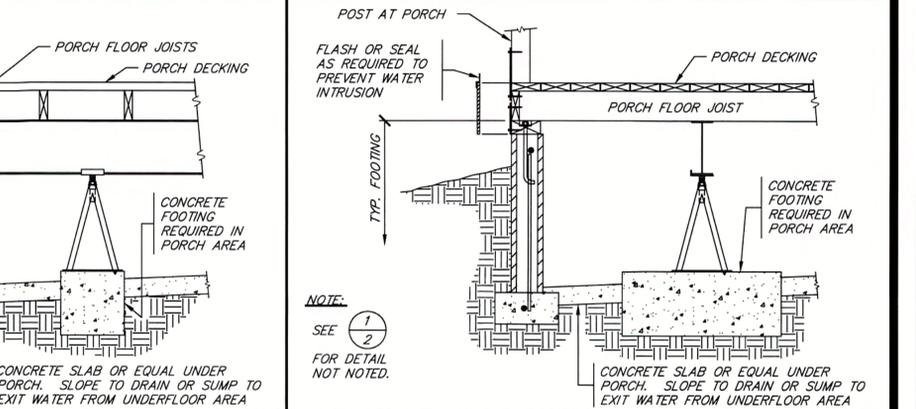
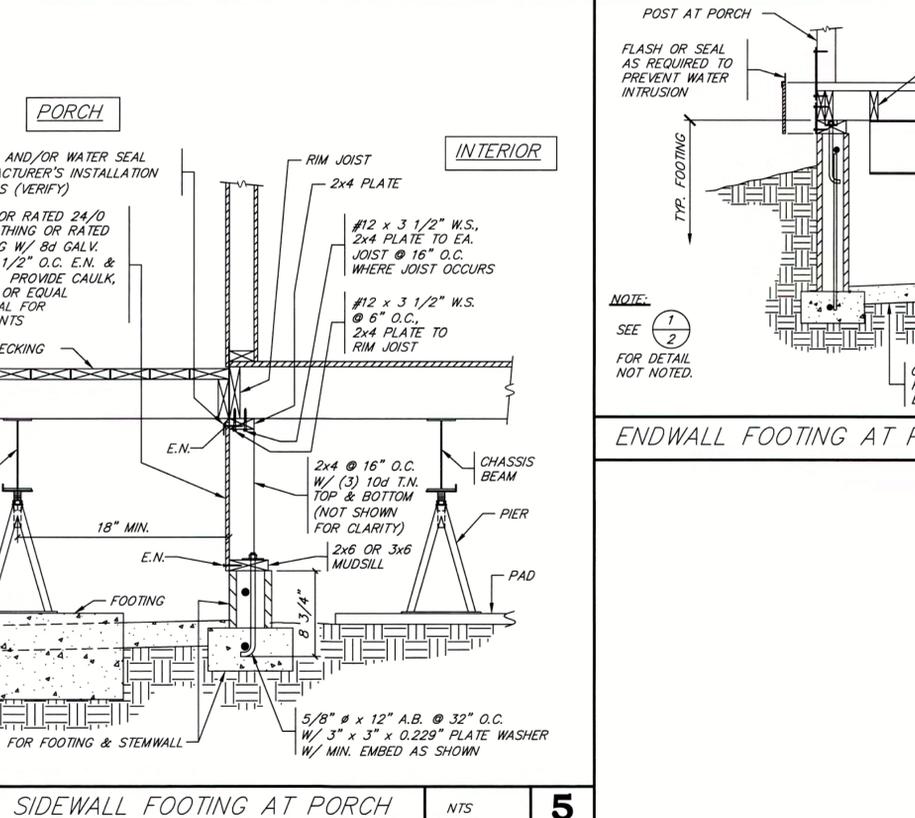
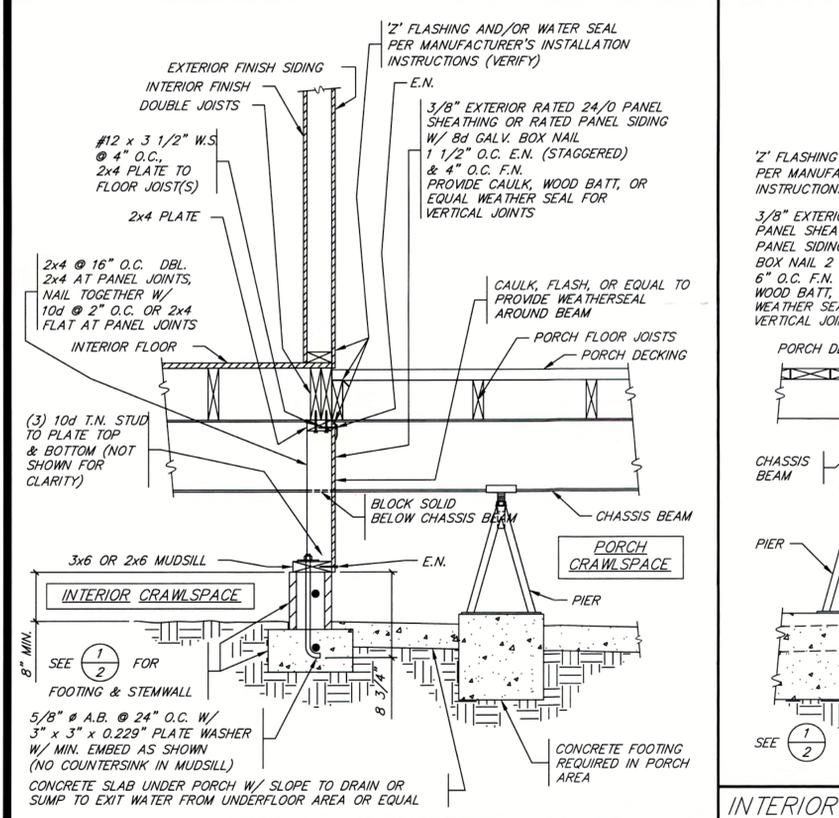
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FOUNDATION PLAN (UNIT WIDTH PORCH) NTS 1

FOUNDATION PLAN (VARIABLE PORCH OR RECESSED ENTRY) NTS 2

FOUNDATION PLAN (FULL WIDTH PORCH) NTS 3



CONNECTION AT MATING LINE NTS 8

UTILITY CUT-OUT NTS 9

**APPROVAL STAMP**

MANUFACTURED HOME/MOBILE HOME FOUNDATION SYSTEM HEALTH AND SAFETY CODE, SECTION 18511 APPROVED

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSIONS OR DEVIATION FROM REQUIREMENTS OF APPLICABLE STATE LAWS AND REGULATIONS State of California Department of Housing and Community Development

DIVISION OF CODES AND STANDARDS

By: *[Signature]* DATE: 1/10/24

SPA NO. 20-11F (Signature) DATE: 2/21/26

This Plan Approval Expires: 2/21/26

**Silvercrest**

**SKYLINE**

REDMAN HOMES

**CHAMPION HOME BUILDERS**

**MANUFACTURED HOME FOUNDATION**

CHAMPION HOME BUILDERS  
755 W. BIG BEAVER ROAD  
TROY, MI 48064

**MODEL No: SC-F01**

**4**

OF 4 SHEETS

# SITE IMPROVEMENT PLANS

499 LITTLE MORROW CREEK ROAD  
MORRO BAY, CA  
COUNTY OF SAN LUIS OBISPO  
MARCH 2024

**OWNERS INFORMATION:**

TRAVIS AND HEATHER BAKER  
P.O. BOX 1491 MORRO WAY  
MORRO BAY, CALIFORNIA 94334  
PH. NO.: (707) 529-5455

**SITE INFORMATION:**

499 LITTLE MORRO CREEK ROAD  
MORRO BAY, CALIFORNIA 93442  
APN: 068-183-033

**GRADING NOTES:**

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS, INCLUDING THOSE CONTAINED IN CALAVERAS COUNTY CODE CHAPTER 8.10, 12.02, 13.01 AND 15.05.
- A COPY OF THE APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES.
- CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS (209) 754-6401 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR AN ON-SITE PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800-277-2600 FOR UTILITY LOCATION BEFORE EXCAVATION WORK.
- TO ALLOW FOR INSPECTION, ALL WORK IS TO BE PERFORMED DURING DAYLIGHT HOURS ONLY, MONDAY THRU FRIDAY, EXCLUDING COUNTY HOLIDAYS
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL); FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR CUT AND FILL SLOPES IN EXCESS OF 2:1.

ESTIMATED QUANTITY OF CUT MATERIAL IS 5 CUBIC YARDS.  
ESTIMATED QUANTITY OF FILL MATERIAL IS 820 CUBIC YARDS.

CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES.

- A SOILS ENGINEERING REPORT WAS PREPARED FOR THIS PROJECT ON AUGUST 31 2023, BY GEOSOLUTIONS, INC. QUANTITIES FOR EXCAVATION AND EMBANKMENT PURPOSES ARE ESTIMATED ONLY. UNFORESEEN CONDITIONS INCLUDING UNSUITABLE SUBSOIL AND EXCAVATED MATERIAL ALONG WITH SOIL LOSS/SHRINKAGE MAY EFFECT THE QUANTITIES AS NOTED.

- FILL MATERIALS SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% UNDER PAVED AREAS, AND 90% UNDER ALL OTHER FILL AREAS. TEST RESULTS AND A DESCRIPTION OF THE TEST METHOD USED SUBMITTED BY A LICENSED CIVIL ENGINEER ARE REQUIRED AS EVIDENCE OF COMPLIANCE.

- CONTRACTOR TO IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL EROSION AND REDUCE THE OFF-SITE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.

- EROSION CONTROL (BMP'S) SHALL BE IN PLACE AND MAINTAINED ALL YEAR ROUND.

- CONTRACTOR SHALL KEEP ADJOINING PUBLIC STREETS FREE OF DIRT, MUD, AND OTHER PROJECT RELATED DEBRIS THROUGHOUT CONSTRUCTION. ANY DAMAGE TO PUBLIC STREETS OR ROADWAYS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE COUNTY.

- DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON-SITE FOR ADEQUATE DUST CONTROL.

- SURVEY MONUMENTS SHALL BE RE-ESTABLISHED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE IF DISTURBED DURING CONSTRUCTION.

- CONSTRUCTION STAKING IS TO BE IN PLACE PRIOR TO BEGINNING OF CONSTRUCTION AND IS TO BE MAINTAINED OR REPLACED AS NEEDED FOR CONSTRUCTION PURPOSES. MINIMUM CONSTRUCTION STAKING FOR ROADWAYS.

- ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION AND COPIES OF ALL SUCH PERMITS SHALL BE AVAILABLE ON-SITE.

- MORE THAN ONE ACRE OF GROUND IS DISTURBED, THE CONTRACTOR MUST APPLY TO THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD FOR COVERAGE UNDER THE STATE'S "STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES" AND COMPLY WITH ALL ASSOCIATED PERMIT REQUIREMENTS.

**DISTURBED AREA:**

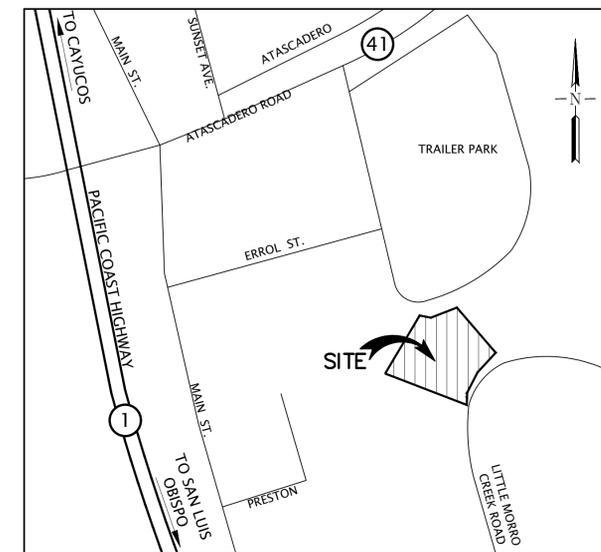
TOTAL DISTURBED AREA = ±5,900 SF = 0.14 ACRES

**SCOPE OF WORK:**

A PORTION OF THE EXISTING RESIDENCE AND HARDSCAPE. PROPOSED NEW RESIDENTIAL BUILDING HARDSCAPE, AND GRADING IMPROVEMENTS TO ELEVATE NEW BUILDING ABOVE FEMA BASE FLOOD ELEVATION PER CITY REQUIREMENTS.

**TOPOGRAPHY DISCLAIMER:**

TOPOGRAPHY PREPARED BY:  
PRIDMORE & COMPANY  
1091 DEER PARK ROAD, CA 94576  
PH. NO.: (707) 256-5001  
DATED: AUGUST 22, 2023



VICINITY MAP  
NOT TO SCALE

**LINETYPE LEGEND:**

- (P) PAD OUTLINE
- (P) DAYLIGHT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EDGE EXISTING ROAD
- (E) FENCE
- (E) OVERHEAD ELECTRICAL
- (P) STRAW WATTLE
- CONSTRUCTION TIE LINE
- CREEK FLOWLINE
- FEMA HAZARD FLOOD ZONE BOUNDARY

**SYMBOLS LEGEND:**

- JP (E) JOINT POLE
- (E) EXISTING
- (P) PROPOSED
- EP EDGE OF PAVEMENT
- TWW TOP WALKWAY
- FF FINISHED FLOOR
- ⊕ CONSTRUCTION TIE POINT
- ⊕ TBM TEMPORARY BENCH MARK

**HATCH LEGEND:**

- (E) DRIVEWAY
- (P) AGGREGATE BASE

**SHEET INDEX:**

- C1 COVER SHEET
- C2 GEOTECH NOTES
- C3 OVERALL SITE PLAN
- C4 DEMOLITION PLAN
- C5 GRADING PLAN
- C6 SECTIONS
- C7 EROSION CONTROL PLAN AND DETAILS

REV. No.	DESCRIPTION	REV. DATE	BY

**WSA WEBER, GHIO ASSOCIATES**  
civil engineering consultant  
3914 E. SAINT CHARLES ST. | PO BOX 251 | SAN ANDREAS, CA 95249  
(209) 754-1824

**SITE IMPROVEMENT PLANS**  
499 LITTLE MORRO CREEK ROAD  
MORRO BAY  
APN: 068-183-033  
SAN LUIS OBISPO COUNTY CALIFORNIA



PRJ. No.:	3045
DATE:	03/12/2024
SCALE:	AS SHOWN
DRAWN BY:	DMV
CHECKED BY:	MSO

**C1**  
SHT. 1 of SHT. 7

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**GEOTECH NOTES:**

**GRADING NOTES**

**A. General**

1. These preliminary specifications have been prepared for the subject site; a Soils Engineer shall be consulted prior to the commencement of site work associated with site development to ensure compliance with these specifications.
2. The Soils Engineer shall be notified at least 72 hours prior to site clearing or grading operations on the property in order to observe the stripping of surface materials and to coordinate the work with the grading contractor in the field.
3. If disputes arise out of the interpretation of these grading notes, the Soils Engineer shall provide the governing interpretation.

**B. Obligation of Parties**

1. The Soils Engineer shall provide observation and testing services and shall make evaluations to advise the client on geotechnical matters. The Soils Engineer shall report the findings and recommendations to the client or the authorized representative.
2. The client or their authorized representative shall be chiefly responsible for all aspects of the project. The client or authorized representative has the responsibility of reviewing the findings and recommendations of the Soils Engineer. During grading the client or the authorized representative shall remain on-site or shall remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.
3. The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, earthwork in accordance with project plans, specifications, and controlling agency requirements.

**C. Site Preparation**

1. The client, prior to any site preparation or grading, shall arrange and attend a meeting which includes the grading contractor, the design Structural Engineer, the Soils Engineer, representatives of the local building department, as well as any other concerned parties. All parties shall be given at least 72 hours' notice.
2. All surface and sub-surface deleterious materials shall be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soils Engineer. This includes, but is not limited to, any debris, organic materials, construction spoils, buried utility line, septic systems, building materials, and any other surface and subsurface structures within the proposed building areas. Trees designated for removal on the construction plans shall be removed and their primary root systems grubbed under the observations of the Soils Engineer. Voids left from site clearing shall be cleaned and backfilled as recommended for structural fill.
3. Once the Site has been cleared, the exposed ground surface shall be stripped to remove surface vegetation and organic soil. The Soils Engineer shall determine the required depth of stripping at the time of work being completed. Strippings may either be disposed of off-site or stockpiled for future use in landscape areas, if approved by the landscape architect.

**D. Site Protection**

1. Protection of the Site during the period of grading and construction shall be the responsibility of the contractor.
2. The contractor shall be responsible for the stability of all temporary excavations.
3. During periods of rainfall, plastic sheeting shall be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the contractor shall install check-dams, de-silting basins, sand bags, or other devices or methods necessary to control erosion and provide safe conditions.

**E. Excavations**

1. Materials that are unsuitable shall be excavated under the observation and recommendations of the Soils Engineer. Unsuitable materials include, but may not be limited to: 1) dry, loose, soft, wet, organic, or compressible natural soils; 2) fractured, weathered, or soft bedrock; 3) non-engineered fill; 4) other deleterious materials; and 5) materials identified by the Soils Engineer or Engineering Geologist.
2. Unless otherwise recommended by the Soils Engineer and approved by the local building official, permanent cut slopes shall not be steeper than 2:1 (horizontal to vertical). Final slope configurations shall conform to section 1804 of the 2022 California Building Code unless specifically modified by the Soil Engineer/Engineering Geologist.
3. The Soils Engineer shall review cut slopes during excavations. The contractor shall notify the Soils Engineer prior to beginning slope excavations.

**F. Structural Fill**

1. Structural fill shall not contain rocks larger than 3 inches in greatest dimension, and shall have no more than 15 percent larger than 2.5 inches in greatest dimension.
2. Imported fill shall be free of organic and other deleterious material and shall have very low expansion potential, with a plasticity index of 12 or less. Before delivery to the Site, a sample of the proposed import shall be tested in our laboratory to determine its suitability for use as structural fill.

**G. Compacted Fill**

1. Structural fill using approved import material shall be placed in horizontal layers, each approximately 8 inches in thickness before compaction. Approved imported fill shall be conditioned with water to produce a soil water content near optimum moisture and compacted to a minimum relative density of 90 percent based on ASTM D1557- 12a.
2. Fill slopes shall not be constructed at gradients greater than 2-to-1 (horizontal to vertical). The contractor shall notify the Soils Engineer prior to beginning slope excavations.
3. If fill areas are constructed on slopes greater than 10-to-1 (horizontal to vertical), we recommend that benches be cut every 4 feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope.

**H. Drainage**

1. During grading, the Soils Engineer shall evaluate the need for a sub-drain or back-drain system. Areas of observed seepage shall be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system shall discharge in a non- erosive manner into an approved drainage area.
2. All final grades shall be provided with a positive drainage gradient away from foundations. Final grades shall provide for rapid removal of surface water runoff. Ponding of water shall not be allowed on building pads or adjacent to foundations. Final grading shall be the responsibility of the contractor.
3. Concentrated surface water runoff within or immediately adjacent to the Site shall be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.
4. Water from roof downspouts shall be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients shall be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.
5. Attention shall be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff.

**I. Maintenance**

1. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.
2. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

**J. Completion of Work**

1. After the completion of the work, a report shall be prepared by the Soils Engineer. The report shall include locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved Soils Engineering Report.
2. Soils Engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions within Chapter 18 of the 2022 CBC.

REV. No.	DESCRIPTION	REV. DATE	BY

**WSA** **WEBER, GHIO**  
ASSOCIATES  
civil engineering consultant

3974 E. SAINT CHARLES ST. | PO BOX 251 | SAN ANDREAS, CA 95249  
(209) 754-1824

**SITE IMPROVEMENT PLANS**

489 LITTLE MORRO CREEK ROAD  
MORRO BAY  
APN: 068-168-033

SAN LUIS OBISPO COUNTY  
CALIFORNIA

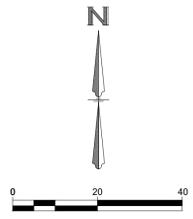
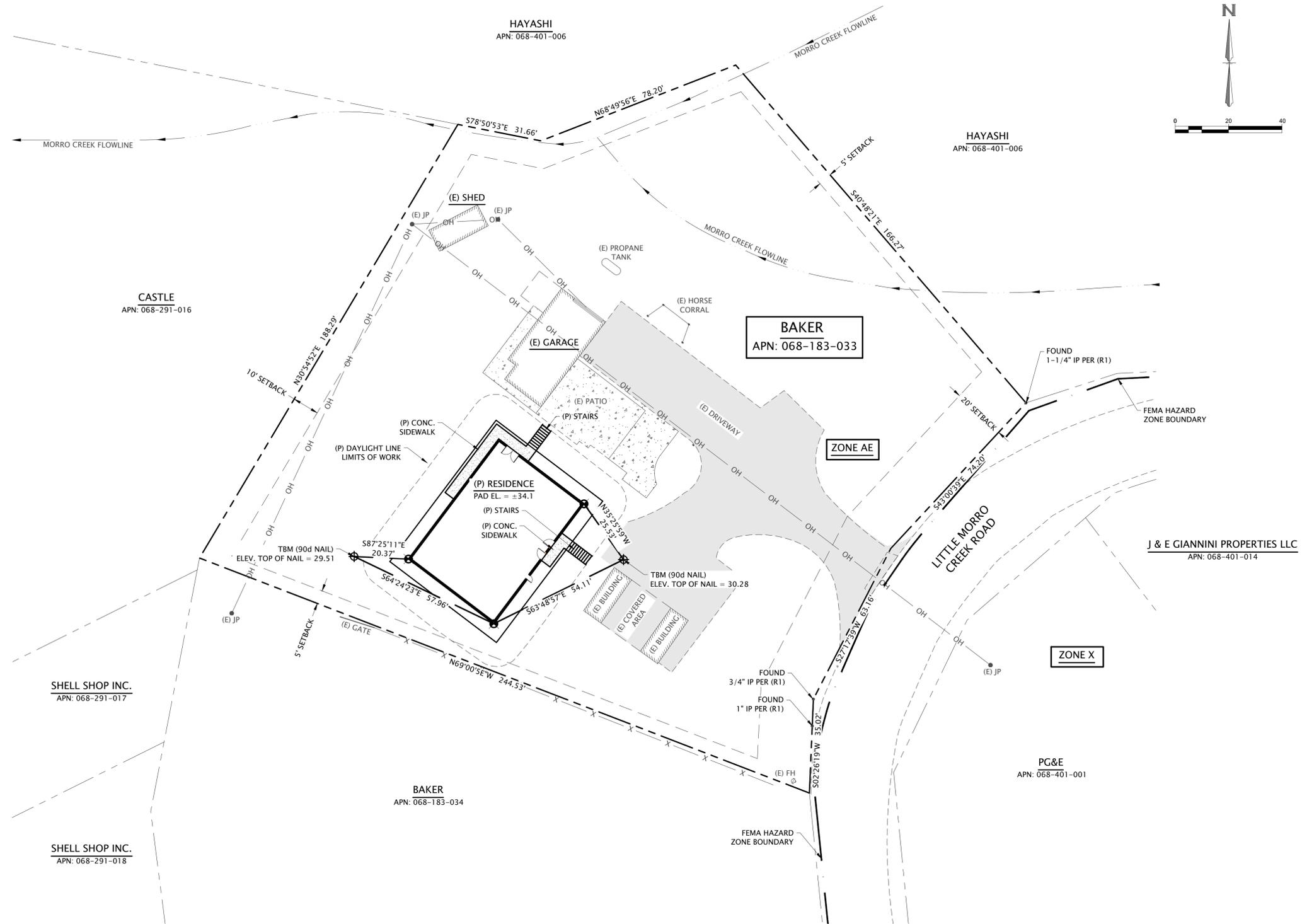


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CHECKED BY:	MSO

**C2**

SHT. 2 of SHT. 7

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**OVERALL SITE PLAN**

**PRELIMINARY  
NOT FOR CONSTRUCTION**

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civil engineering consultant  
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(209) 754-1824

**SITE IMPROVEMENT PLANS**  
489 LITTLE MORRO CREEK ROAD  
MORRO BAY  
APN: 068-183-033  
SAN LUIS OBISPO COUNTY CALIFORNIA



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**C3**  
SHT. 3 of SHT. 7



**LEGEND:**

— (E) BUILDING AND CONCRETE LIMITS OF DEMOLITION

**DEMOLITION PLAN**

**PRELIMINARY  
NOT FOR CONSTRUCTION**

REV. No.	DESCRIPTION	REV. DATE	BY

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civil engineering consultant

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**SITE IMPROVEMENT PLANS**

489 LITTLE MORRO CREEK ROAD  
MORRO BAY  
APN: 068-168-033

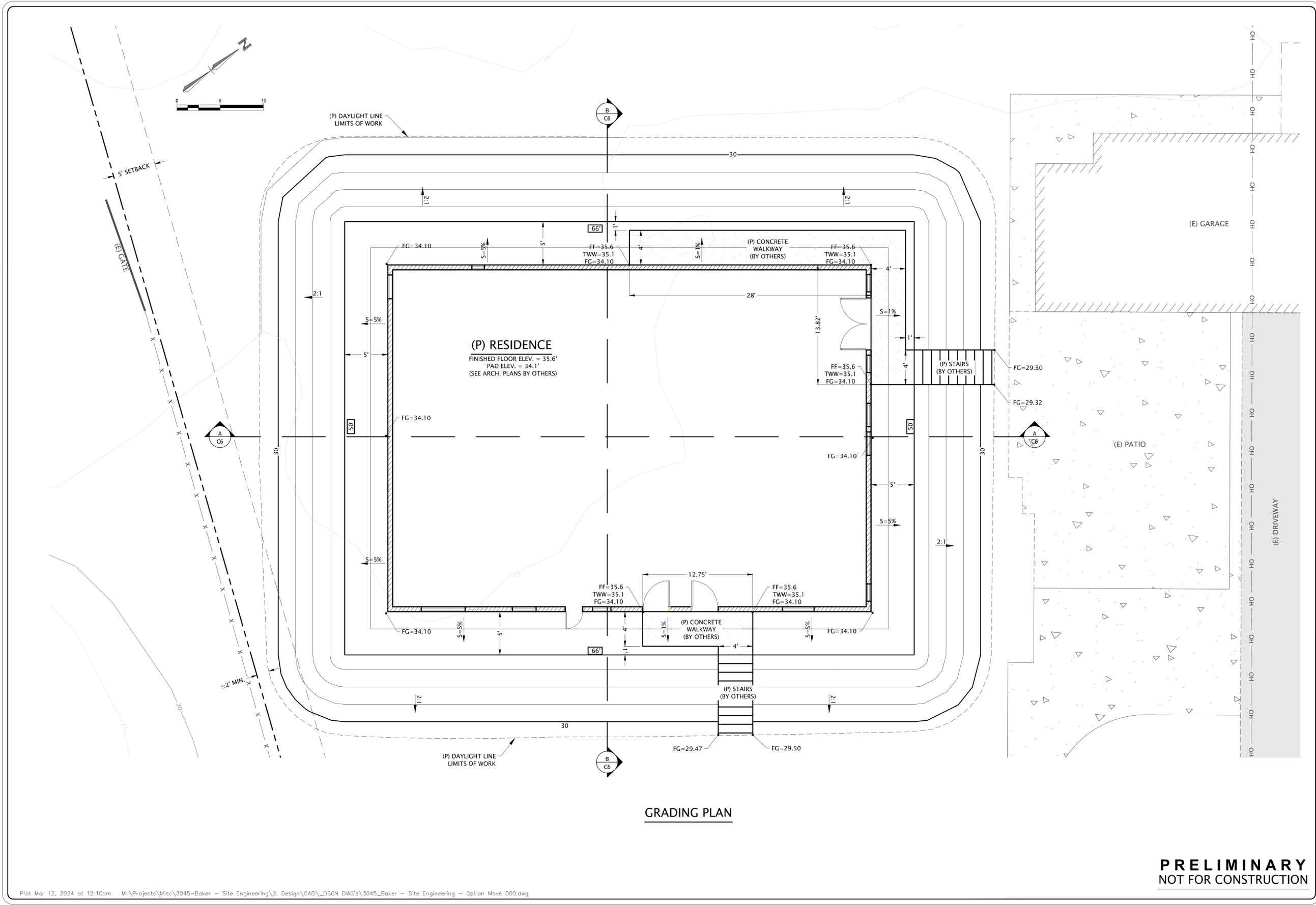
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SHT. 4 of SH. 7



**GRADING PLAN**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

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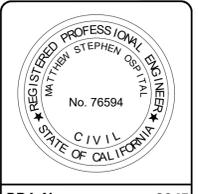
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 civil engineering consultant

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**SITE IMPROVEMENT PLANS**

489 LITTLE MORRO CREEK ROAD  
 MORRO BAY  
 APN: 068-168-033

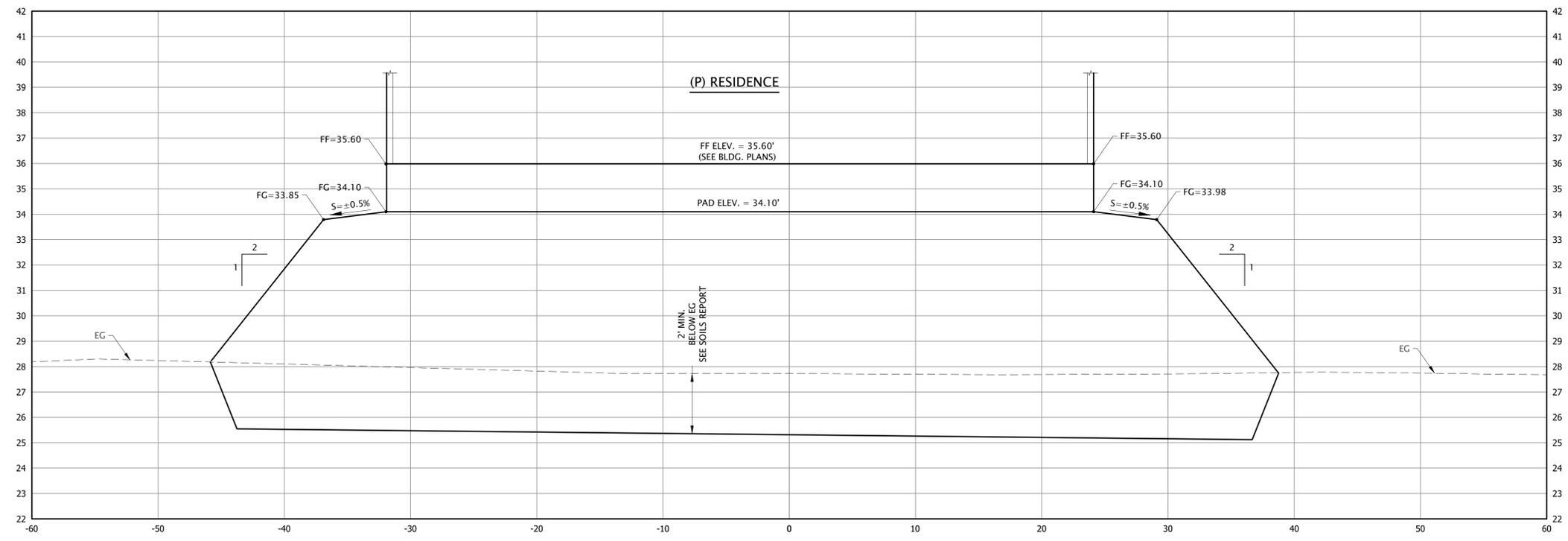
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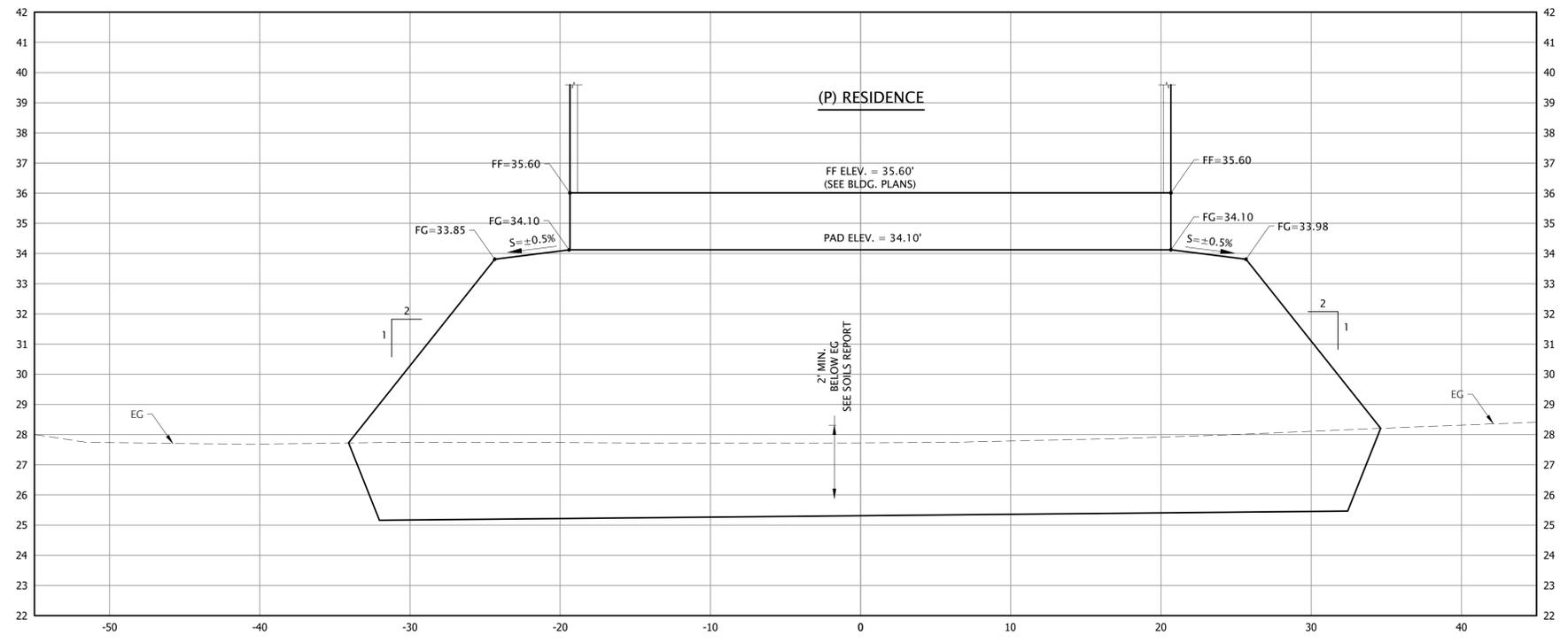
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**C5**

SHT. 5 of SHT. 7



**SECTION 'A' - 'A'**  
 HORZ. SCALE: 1" = 5'  
 VERT. SCALE: 1" = 2'



**SECTION 'B' - 'B'**  
 HORZ. SCALE: 1" = 5'  
 VERT. SCALE: 1" = 2'

**EXCAVATION NOTE:**  
 FOR THE DEVELOPMENT OF THE ENGINEERED FILL PAD,  
 EXCAVATE A MINIMUM OF 24 INCHES EXISTING GRADE.  
 (SEE SOILS ENGINEERING REPORT)

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

REV. No.	DESCRIPTION	REV. DATE	BY
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4			
5			

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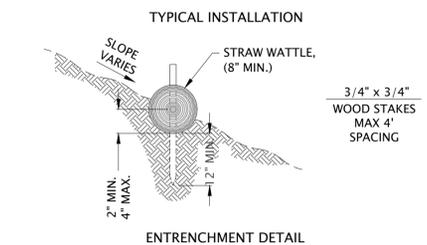
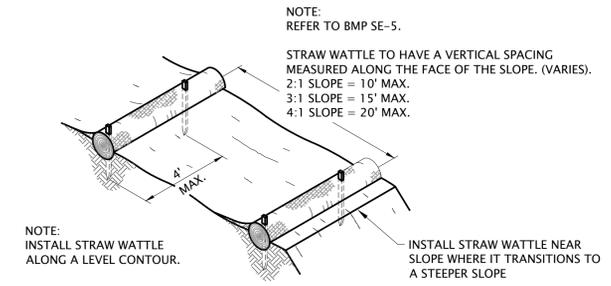
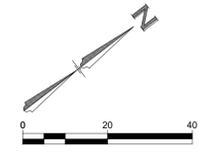
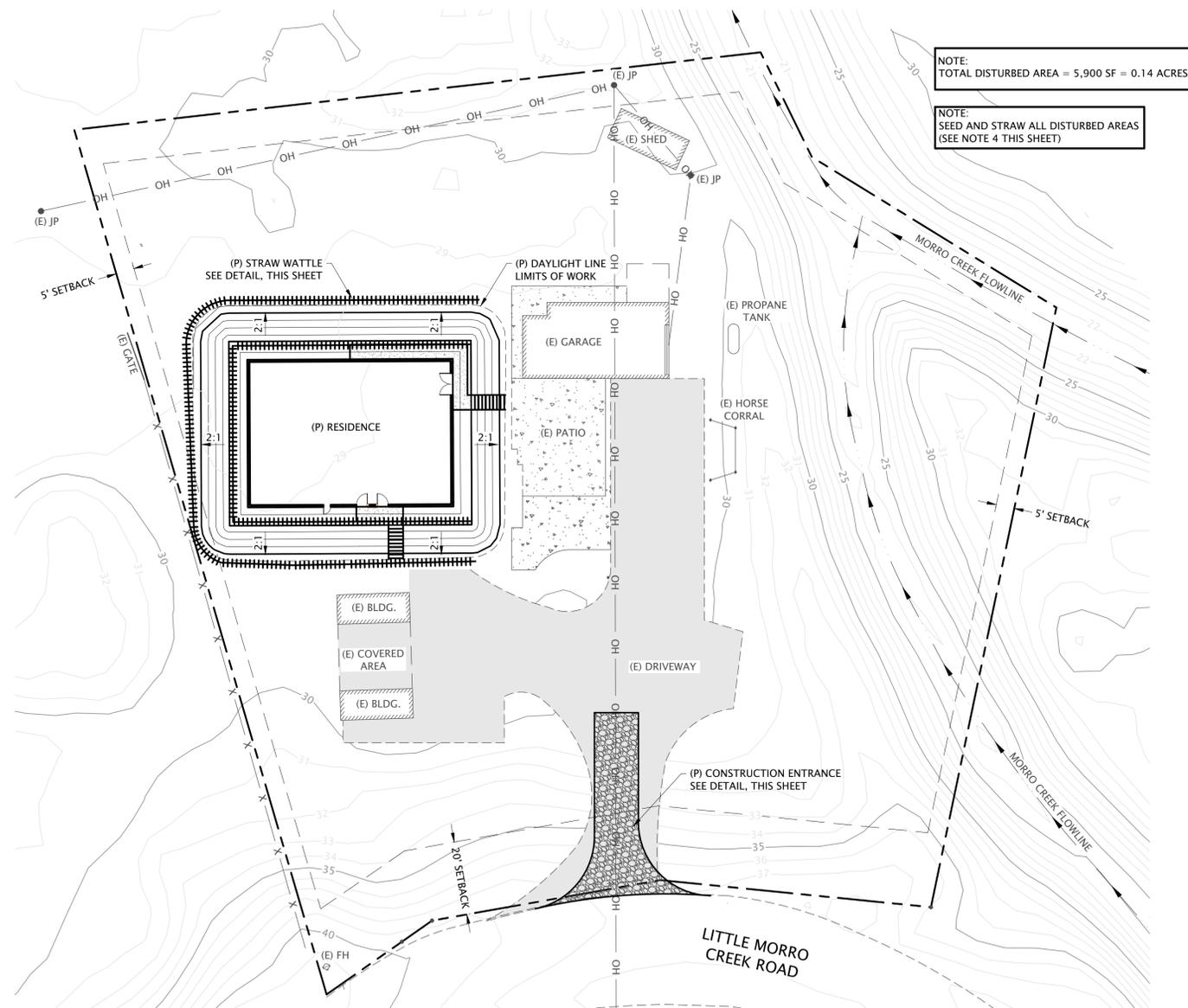
**SITE IMPROVEMENT PLANS**  
 489 LITTLE MORRO CREEK ROAD  
 MORRO BAY  
 APN: 068-163-033  
 SAN LUIS OBISPO COUNTY CALIFORNIA



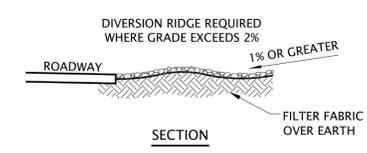
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 SHT. 6 of SHT. 7

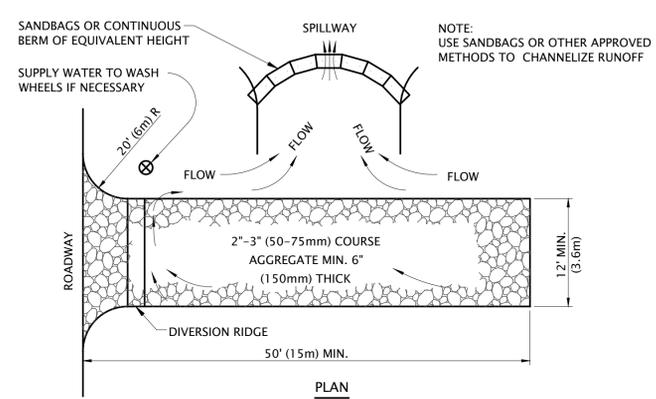
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**STRAW WATTLE DETAIL**  
NOT TO SCALE



**SECTION**



**PLAN**

- NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP TO SEDIMENT BASIN.

**GRAVEL CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**EROSION CONTROL PLAN**

**EROSION SEDIMENT CONTROL NOTES:**

1. PROTECT EXISTING DRIVEWAY PROVIDE CONSTRUCTION ENTRANCE, SEE DETAIL, THIS SHEET.
2. WHERE POSSIBLE PRESERVE EXISTING VEGETATION.
3. PROJECT SITE MUST REMAIN FREE OF CONSTRUCTION DEBRIS AND LITTER. PROPER DISPOSAL OF CONSTRUCTION WASTE AND SOLID WASTE GENERATED FROM TREE AND SHRUB REMOVAL TO BE ADDRESSED.
4. EXPOSED SLOPES SHALL BE COVERED UTILIZING A BONDED FIBER MATRIX (BFM) CONTAINING SEED ALONG WITH STRATEGICALLY PLACED FIBER ROLLS. IT IS RECOMMENDED THAT THE BFM BE APPLIED AT 3,000 TO 4,000 LBS / ACRE OR AS RECOMMENDED BY MANUFACTURER. IF A BFM IS NOT APPLIED, EXPOSED SLOPES SHALL BE COVERED WITH SEED AND STRAW WITH TACKIFIER IF NECESSARY. STRAW SHALL BE APPLIED AT A RATE OF 3000 TO 4000 LBS. / ACRE UTILIZING A NATIVE SEED BLEND.

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**SITE IMPROVEMENT PLANS**

489 LITTLE MORRO CREEK ROAD  
MORRO BAY  
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**C7**

SHT. 7 of SHT. 7



# Staff Report

**TO:** Planning Commission **DATE:** May 21, 2024  
**FROM:** Cindy Cecil, City Engineer  
**SUBJECT:** Presentation of Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2024/25

## **RECOMMENDATION**

Staff recommends the Planning Commission recommend to City Council that it allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY2024/25.

## **WATER EQUIVALENCY UNITS (WEU)**

### ***Background***

In 1984 the citizens of Morro Bay adopted Measure F, codified as Ordinance 266 in MBMC as Chapter 13.20, as a "Growth Management System". This measure set a maximum population of 12,200 by the year 2000. Measure F set a limit of 70 new housing units per year with an annual maximum variation in the number of units not exceeding 10 percent or 77 WEUs for residential units. City Council acted on August 27, 2007, to reduce the number of allocated housing units to 50 new housing units. Ordinance No. 266 requires the WEU allocation mix to consist of 60% single family residential dwellings and 40% multi-family residential dwellings. Since housing and population growth has not increased to the Measure F projected population of 12,200, new housing units can still be issued. The population growth estimates in the General Plan predict reaching the Measure F established population in 2040.

A WEU is defined as a unit of measure for water use equal to the average amount of water used by a single-family residence over the period of one year. Based on calculations completed in 2016, a WEU is 8,732 cubic feet (0.2 AF) of water or 90 gallons per capita per day (GPCD). This amount was lowered in the 2016 calculation from previous years due to the historical trend of lower water use per capita compared to previous years. The intent of the WEU allocations is to regulate the addition of new water users to the City's water system and to ensure the demand for water shall not exceed available water supply.

### ***Water Equivalency Unit Program***

WEUs are issued to new projects based on projects' potential water use. WEUs are issued with planning permit approvals; therefore, this water use is projected to be in the future demands, not within the current or even next fiscal year water demand.

### **Summary of WEU FY 2023-24 activity:**

The City Council authorized 115 WEUs for FY 2023-24, including 30 WEUs to be used for single-family dwellings, 20 for multiple-family dwellings, and 65 allowed for commercial/industrial uses. Those WEUs were allocated on a first-come, first-serve basis. The tracking of the WEUs utilized for FY 2023-24 indicates 21.6 of the 115 WEUs allocated were used:

- Single-Family Residential: 2
- Multi-Family Residential: 5
- Commercial: 14.6

This is not a comprehensive list of all building activity, but rather a list of those activities which required a WEU allocation in the past fiscal year. A WEU is only required for single family residential and multi-family residential when development is on an empty lot or when a change in use is proposed, i.e., changing from office building to apartment. Many of the projects for FY 2023/24 are Accessory Dwelling Units (ADU) and per State Law these units are to be treated the same as the existing residence with no greater impact than the existing residence, and as such, ADUs do not require allocation of WEUs.

There is no significant change in water availability that would impact the City's ability to issue WEUs. Looking ahead at the planning projects in the queue for remainder of FY 2023/24, staff sees no need to adjust the number of WEUs for next fiscal year. Looking forward to next fiscal year, the Community Development Department is expecting one larger scale development to potentially begin the planning process towards the end of the fiscal year. It is anticipated that the staff recommended WEUs will be sufficient to move that project and other projects forward. As such, staff recommends the FY 2024-25 WEU allocation include 50 WEUs for residential development and 65 WEUs for commercial development for a total of 115 WEUs.

### **CONCLUSION**

Staff recommends the Planning Commission recommend to City Council that it allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY2024/25.