

CITY OF MORRO BAY STAMP

FRONT STREET HOTEL

VICINITY MAP



PROJECT DIRECTORY

OWNER: DON DANIELS
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SANTA MARGARITA, CA 93453
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EMAIL: 711DONUT@GMAIL.COM

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SAN LUIS OBISPO, CA 93401
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EMAIL: SAMARTIN@RRMDESIGN.COM

PROJECT ADDRESS: 1180 FRONT STREET, MORRO BAY, CA 93442

APN: 066-034-015

PROJECT DESCRIPTION

TWO-STORY, 10 UNIT, LUXURY HOTEL ON THE BEAUTIFUL COAST OF MORRO BAY. THE PROJECT NAME (FRONT STREET HOTEL AS PLACEHOLDER) IS STILL BEING DETERMINED. THIS NEW PROJECT IS DESIGNED WITH SITE CONTEXT IN MIND.

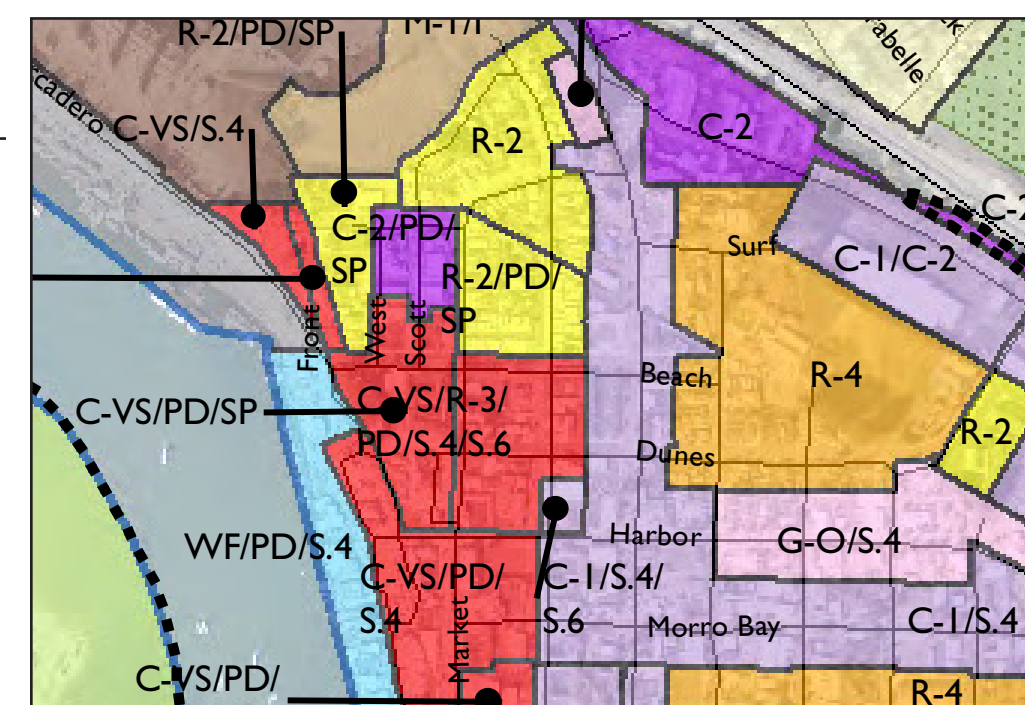
LOT STATISTICS

PARCEL SIZE: 0.36 ACRES (0.18 AC, 0.18 AC)
SLOPE: 20% AVG PER COUNTY LAND USE VIEW

ZONING: VISITOR SERVING COMMERCIAL (VSC)
LAND USE: VISITOR SERVING COMMERCIAL (VSC)

COASTAL AREA: YES
SCENIC CORRIDOR: NO
AIRPORT AREA: NO
FIRE HAZARD SEVERITY ZONE: NO

ZONING MAP



PROJECT STATISTICS

PROPOSED COVERAGE: 28% (4,393 SF)
MAX. F.A.R.: 1.25
PROPOSED F.A.R.: 0.33 (BUILDING GROSS/ PARCEL SIZE)

LANDSCAPE AREA: 3,176 SF (16%)
IMPERVIOUS SURFACE: 1,850 SF

MAX. ALLOWED HEIGHT: 30 FT. FROM AVG. GRADE
MAX. PROPOSED HEIGHT: 29 FT. AFF

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT	0 FT	2 FT
SIDE	0 FT, 10 FT ADJ. TO RESIDENTIAL DIST.	4.5 FT ON LEFT 0 FT ON RIGHT
REAR	0 FT, 10 FT ADJ. TO RESIDENTIAL DIST.	17 FT

OCCUPANCY TYPES & AREA:

R-1: 5,138 SF, 10 UNITS HOTEL/MOTEL
LOAD FACTOR = 200 GROSS
= 26 OCCUPANTS

CONSTRUCTION TYPE: VB

CONDITIONED SF: 4,308 SF

TOTAL SQUARE FOOTAGE: MORRO BAY MUNICIPAL CODE 17.02.030 6,561 SF

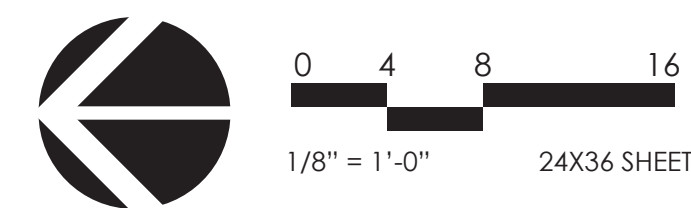
PARKING

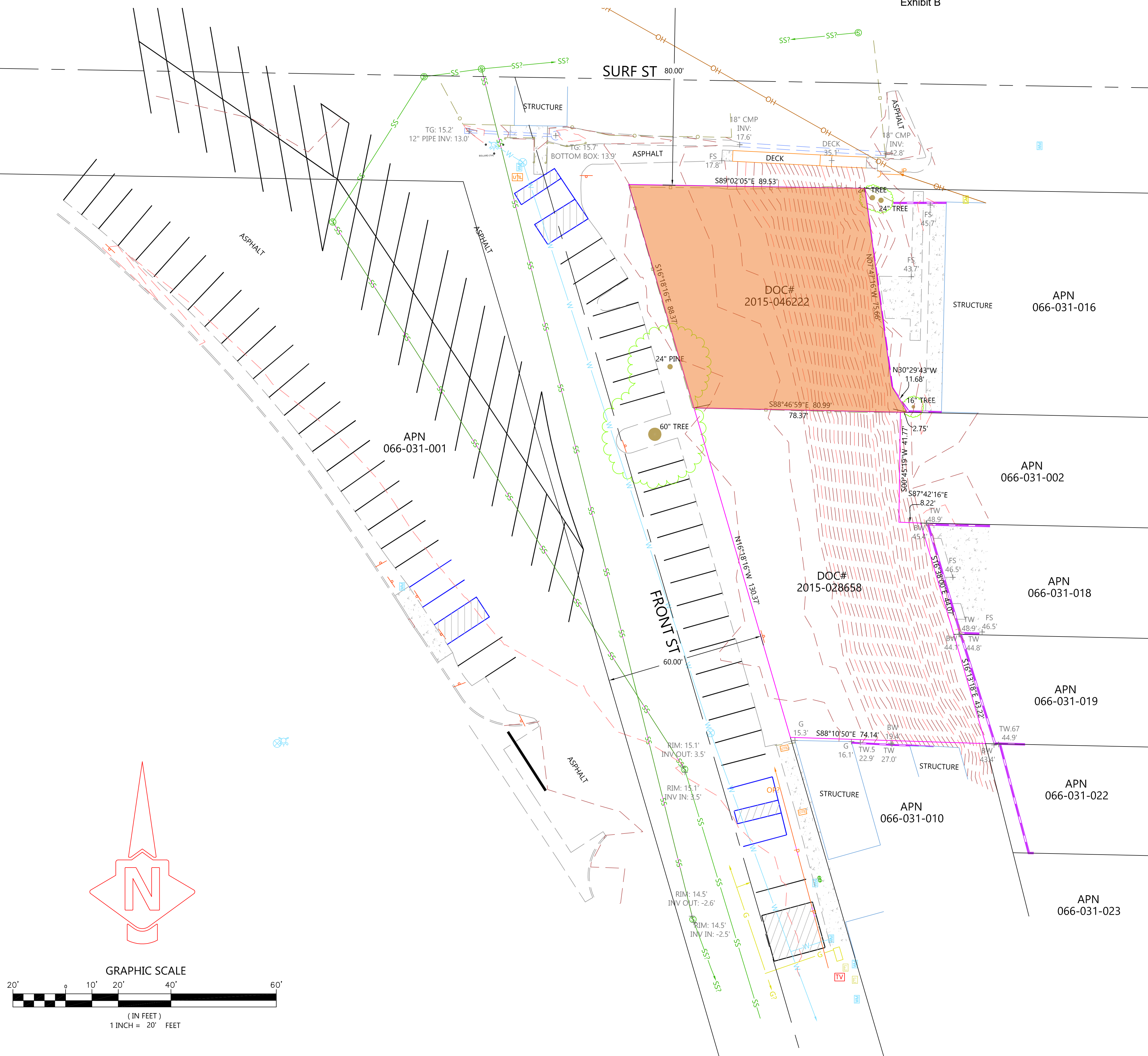
AUTO PARKING: CALCULATION
PARKING REQUIRED: PER CITY OF MORRO BAY
PARKING PROVIDED:

SPACE COUNT:
0
0

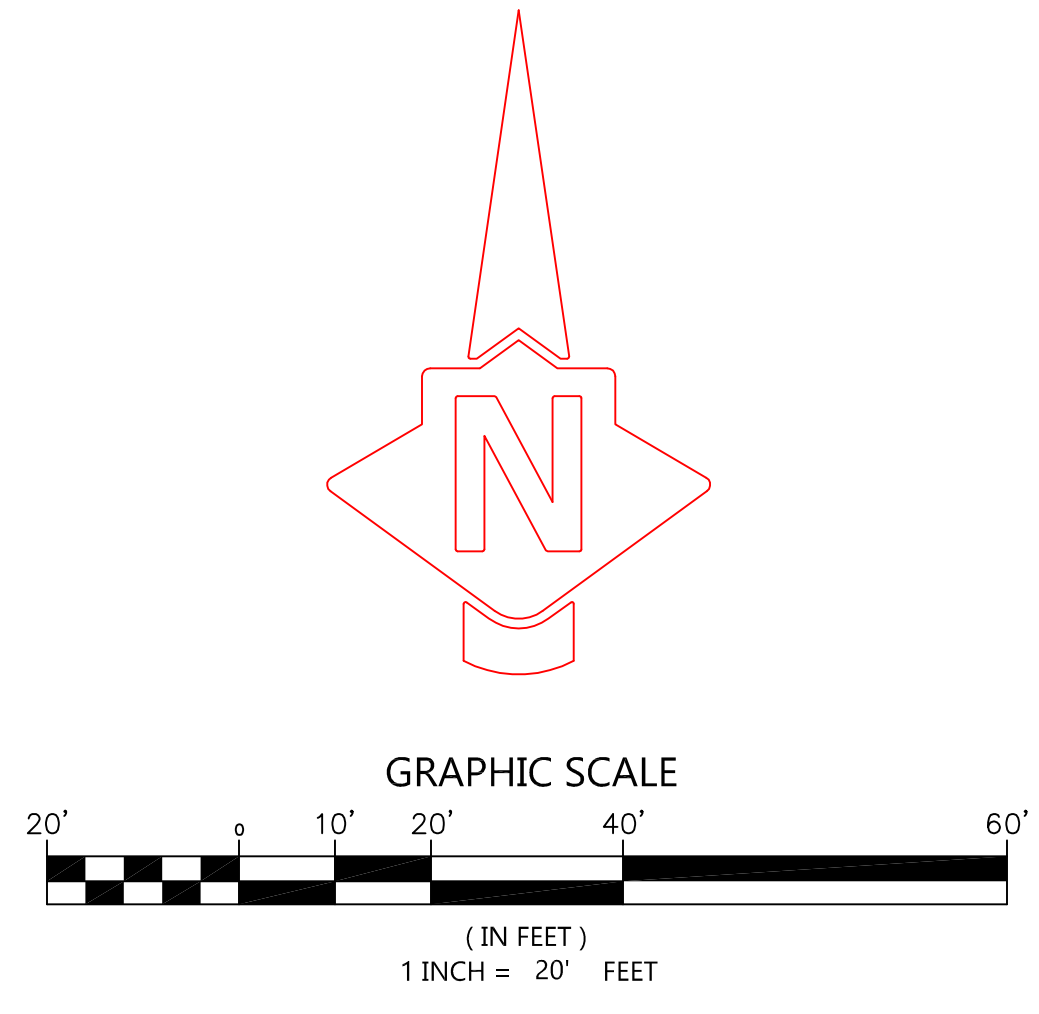
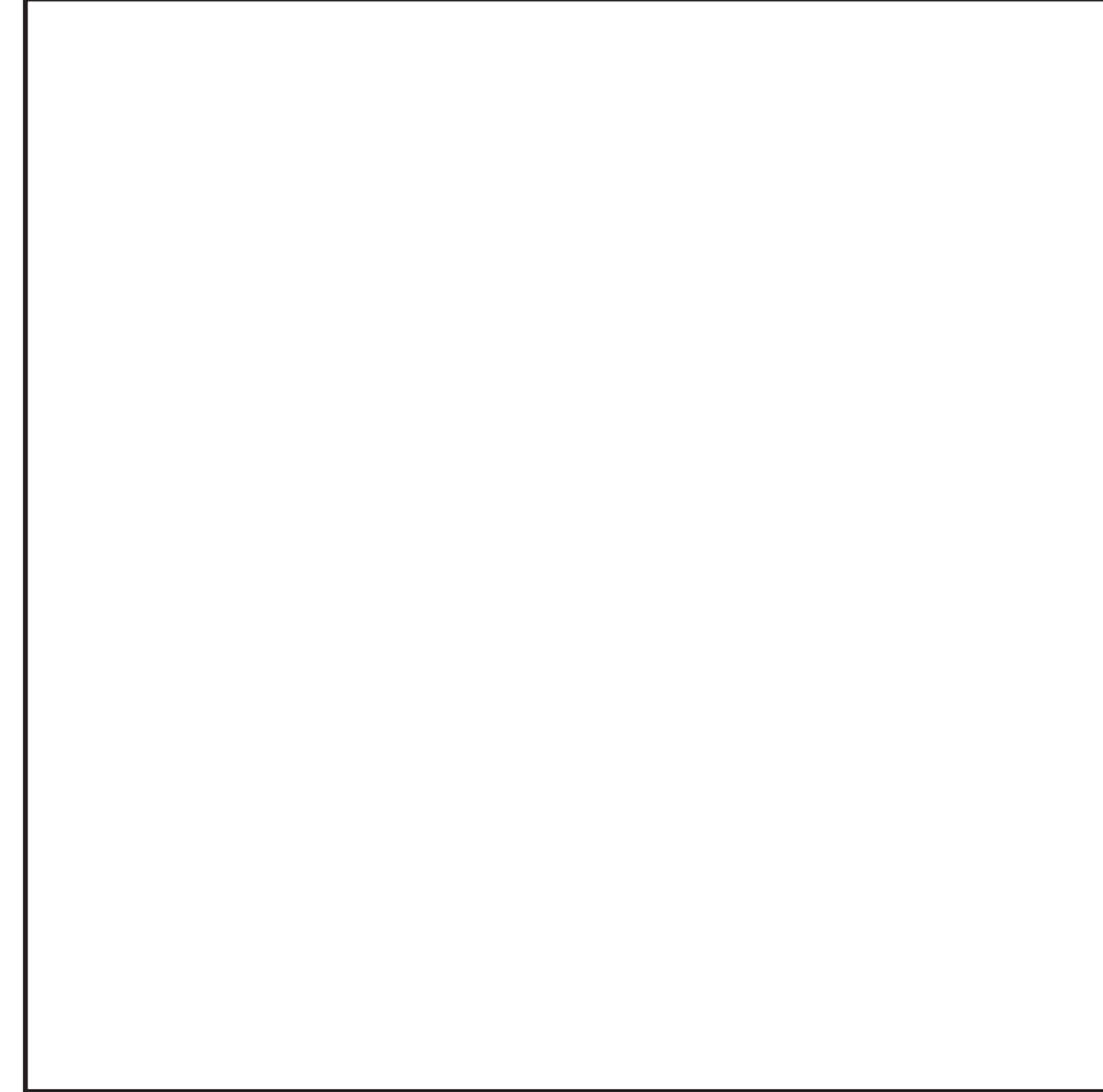
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- WATER METER
- GAS METER
- GAS VALVE
- PHONE PEDESTAL, BOX, VAULT, OR LOCKER
- PHONE MANHOLE
- TRAFFIC PEDESTAL, BOX, VAULT, OR LOCKER
- TRAFFIC SIGNAL POLE
- TV PEDESTAL, BOX, VAULT, OR LOCKER
- MAIL BOX
- STORM DRAIN MANHOLE
- DRAIN INLET
- SEWER MANHOLE
- CLEANOUT
- SIGN
- BILLBOARD / SIGNAGE
- LAMP POST
- ELECTRIC PEDESTAL, BOX, VAULT, OR LOCKER
- PVC PIPE UTILITY STUB / RISER
- OVERHEAD UTILITY LINE
- GREEN PAINT/FLAG: POSSIBLE SEWER/STORM UTILITY
- BLUE PAINT/FLAG: POSSIBLE WATER UTILITY
- YELLOW PAINT/FLAG: POSSIBLE GAS UTILITY
- RED PAINT/FLAG: POSSIBLE ELECTRIC UTILITY
- ORANGE PAINT/FLAG: POSSIBLE PHONE UTILITY
- ORANGE PAINT/FLAG: POSSIBLE TV UTILITY
- WALL
- FENCES
- EDGE OF PAVEMENT
- CONCRETE
- PAVERS, TILE OR BRICK
- UTILITY POLE
- POWER POLE
- JOINT POLE
- GUY WIRE
- SET MONUMENT
- FOUND MONUMENT
- BENCHMARK
- SURVEY CONTROL POINT
- STREET MONUMENT WELL
- BOLLARD
- LO: LIVE OAK
- WO: WHITE OAK
- PI: PINE
- TR: TREE
- FF: FINISH FLOOR
- FS: FINISH SURFACE
- CMP: CORRUGATED METAL PIPE
- HDPE: PLASTIC PIPE
- G: xxx'x' + GROUND SPOT GRADE
- AC: xxx'x' + ASPHALT SPOT GRADE
- TC: xxx'x' + TOP OF CURB SPOT GRADE
- CONC: xxx'x' + CONCRETE SPOT GRADE
- TW: xxx'x' + TOP OF WALL SPOT GRADE



GENERAL NOTES:

- 1) TREE SIZES AND SPECIES ARE APPROXIMATE AND SHOULD BE VERIFIED AND/OR DETERMINED BY A CERTIFIED ARBORIST.
- 2) UTILITIES SHOWN ON THIS MAP ARE ON BASED VISIBLE IMPROVEMENTS AND CLEARLY DEFINED PAINT MARKINGS MADE BY OTHERS EXISTING AT THE TIME OF THE FIELD SURVEY. APPARENT TYPES AND SIZES OF UTILITIES MAY BE INDICATED BUT MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY. OTHER UTILITY SERVICES MAY EXIST THAT ARE NOT SHOWN.
- 3) EASEMENTS, OFFERS, LICENSES, RIGHTS, RESTRICTIONS AND/OR INTERESTS AFFECTING THIS PROPERTY MAY EXIST BUT MAY NOT BE SHOWN ON THIS MAP.
- 4) PARCEL LINES SHOWN HEREON DO NOT INDICATE OR IMPLY PARCEL LEGALITY. ADDITIONAL TITLE RESEARCH AND CERTIFICATE OF COMPLIANCE APPLICATION TO THE LOCAL GOVERNING AGENCY MAY BE REQUIRED FOR DETERMINATION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, PER THE SURVEYED TIE BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF FRONT ST/BEACH ST AND SURF ST/SCOTT AVE HAVING A CALCULATED BEARING OF N34°45'46"E PER 107/LS/46.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE BRASS CAP AT THE INTERSECTION OF FRONT ST AND BEACH ST HAVING AN ELEVATION OF 13.91' NAVD88 PER 107/LS/46

TOPOGRAPHIC SURVEY

Site:	1170 Front St
Requested By:	Jason Blankenship
	PTN LOTS 3-5, BLOCK 61, BAKERSFIELD COLONY TRACT, 2/MB/52, CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER DOC# 2004-045846
APN(S):	066-034-021
DATE:	September 2017
FILENAME:	17-104 Blankenship Front
Drafter:	CLM
Scale:	1"=20'
Project:	17-104
Job:	17-104
Sheet:	1 of 1

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This map correctly represents a topographic survey performed by me or under my direction. The boundary lines of the subject parcel, shown hereon, are based on a measured survey.
Marc Dakos 09-14-17
 Marc D. Dakos, LS 8769 (Date)

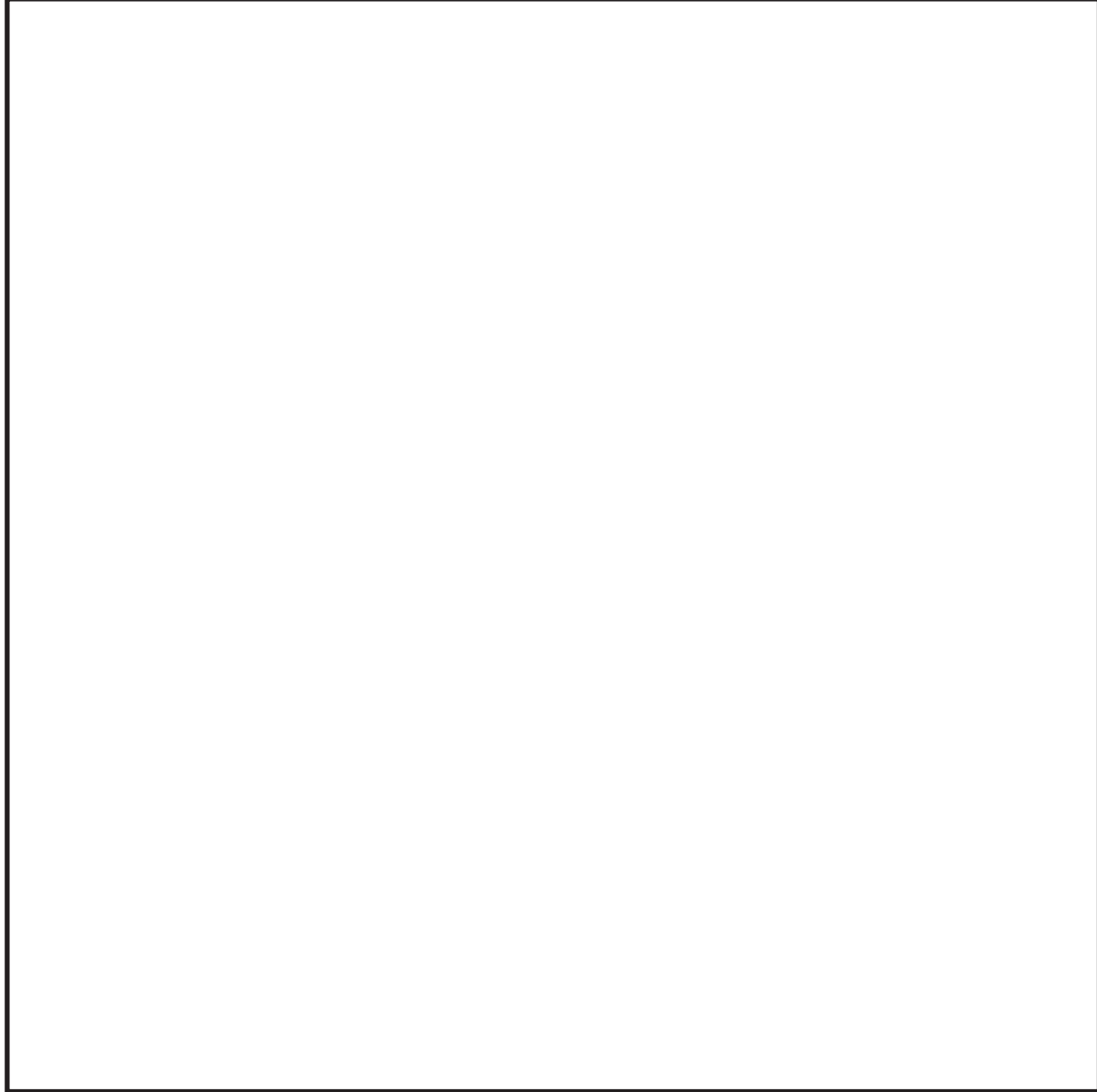


EXISTING SITE SURVEY
FRONT STREET HOTEL - MORRO BAY

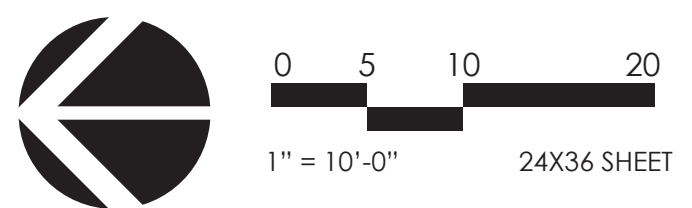
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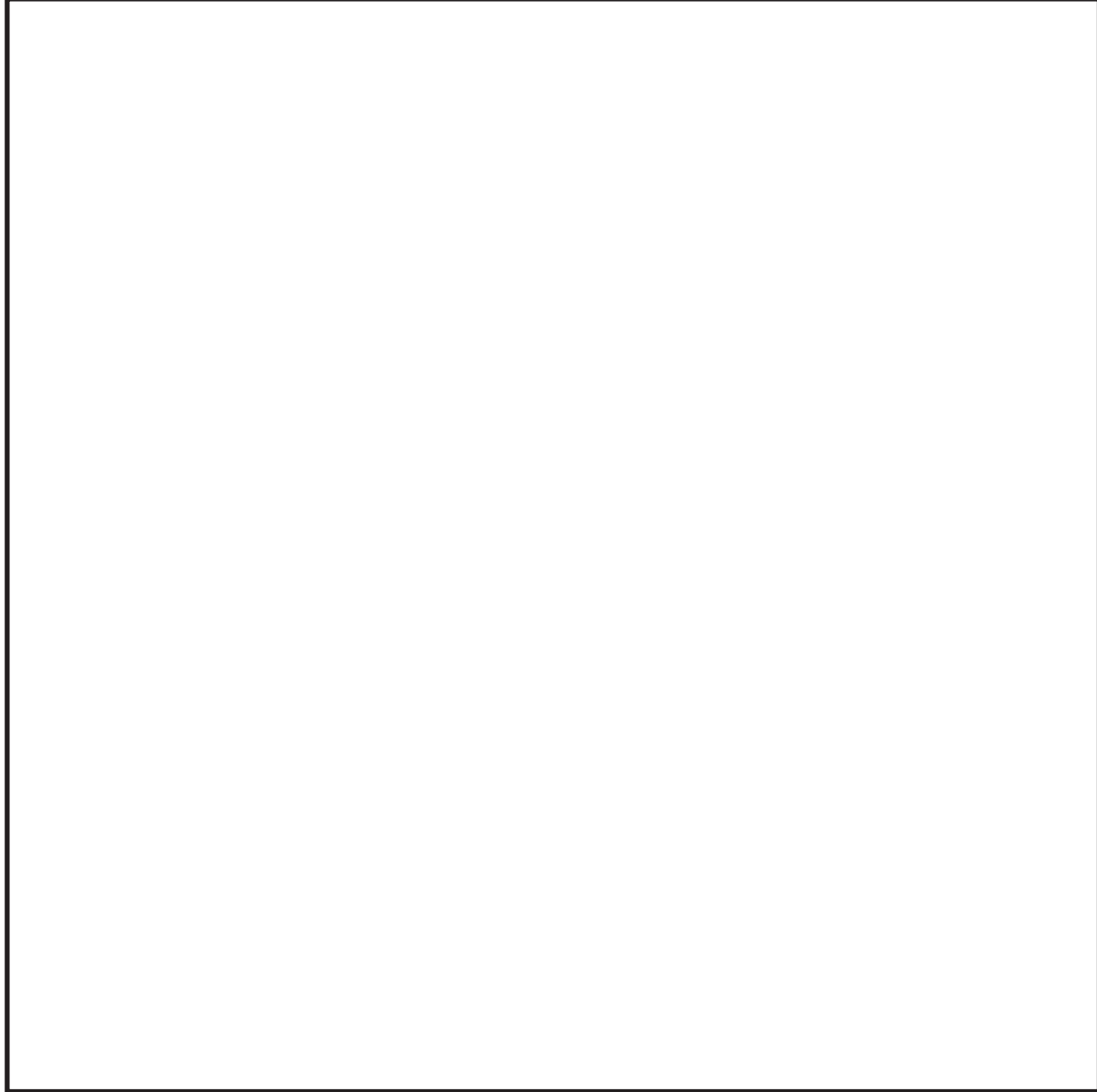
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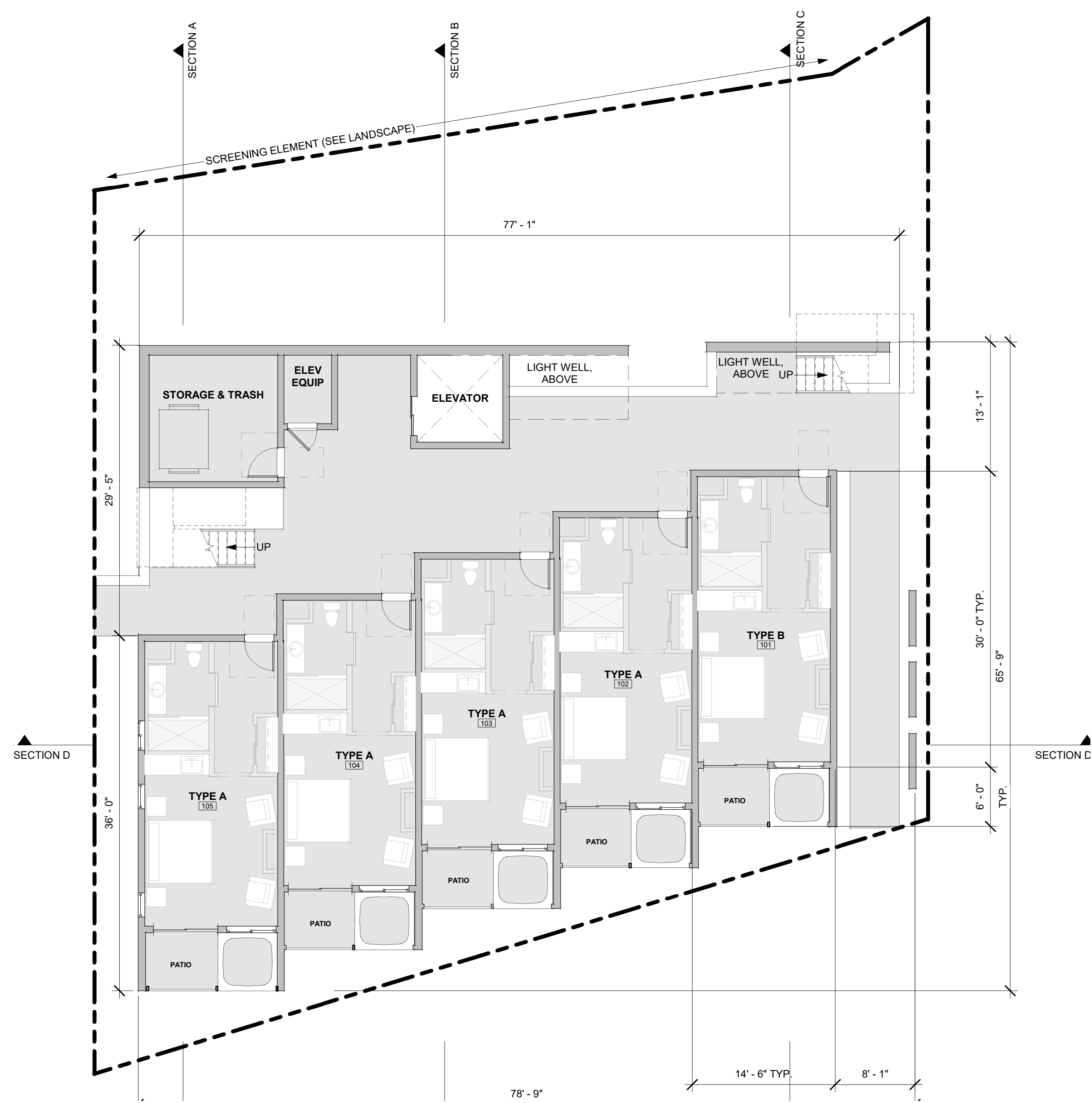


CITY OF MORRO BAY STAMP

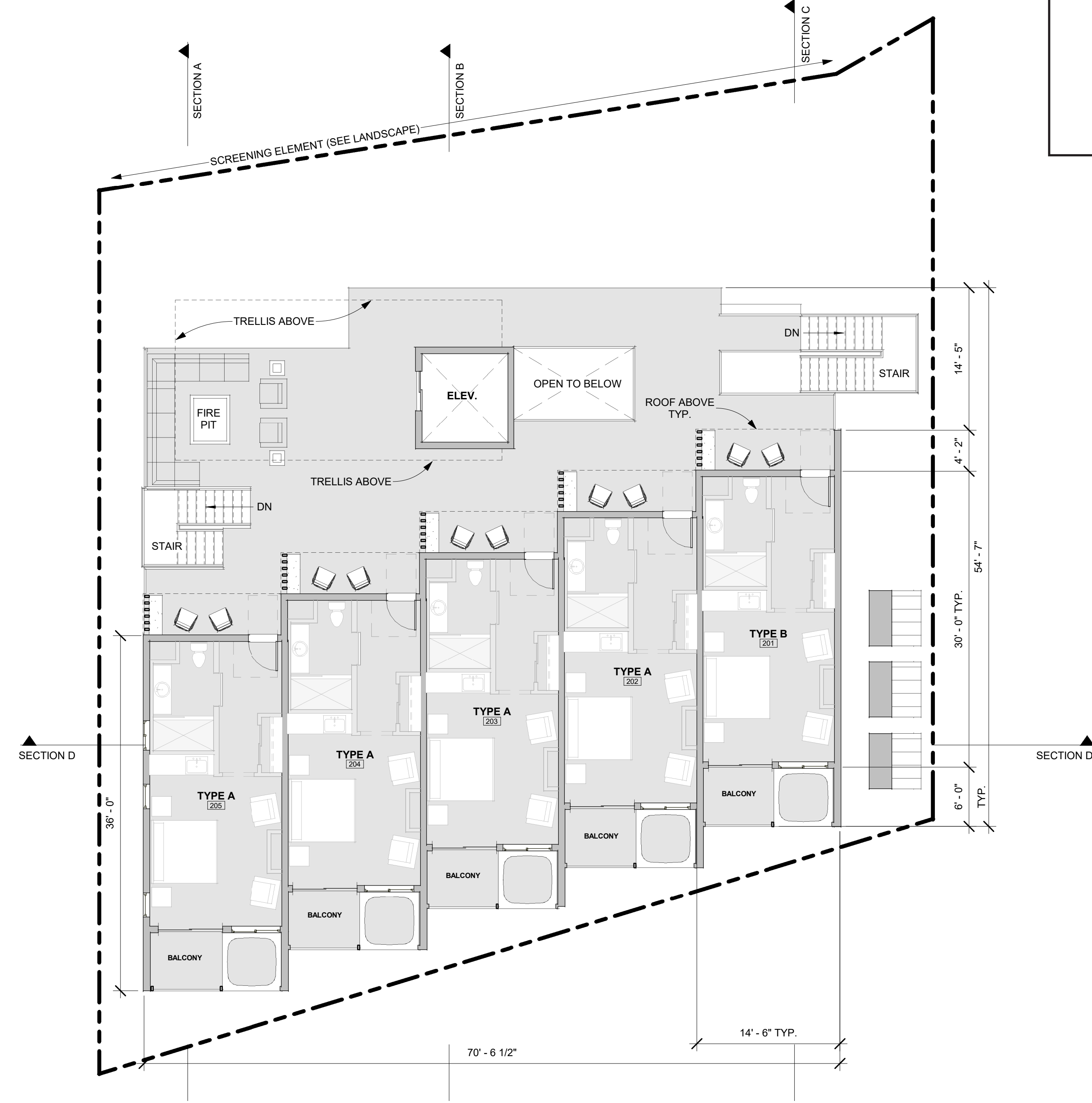




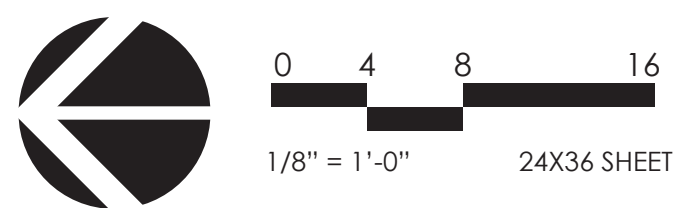
CITY OF MORRO BAY STAMP

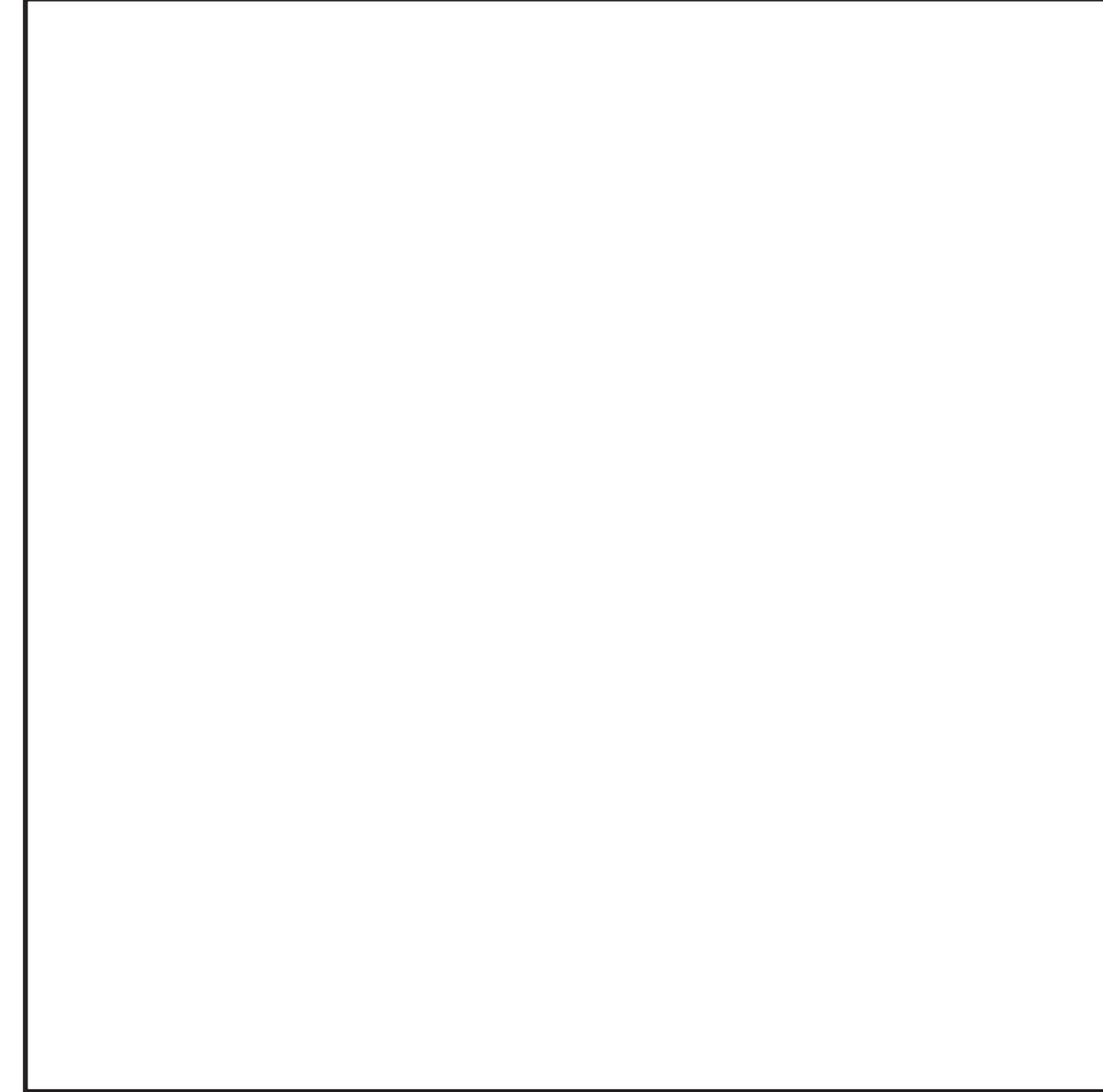


1 GROUND FLOOR PLAN
 1/8" = 1'-0" (24 X 36 SHEET)



2 SECOND FLOOR PLAN
 1/8" = 1'-0" (24 X 36 SHEET)



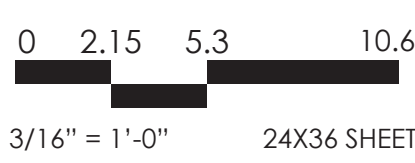


CITY OF MORRO BAY STAMP

1 WEST ELEVATION
3/16" = 1'-0" (24 X 36 SHEET)



2 EAST ELEVATION
3/16" = 1'-0" (24 X 36 SHEET)

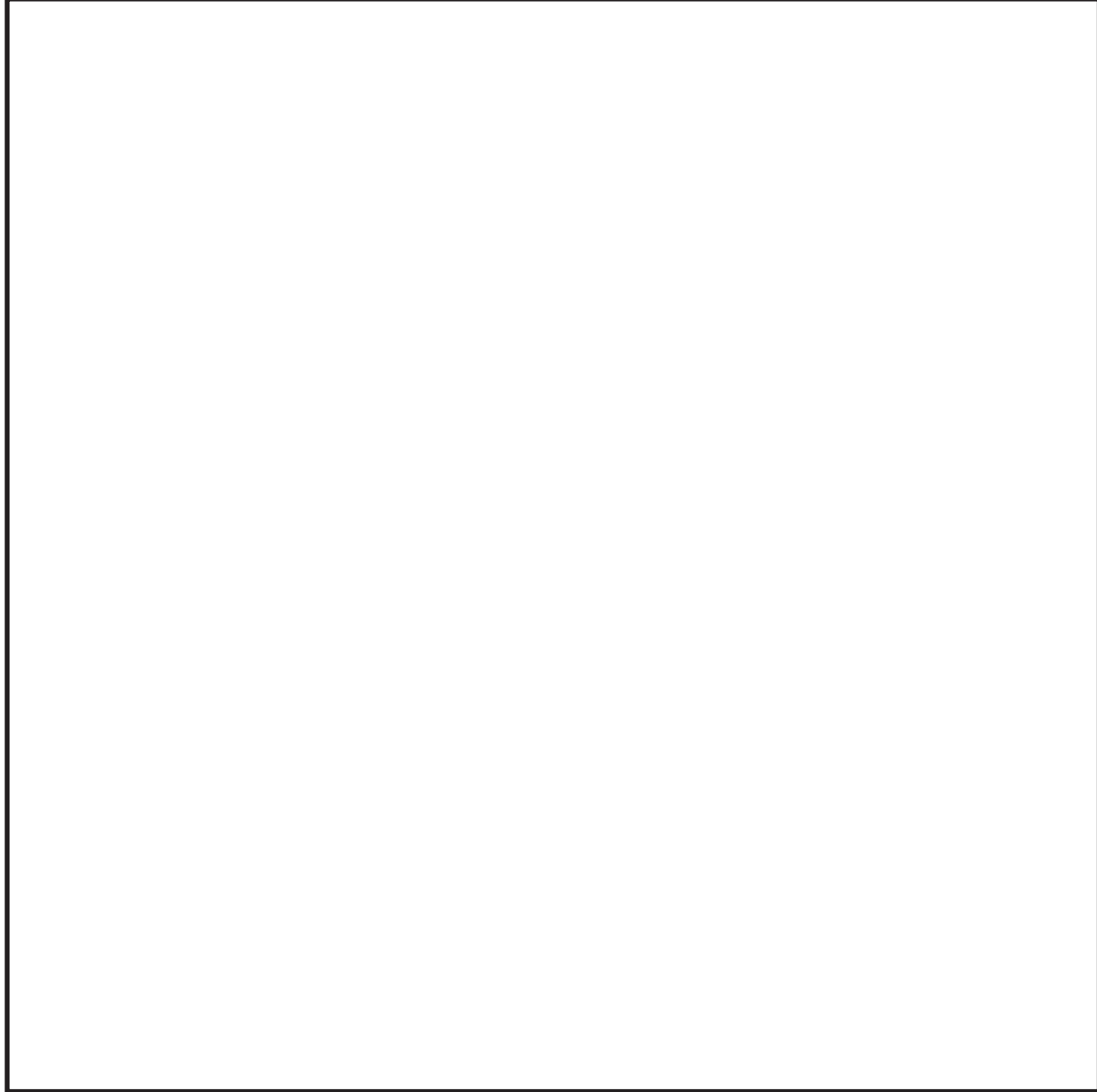


EXTERIOR ELEVATIONS
FRONT STREET HOTEL - MORRO BAY

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CITY OF MORRO BAY STAMP



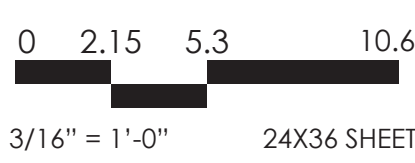
- MAX ALLOWABLE HEIGHT 37'-7"
- I.O. ELEVATOR TOWER 28'-10"
- ROOF RIDGE 24'-7"
- SECOND FLOOR 11'-3"
- GROUND LEVEL 0'-0" FF
- SIDEWALK -0'-6" FF

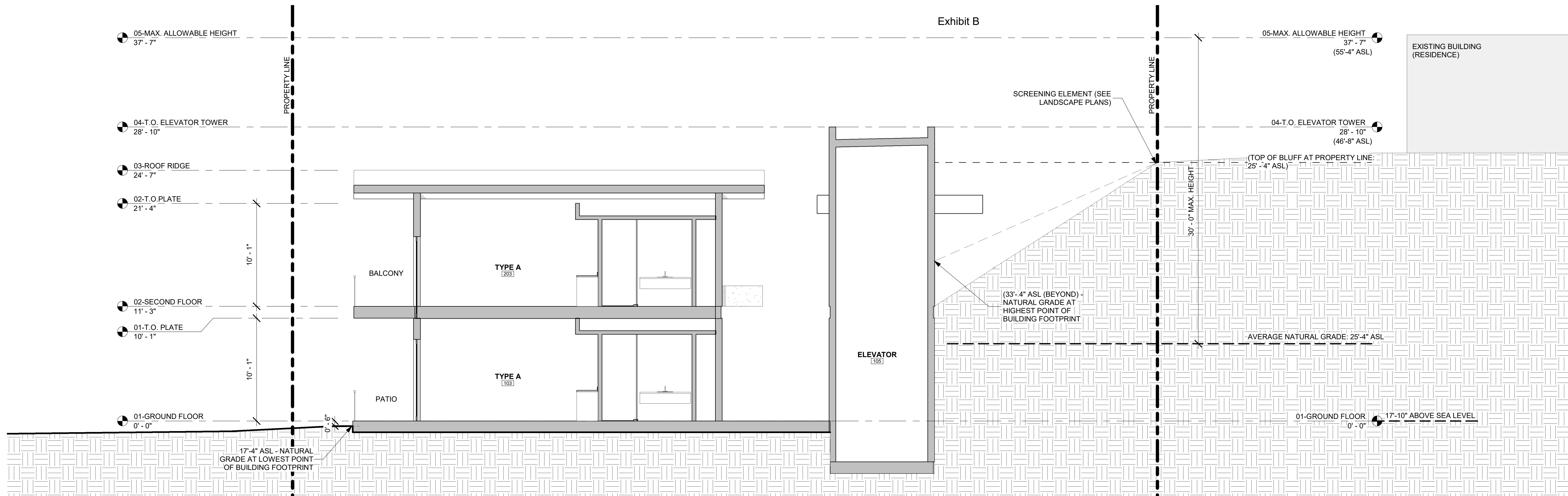
1 NORTH ELEVATION
3/16" = 1'-0" (24 X 36 SHEET)



- MAX ALLOWABLE HEIGHT 37'-7"
- I.O. ELEVATOR TOWER 28'-10"
- ROOF RIDGE 24'-7"
- SECOND FLOOR 11'-3"
- GROUND LEVEL 0'-0" FF
- SIDEWALK -0'-6" FF

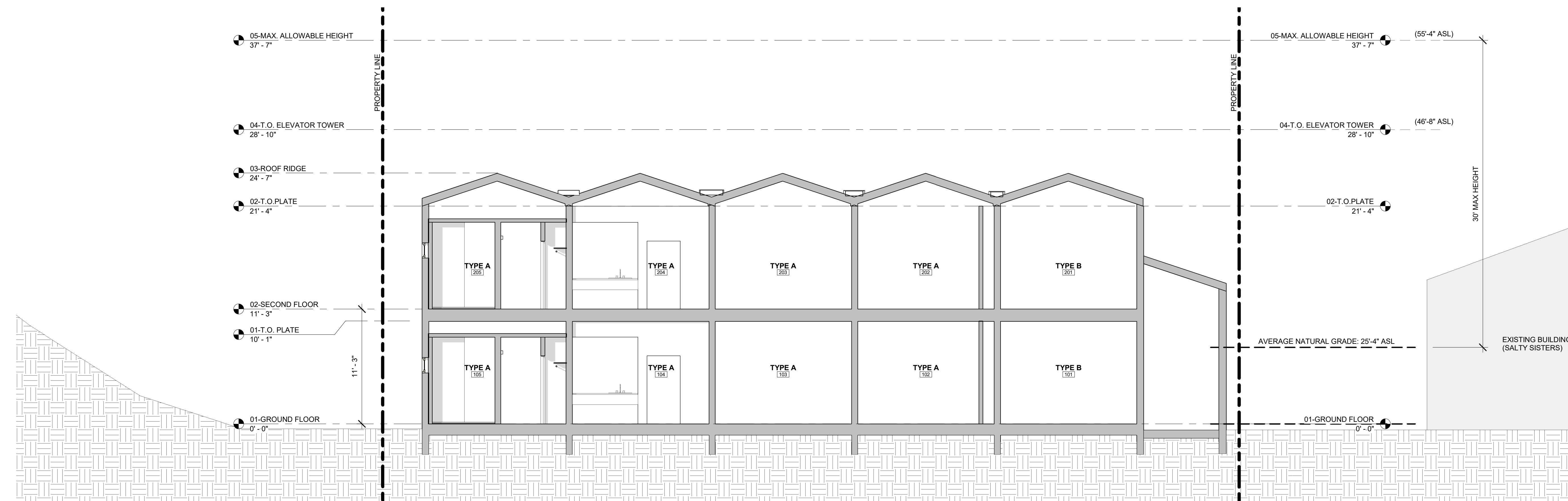
2 SOUTH ELEVATION
3/16" = 1'-0" (24 X 36 SHEET)





CITY OF MORRO BAY STAMP

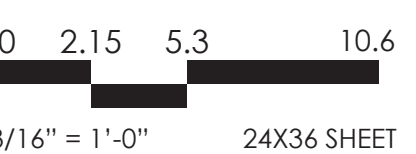
A CROSS SECTION LOOKING NORTH
3/16" = 1'-0" (24 X 36 SHEET)

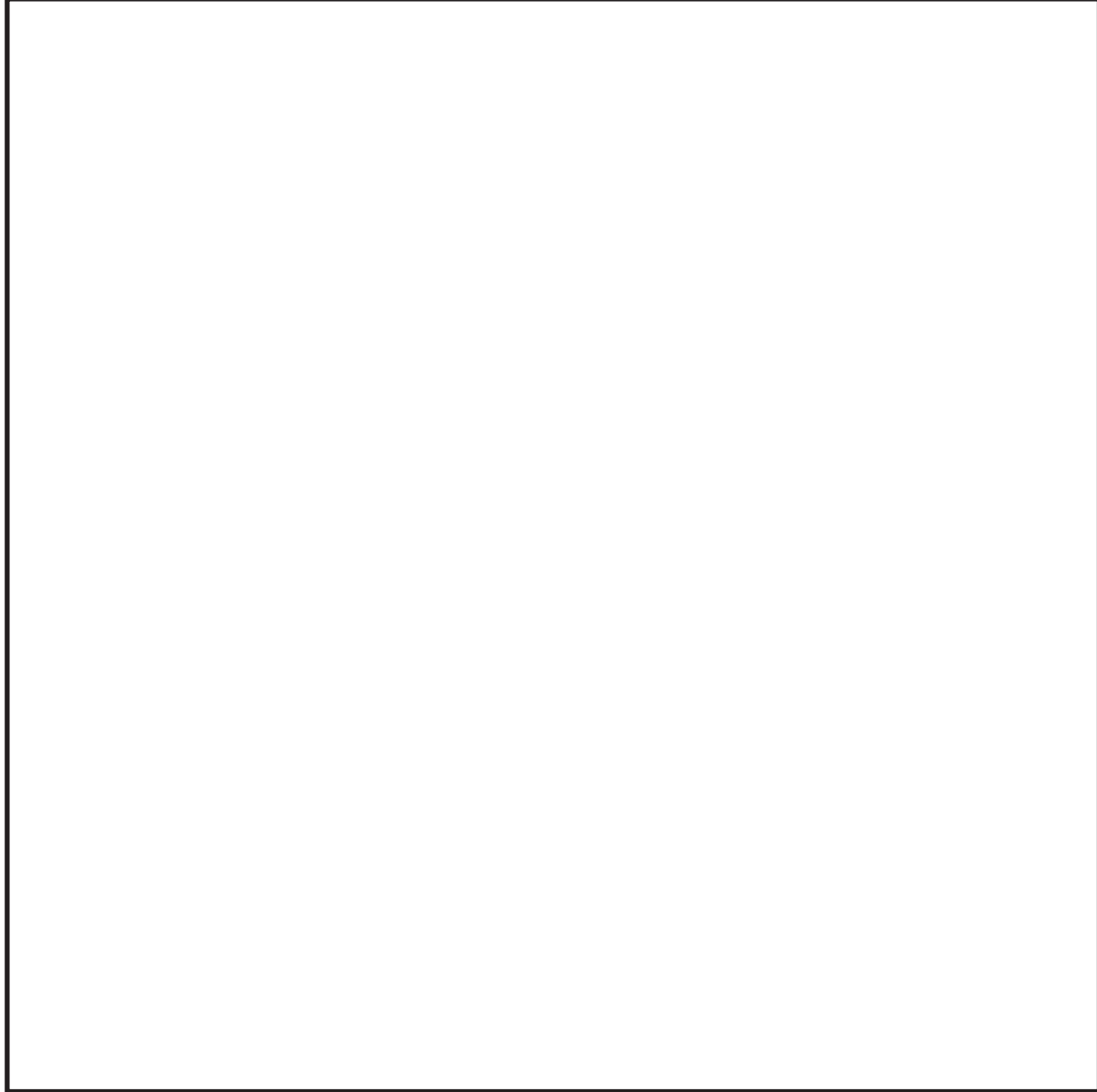
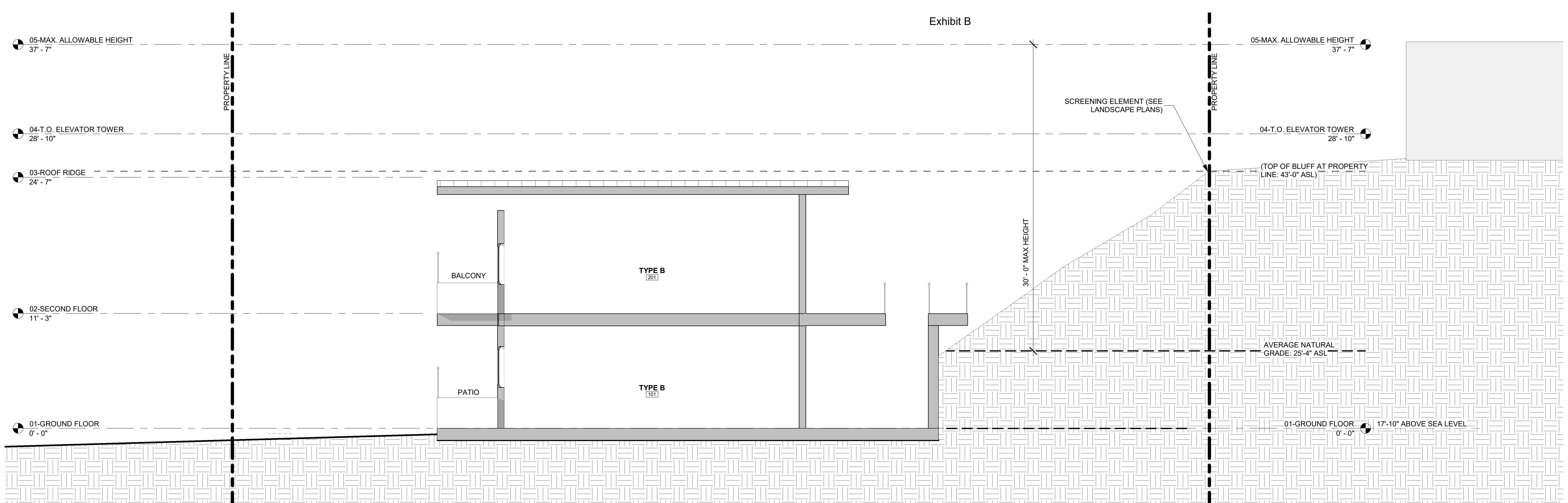


HEIGHT CALC:

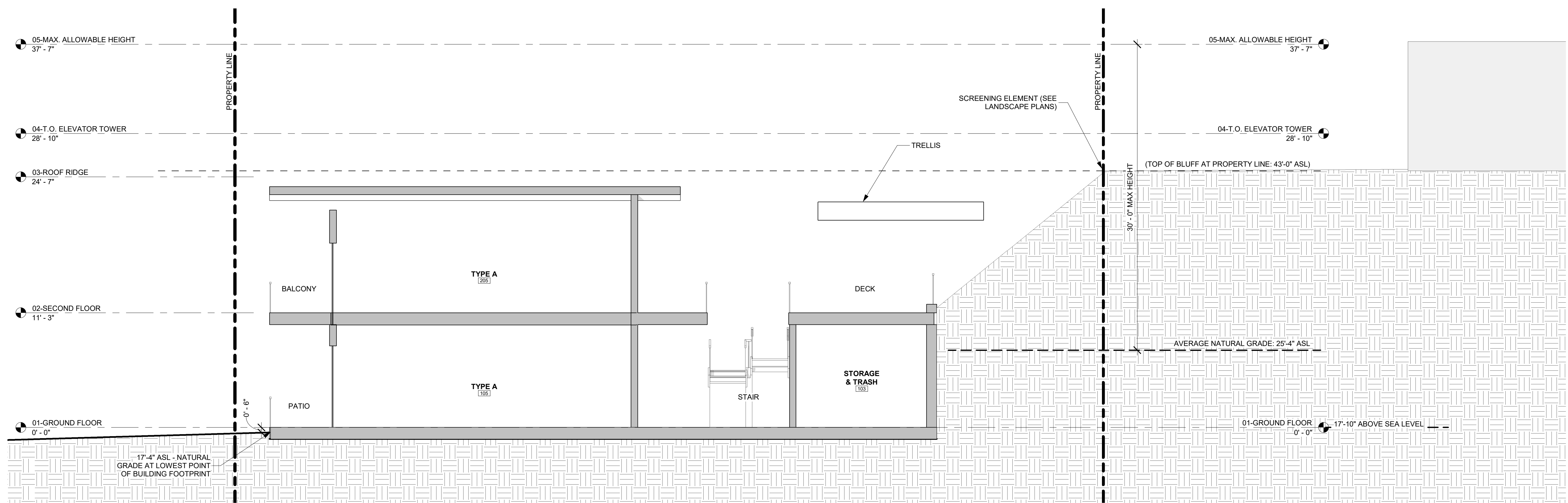
AVERAGE NATURAL GRADE: $(17'-4" + 33'-4") / 2 = 25'-4"$
 MAX HEIGHT = 30'-0"
 $25'-4" + (MAX HEIGHT) = 55'-4"$ ABOVE SEA LEVEL

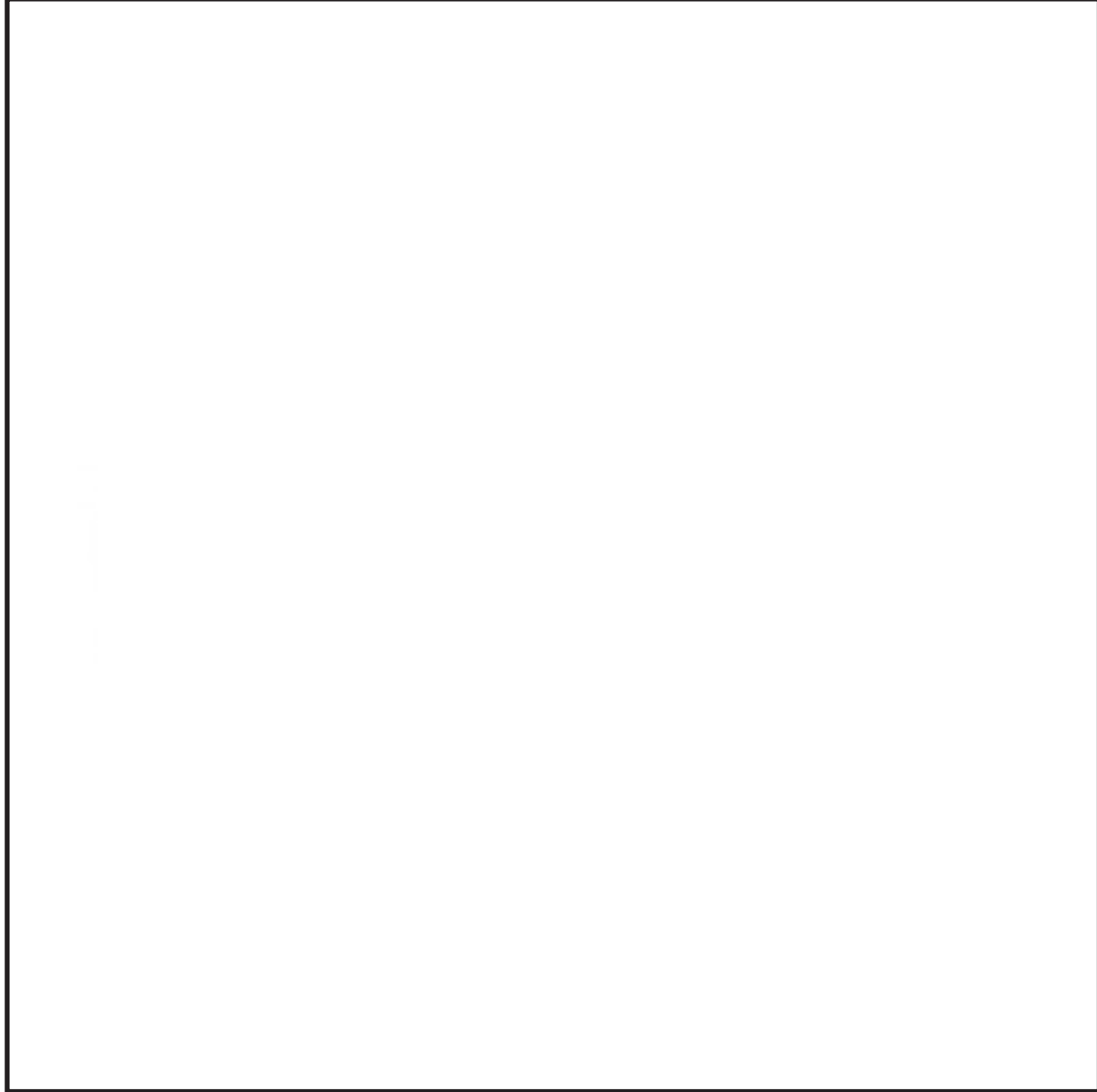
2 LONGITUDINAL SECTION LOOKING EAST
3/16" = 1'-0" (24 X 36 SHEET)





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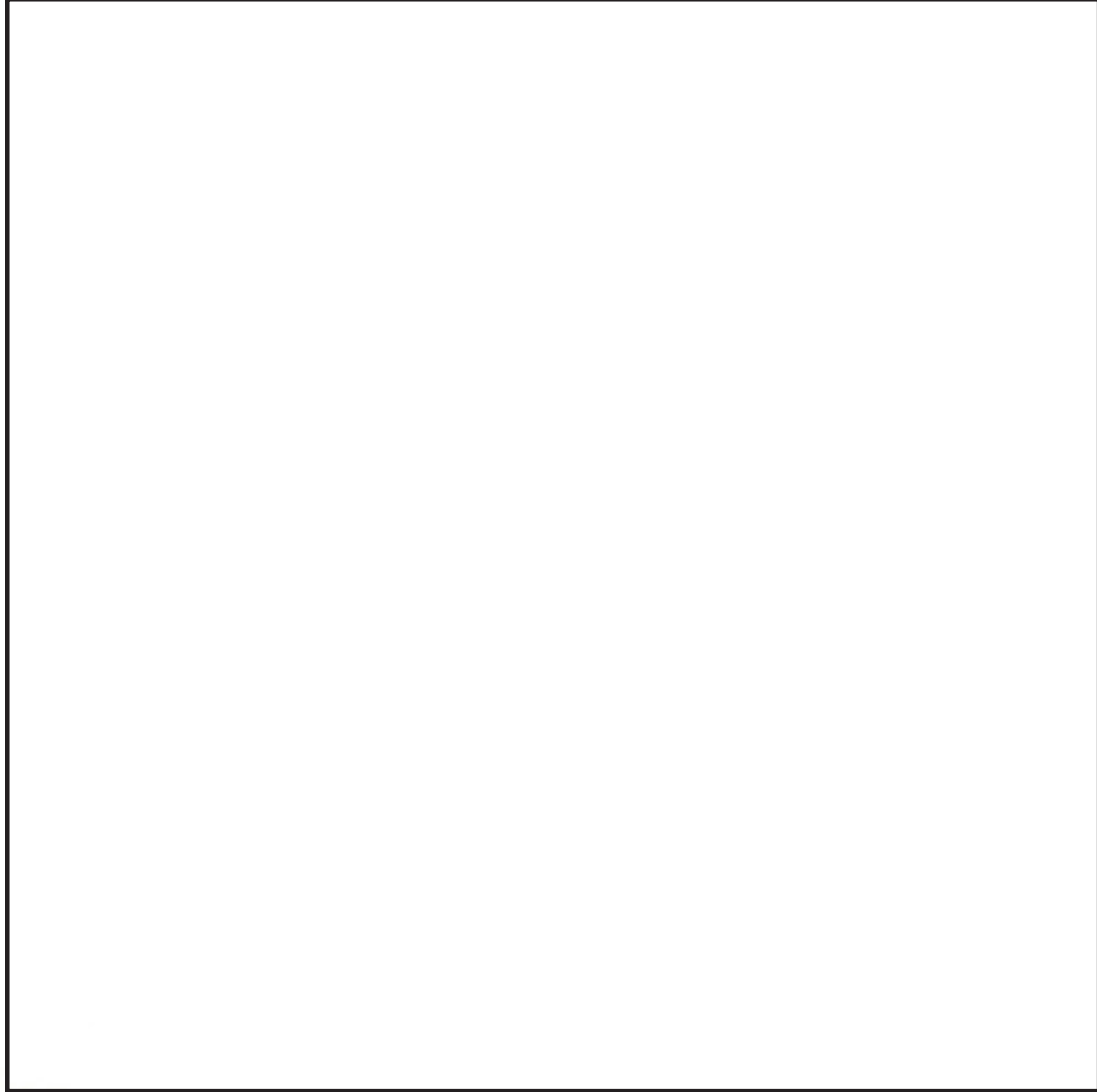




CITY OF MORRO BAY STAMP



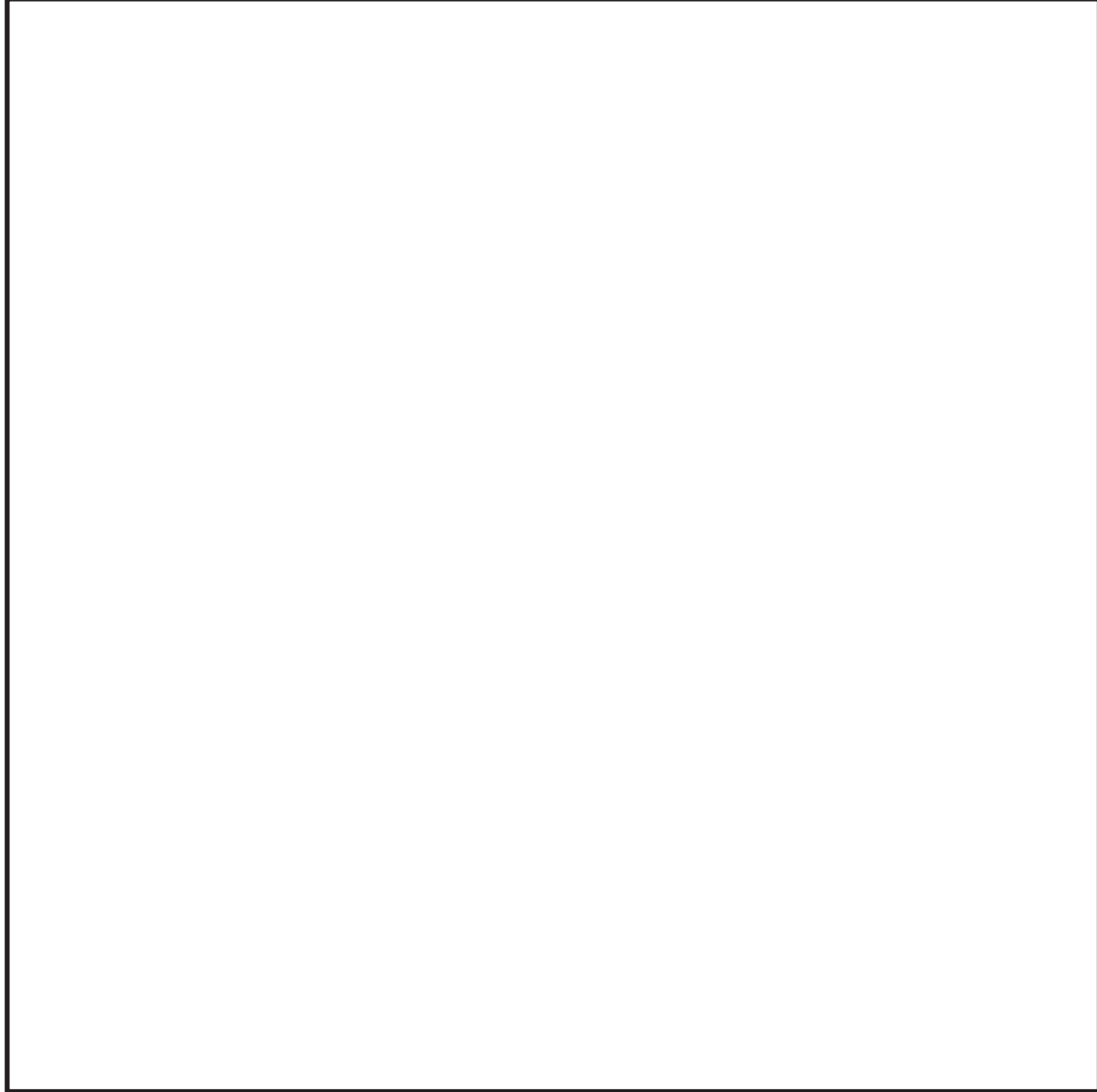
① PERSPECTIVE LOOKING TOWARDS MORRO ROCK FROM 2ND FLOOR BALCONY



CITY OF MORRO BAY STAMP



① PHOTOSIMULATION: LOOKING NORTH TOWARDS THE POWER PLANT



CITY OF MORRO BAY STAMP



2

PHOTOSIMULATION: LOOKING WEST FROM EMBARCADERO

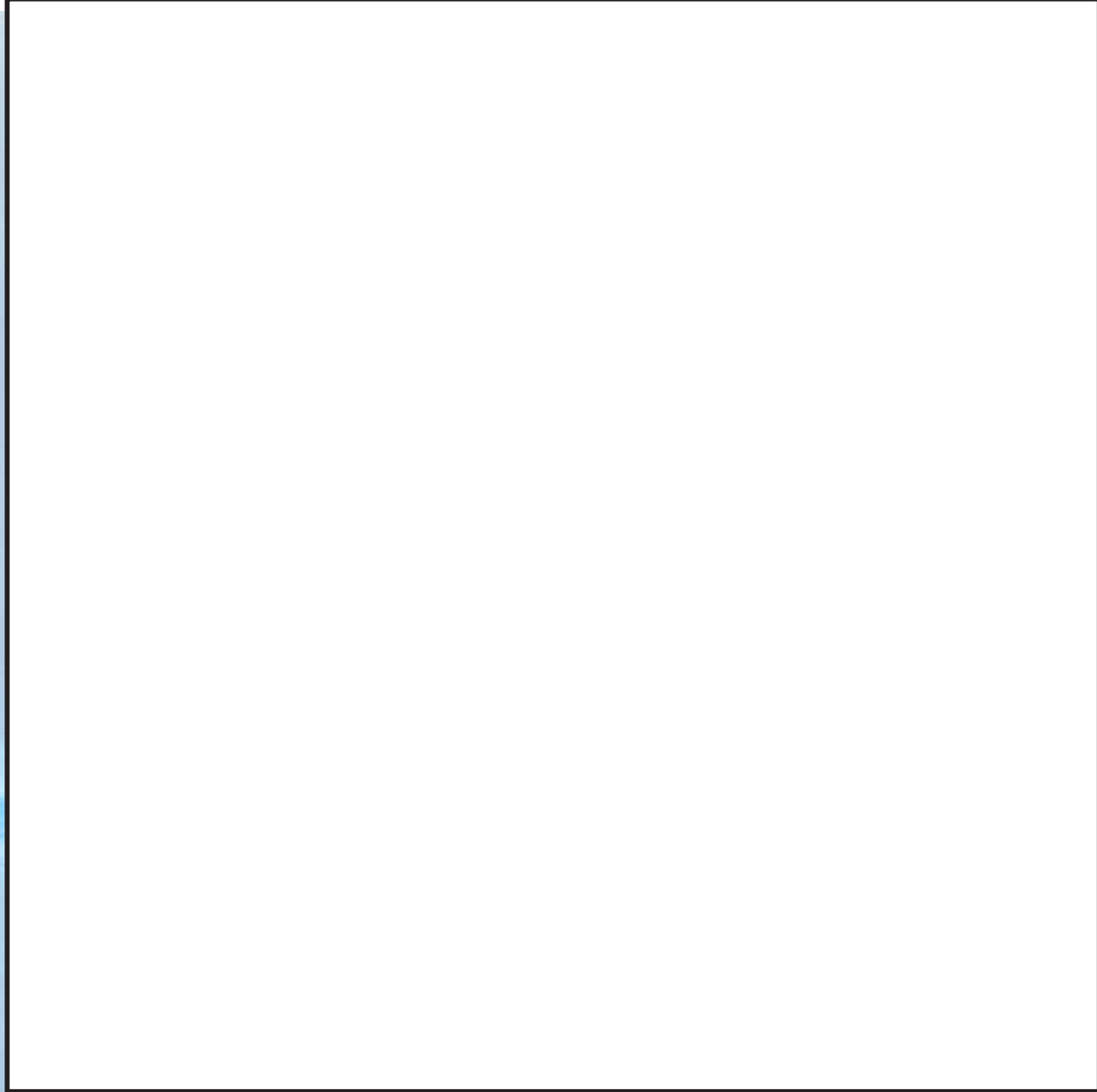


PHOTOSIMULATIONS
FRONT STREET HOTEL - MORRO BAY

15 JANUARY 2026

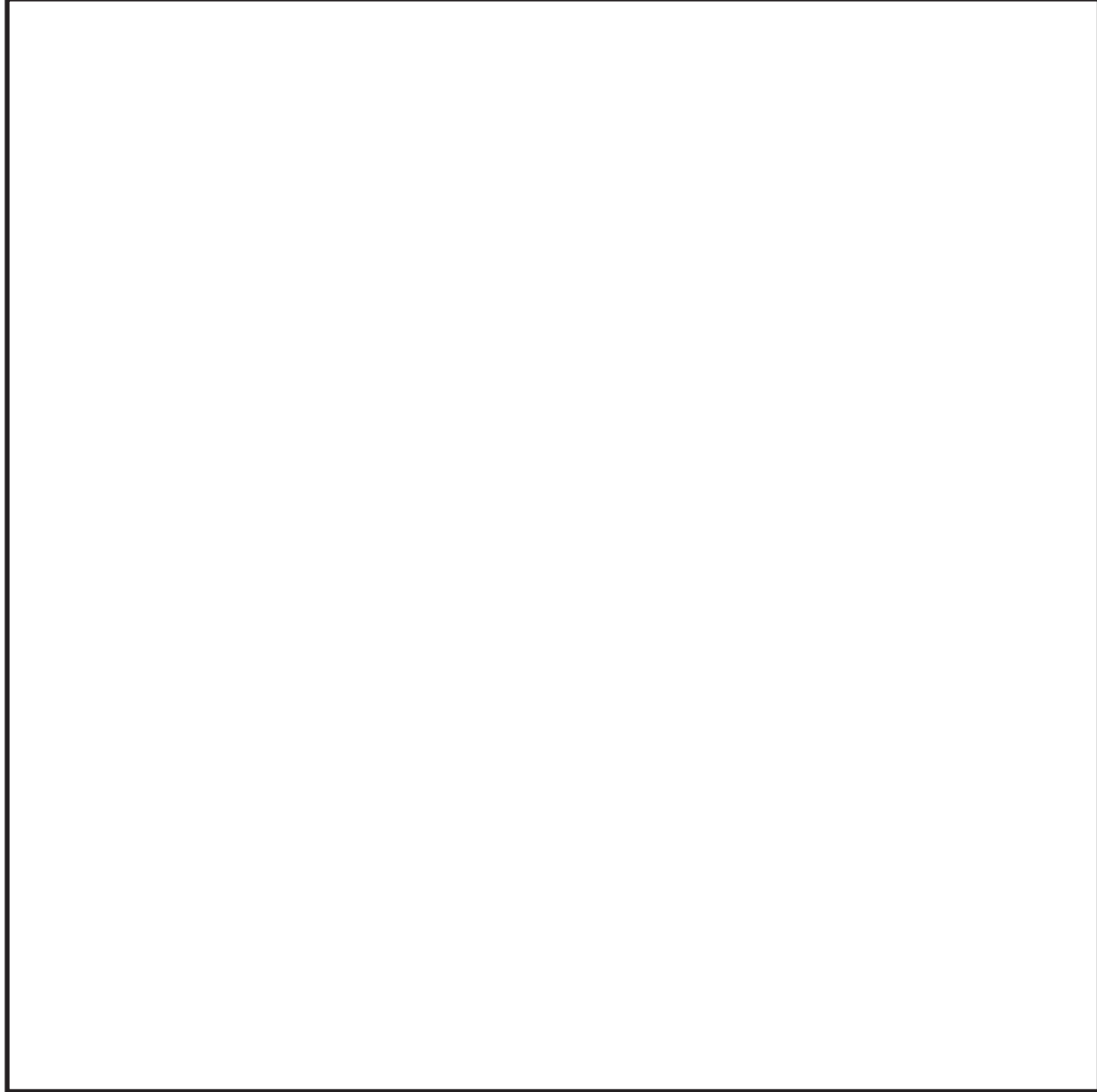
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CITY OF MORRO BAY STAMP

① PHOTOMATCH: LOOKING TOWARDS MORRO ROCK FROM SURF STREET



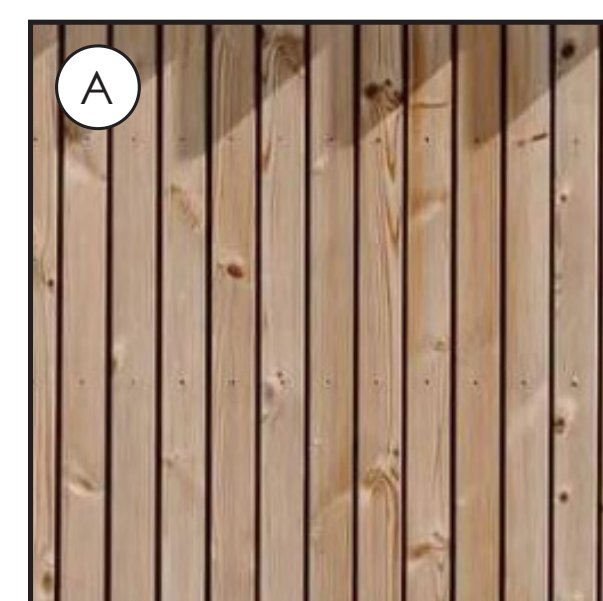
CITY OF MORRO BAY STAMP



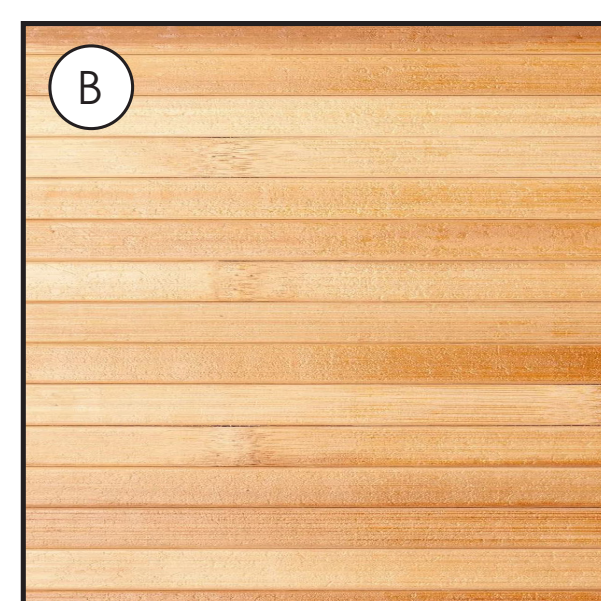
3 PHOTOSIMULATION: TOWARDS MORRO ROCK FROM SURF STREET



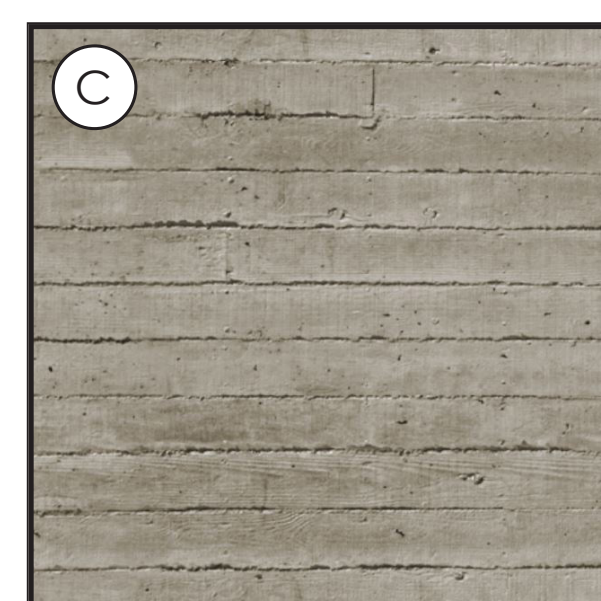
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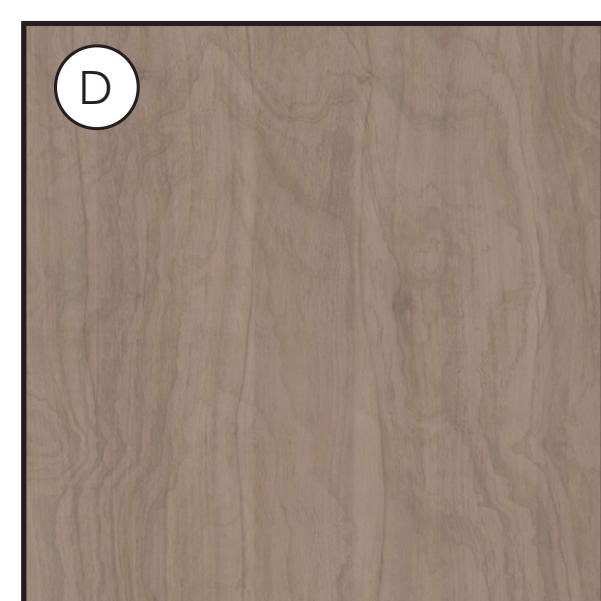
VERTICAL WOOD LOOK
BROWN



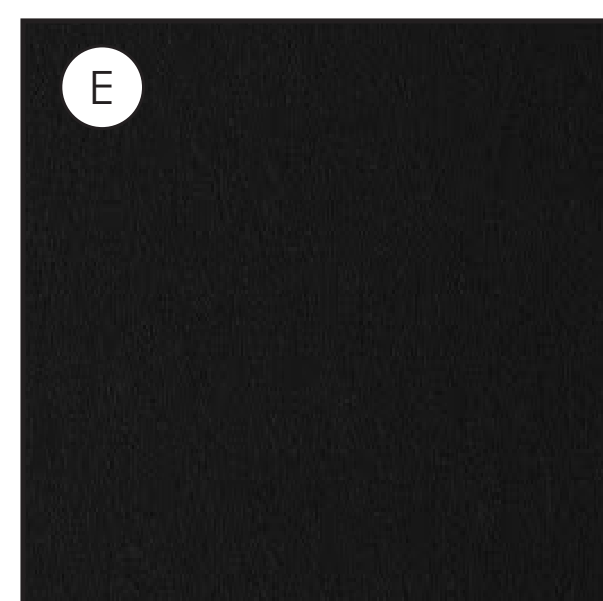
HORIZONTAL WOOD LOOK
LIGHT BROWN



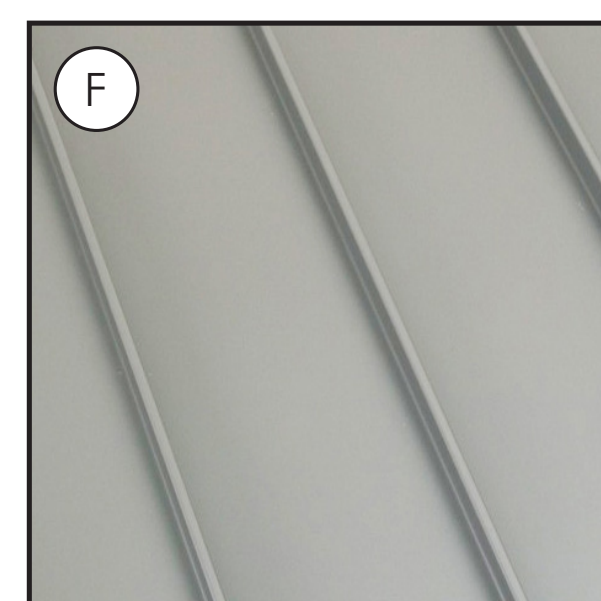
BOARD FORMED CONCRETE LOOK
GREY



FIBER CEMENT TRIM
BROWN



WINDOWS
BLACK



STANDING SEAM METAL
GREY



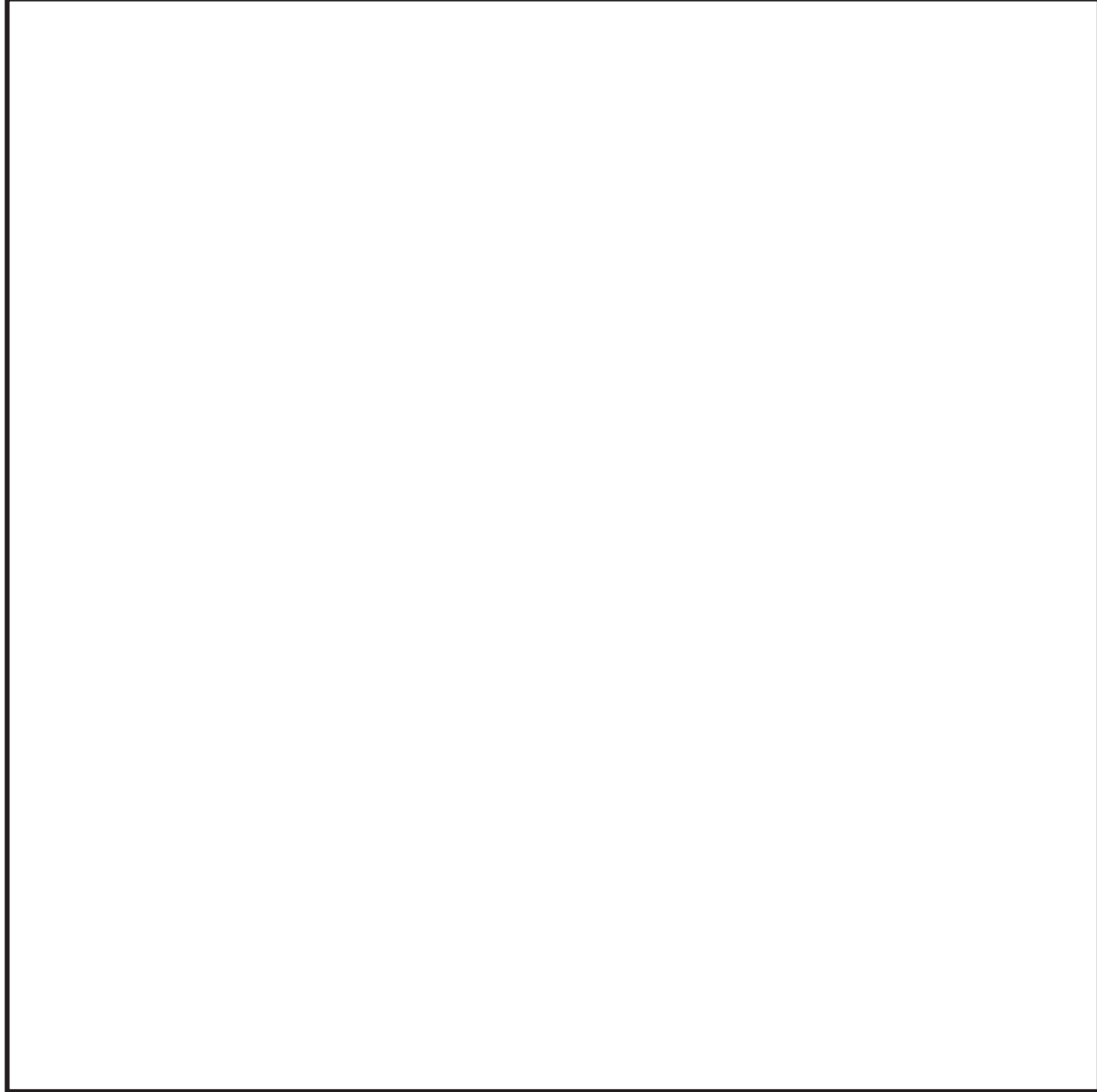
GLASS
FROSTED



LIGHT FIXTURE
BLACK



RAILING
BLACK



CITY OF MORRO BAY STAMP

1 ROOM ENTRY



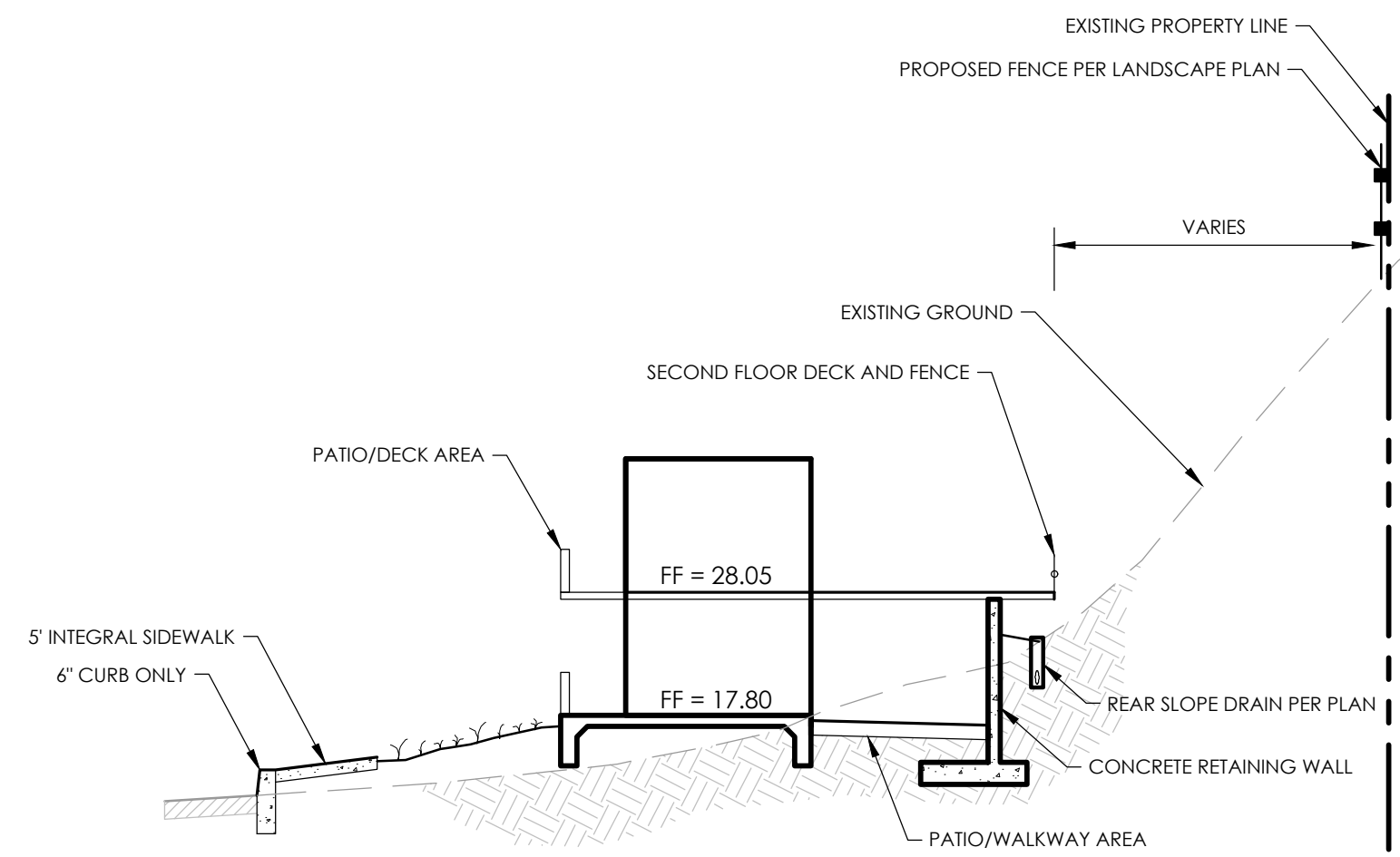
2 BALCONIES FACING MORRO BAY



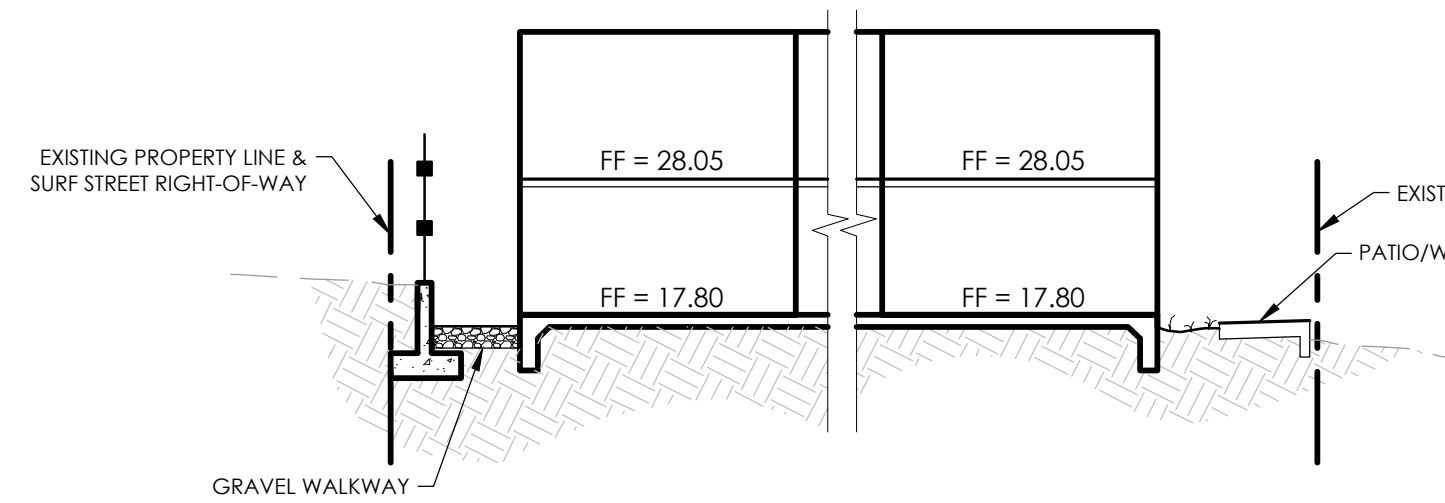
3 LIGHT WELL

LEGEND

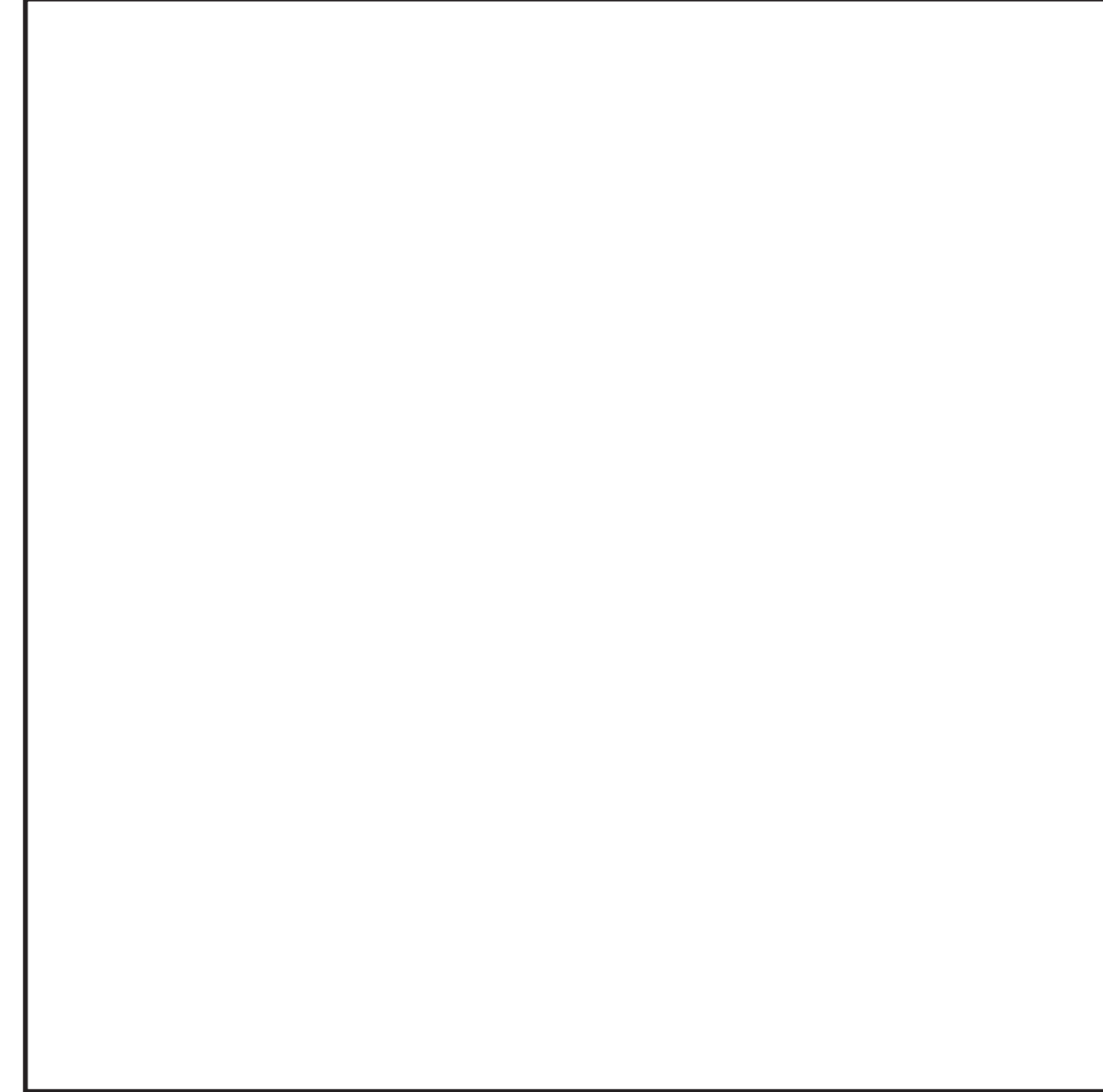
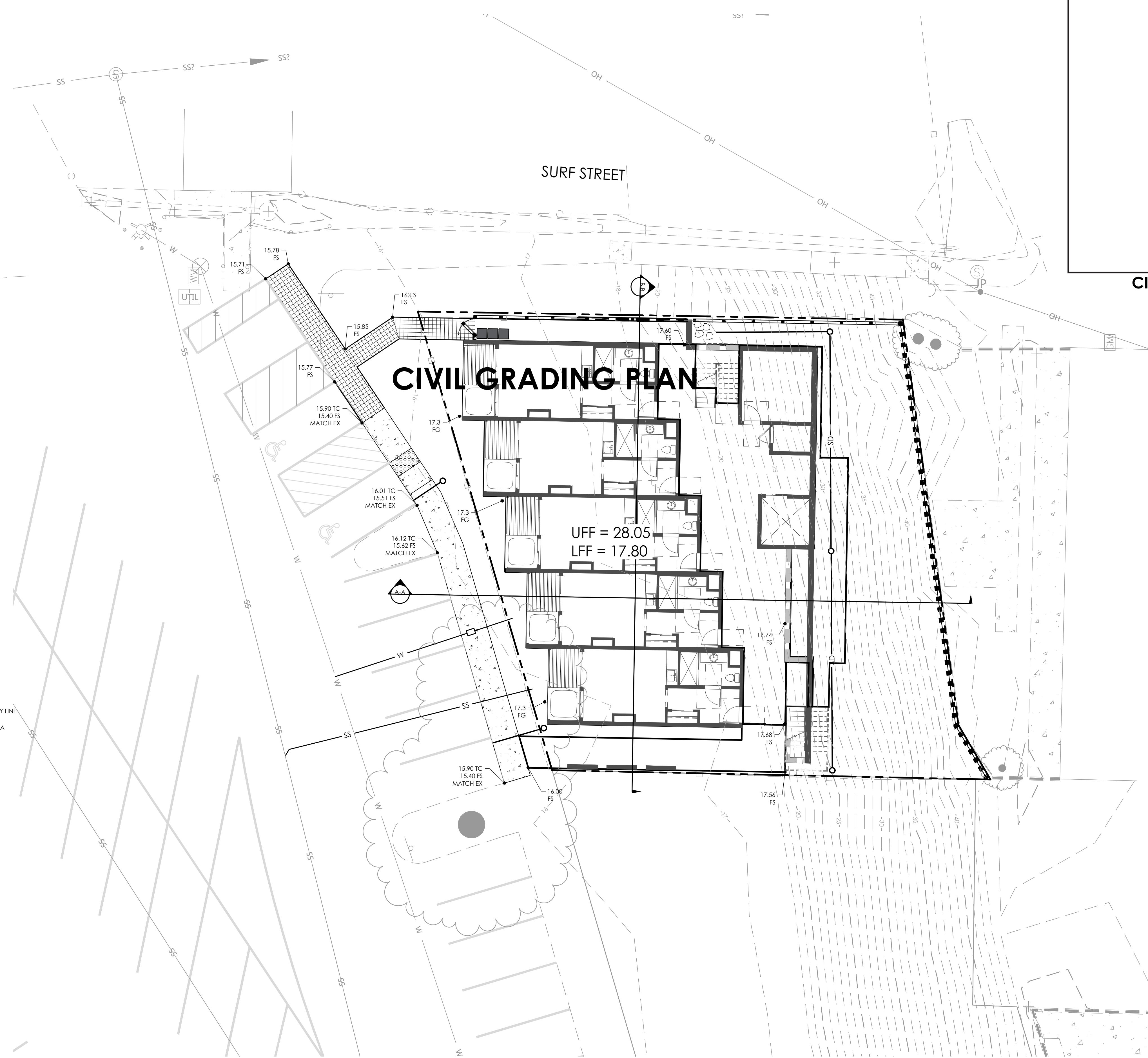
- PROPERTY LINE
- 500— PROPOSED MAJOR CONTOUR
- 497— PROPOSED MINOR CONTOUR
- 500— EXISTING MAJOR CONTOUR
- 497— EXISTING MINOR CONTOUR
- SD— PROPOSED STORM DRAIN
- SS— PROPOSED 4" SEWER SERVICE
- W— 2" WATER LATERAL



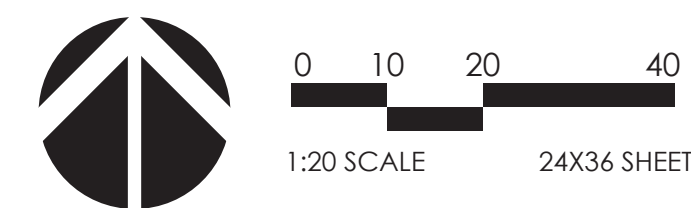
SECTION A-A



SECTION B-B



CITY OF MORRO BAY STAMP








CIVIL SITE PLAN
FRONT STREET HOTEL - MORRO BAY

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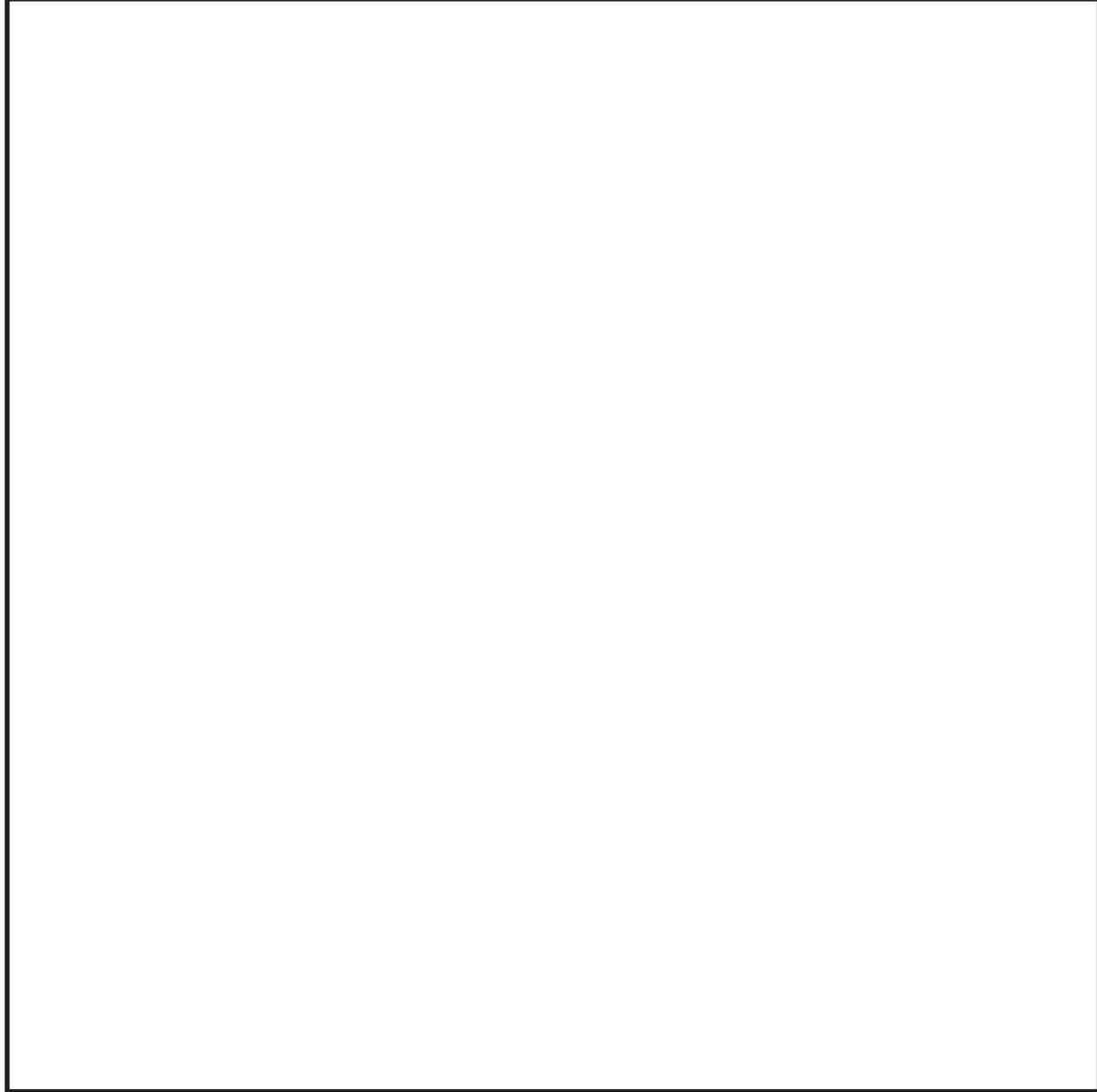
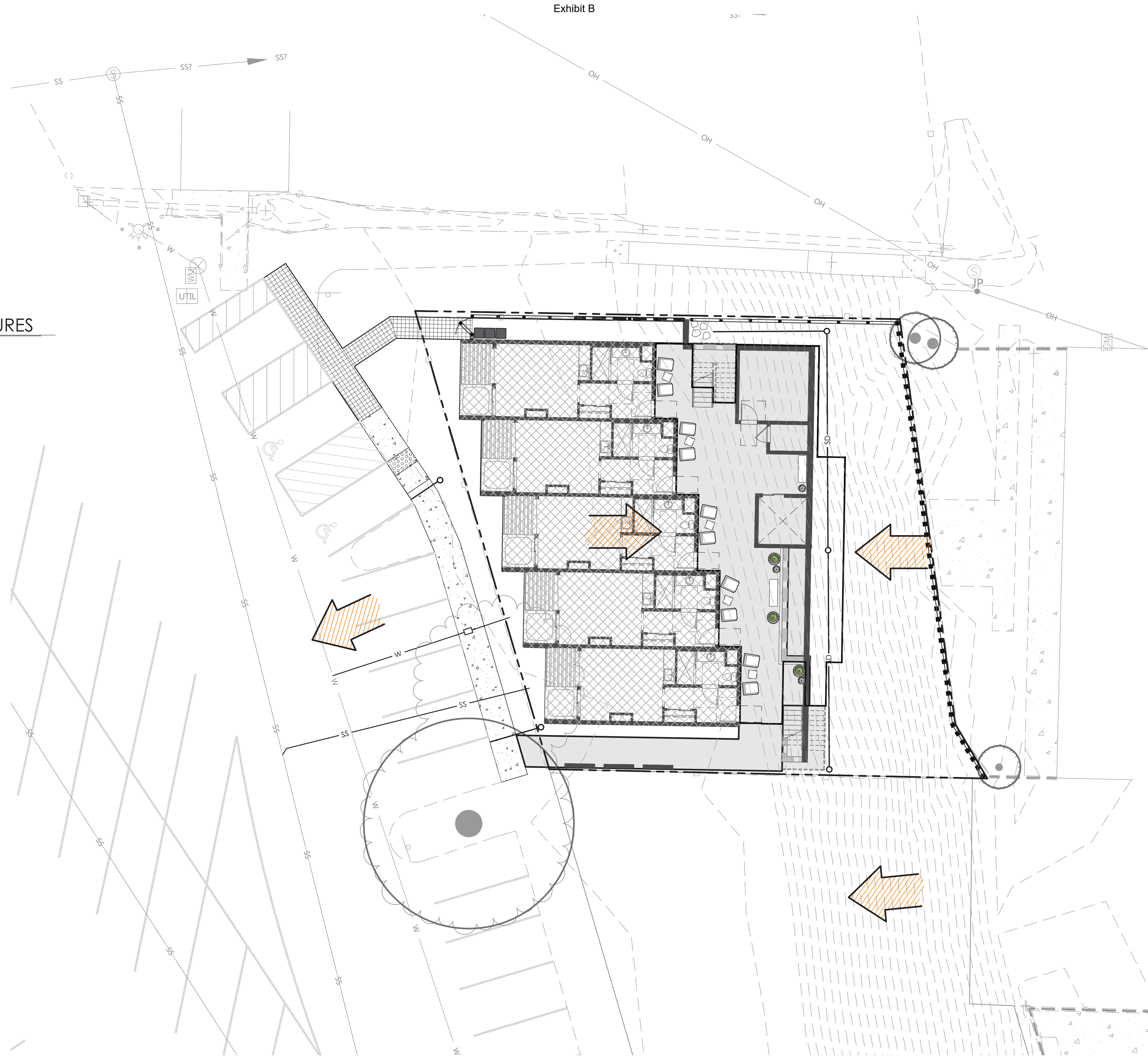
LEGEND

-  DIRECTION OF FLOW
- PROPOSED IMPROVEMENTS**
-  IMPERMEABLE AREA: 1,850 sf
-  SIDEWALKS: 400 sf
-  BUILDINGS: 2,600 sf
-  PERMEABLE PAVERS: 260 sf
- LANDSCAPE: 3,176 sf
- TOTAL IMPERVIOUS = 4,850 sf**

- PROPOSED TREATMENT**
-  BIORETENTION AREA (0 sf None Required)

REQUIRED STORMWATER CONTROL MEASURES

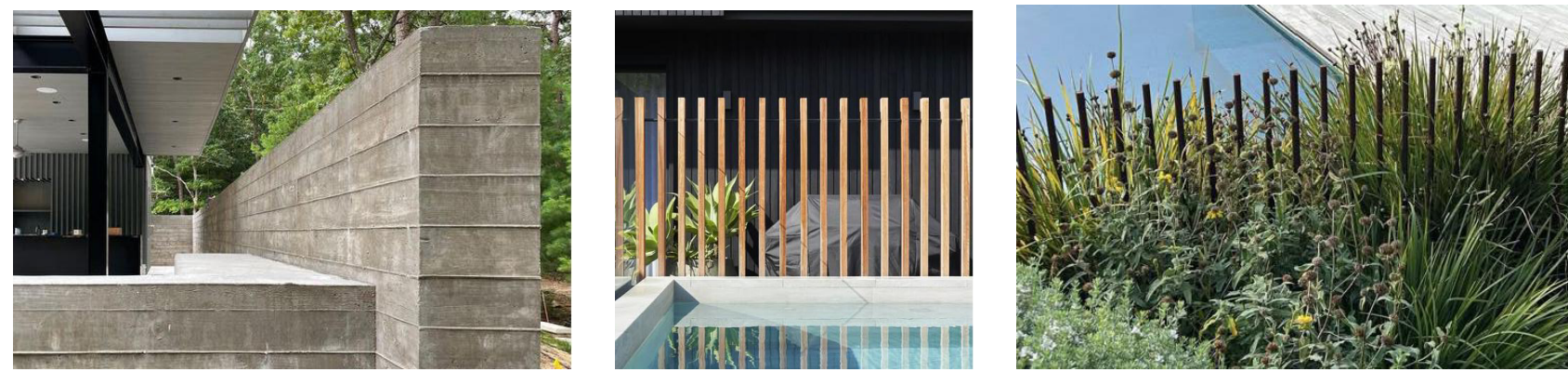
- TIER 1 - RUNOFF REDUCTION**
 - ROOF DRAIN DISCONNECT
 - MINIMIZE IMPERVIOUS AREAS
- TIER 2 - WATER QUALITY**
 - EXEMPT < 5,000 sf NEW/REPLACED IMPERVIOUS AREA
- TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT**
 - EXEMPT < 15,000 sf NEW/REPLACED IMPERVIOUS AREA
- TIER 4 - PEAK MANAGEMENT**
 - EXEMPT < 22,500 sf NEW/REPLACED IMPERVIOUS AREA



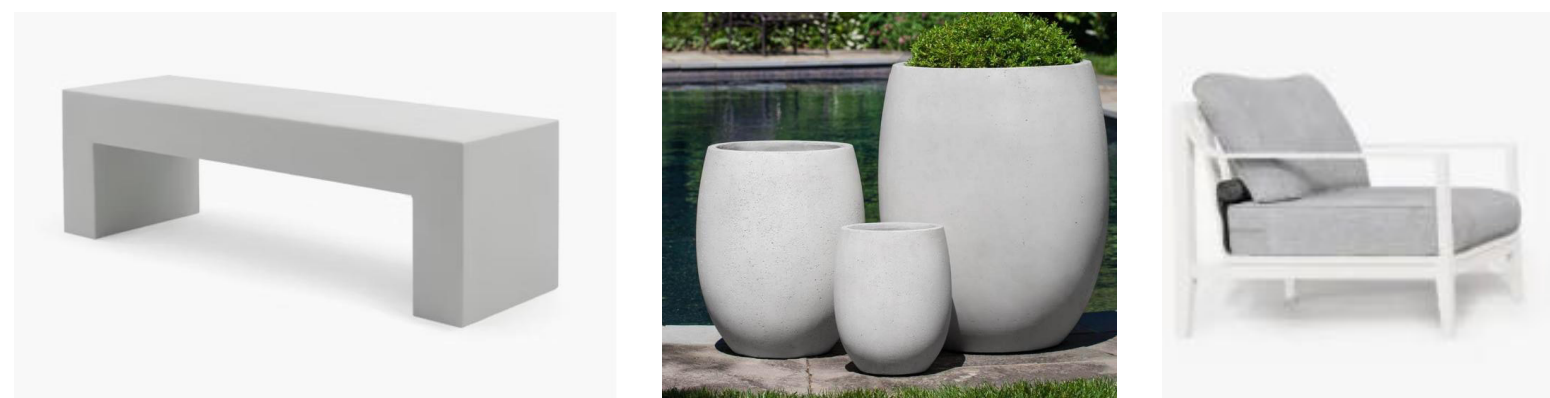
CITY OF MORRO BAY STAMP



WALLS / FENCES



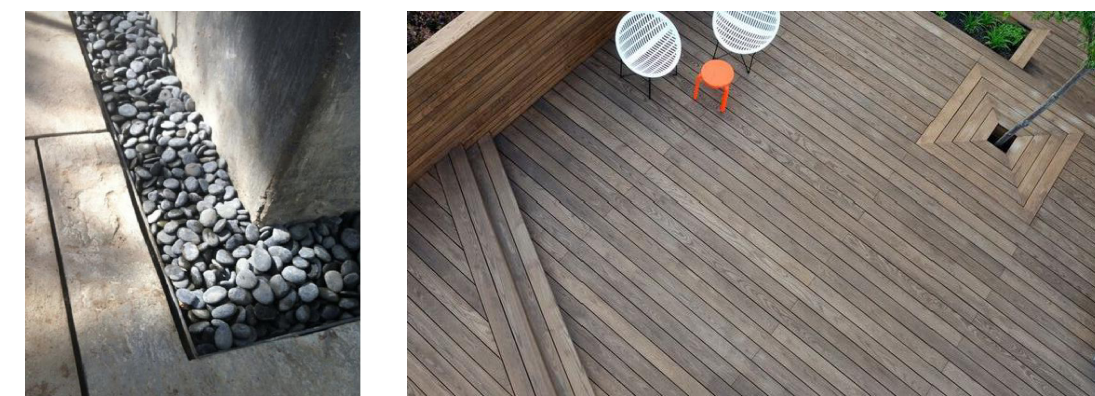
AMENITIES / SEATING



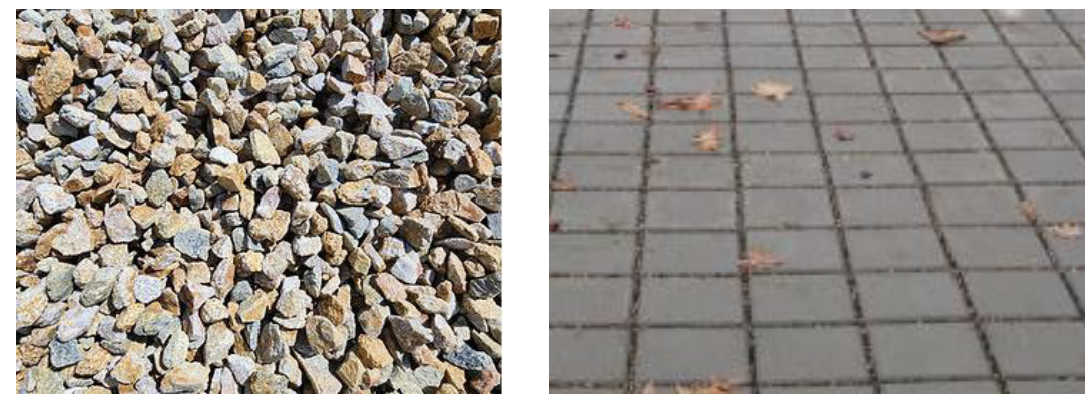
HARDSCAPE IMAGERY



OPTION 1: COLORED CONCRETE W/ TOP-CAST FINISH
 OPTION 2: BELGARD SHELL PAVER, TAN
 OPTION 3: TERRAZO TILE



COBBLE DETAIL AT WALL THERMORY DECKING

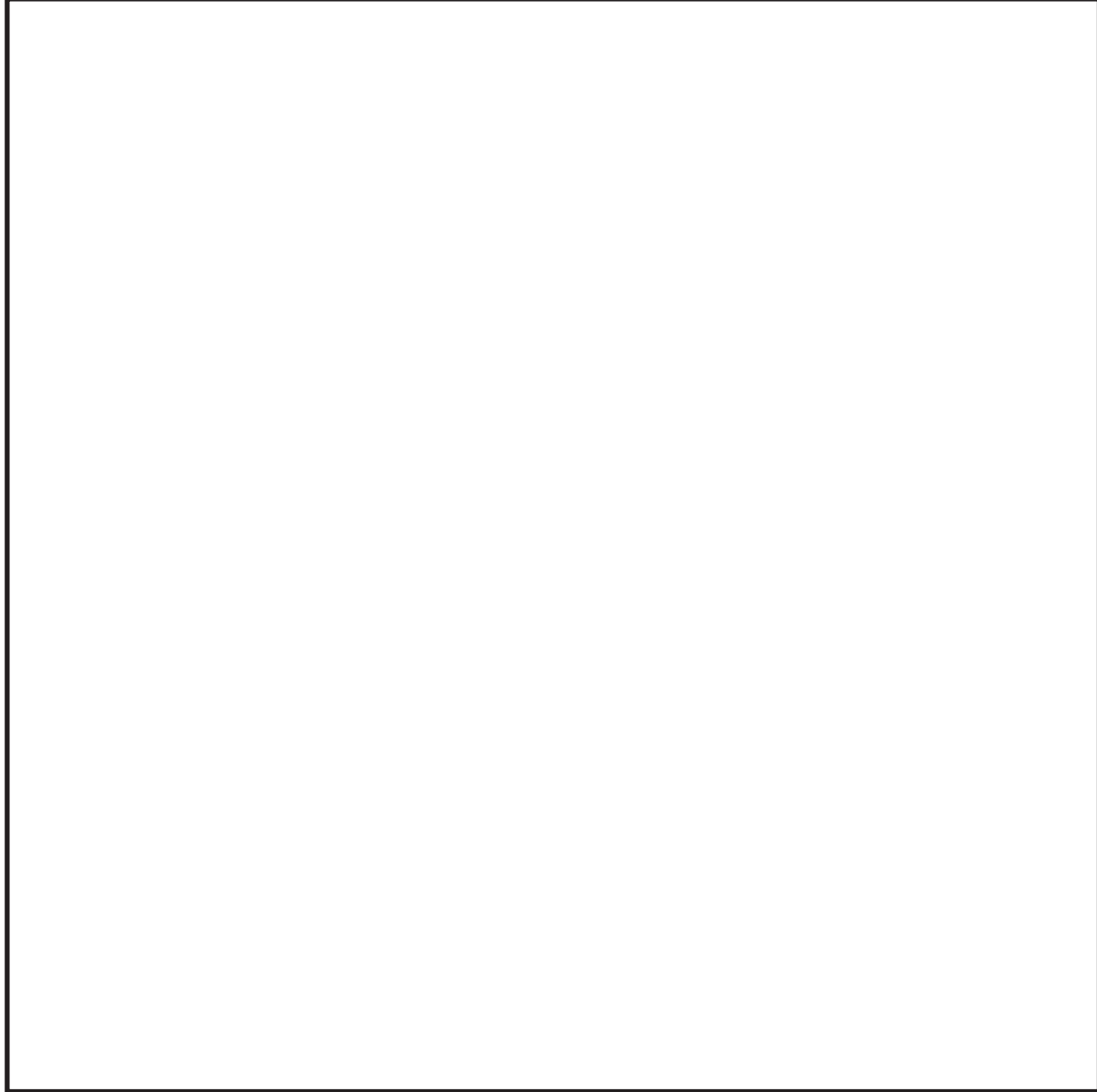


GRAVEL 8" X 8" PERMEABLE PAVERS

Exhibit B



GROUND FLOOR



CITY OF MORRO BAY STAMP

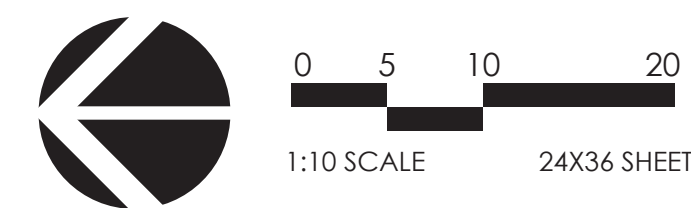
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD
SHRUB AREAS		
	TYPICAL SHRUB AREA	AGAVE X 'BLUE FLAME' BACCHARIS PILULARIS 'PIGEON POINT' CAREX TUMULICOLA CASUARINA GLAUCA 'COUSIN IT' CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' CHONDRYPETALUM TECTORUM 'EL CAMPO' CORDYLINAE AUSTRALIS 'RED STAR' DIANELLA CAERULEA 'CASSA BLUE' LEUCADENDRON X 'SAFARI SUNSET' LEYMUS CONDENSATUS 'CANYON PRINCE' LOMANDRA LONGIFOLIA 'BREEZE' SALVIA CLEVELANDII SENECIO MANDRALISCAE BLUE FLAME AGAVE PIGEON POINT COYOTE BRUSH FOOTHILL SEDGE COUSIN IT SWAMP OAK YANKEE POINT CARMEL CREEPER EL CAMPO CAPE RUSH RED STAR GRASS PALM CASSA BLUE DIANELLA SAFARI SUNSET COFFEEBERRY CANYON PRINCE GIANT WILD RYE BREEZE™ MAT RUSH CLEVELAND SAGE BLUE FINGERS
	SLOPED SHRUB AREA	BACCHARIS PILULARIS 'PIGEON POINT' CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' ENCELIA CALIFORNICA ERIOGONUM ARBORESCENS FRANGULA CALIFORNICA MYRICA CALIFORNICA SALVIA CLEVELANDII PIGEON POINT COYOTE BRUSH YANKEE POINT CARMEL CREEPER CALIFORNIA ENCELIA SANTA CRUZ ISLAND BUCKWHEAT CALIFORNIA COFFEEBERRY PACIFIC WAX MYRTLE CLEVELAND SAGE

PLANT IMAGERY



PLANT IMAGERY



LANDSCAPE SITE PLAN - GROUND FLOOR
FRONT STREET HOTEL - MORRO BAY

15 JANUARY 2026

2875-01-CO22



HARDSCAPE / AMENITIES

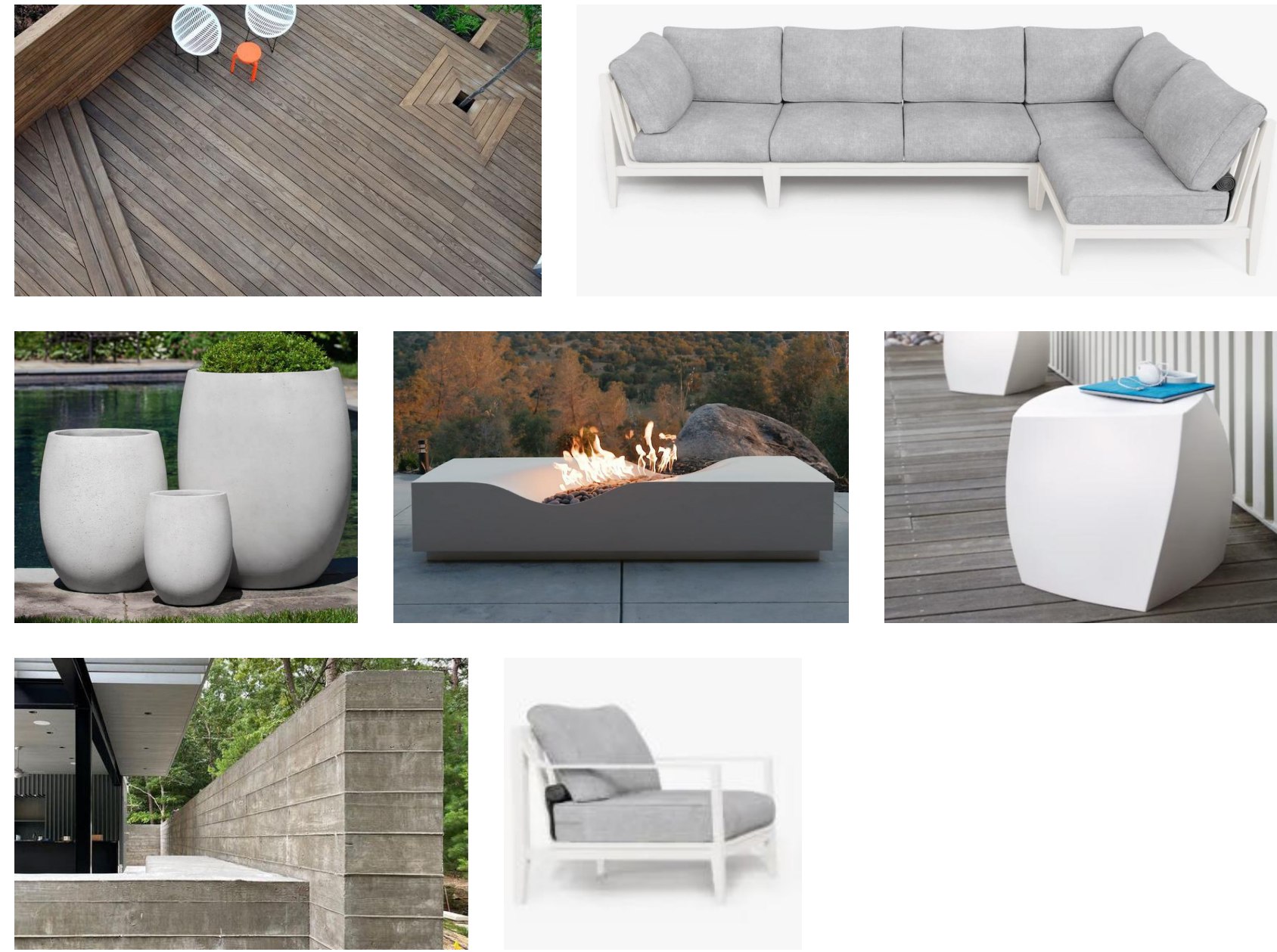
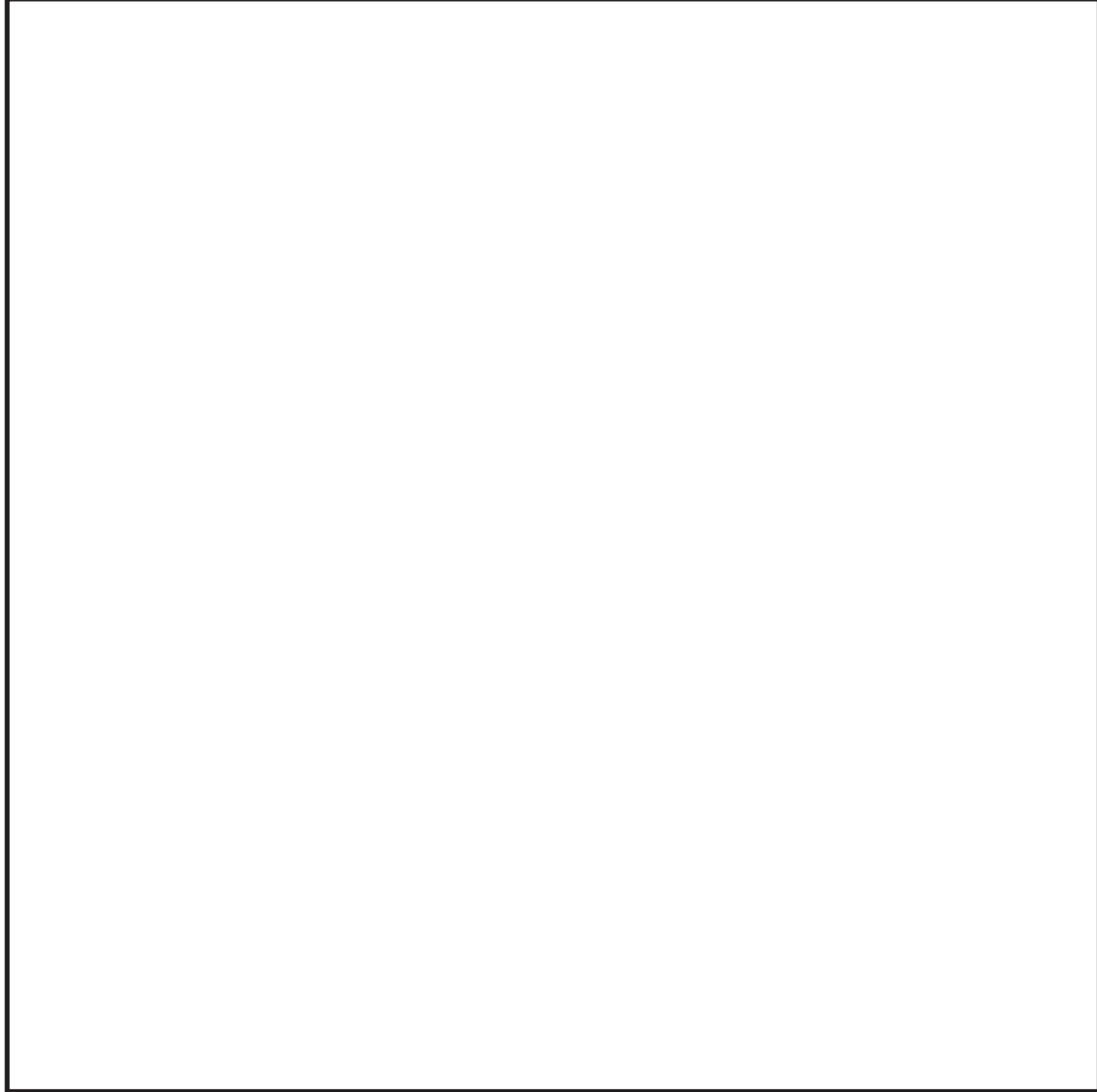


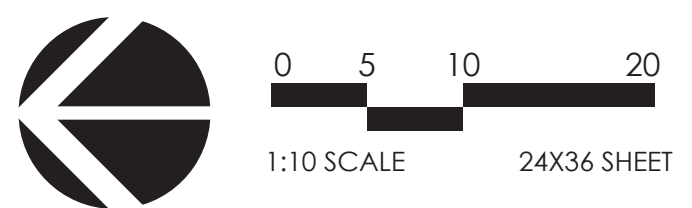
Exhibit B



SECOND FLOOR



CITY OF MORRO BAY STAMP



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LANDSCAPE SITE PLAN - SECOND FLOOR
FRONT STREET HOTEL - MORRO BAY

15 JANUARY 2026
 2875-01-CO22

L2

PROJECT STATISTICS

APN: 066-031-015, 066-031-021
TOTAL PROJECT AREA:
 15,681 SF
 (APPROX. 0.36 AC)
TOTAL LANDSCAPE AREA (ONSITE):
 2,492 SF
TOTAL LANDSCAPE AREA (OFFSITE):
 684 SF
TOTAL LANDSCAPE AREA (COMBINED):
 3,176 SF
LANDSCAPE PERCENTAGE OF TOTAL PROJECT AREA:
 ONSITE LANDSCAPE AREA EQUALS 16% OF PROJECT AREA



Exhibit B

PLANTING AND IRRIGATION DESIGN STATEMENT

PLANTING DESIGN CRITERIA:
 THE PLANT PALETTE ABOVE IS COMPRISED OF MEDITERRANEAN PLANT MATERIAL KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS.
 THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM WILL MEET OR EXCEED THE STATE'S MODEL WATER ORDINANCE AND MORRO BAY STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. A COMPLETED WORKSHEET FOR MAXIMUM APPLIED WATER ALLOWANCE AND ESTIMATED TOTAL WATER USE CALCULATIONS IS PROVIDED ABOVE.
 ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

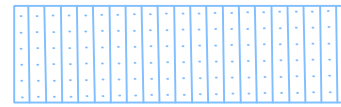
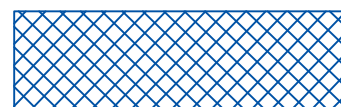
IRRIGATION DESIGN CRITERIA:
 A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0).

KATIE KLEIN
 LANDSCAPE ARCHITECT | CA LICENSE NUMBER #6253

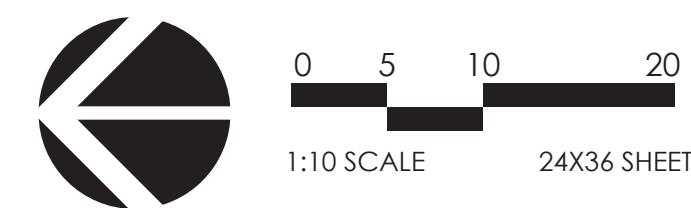
HYDROZONE LEGEND

-  **LOW WATER USE**
SHRUB PLANTING AREA = 3,136 SF
-  **MODERATE WATER USE**
TREE PLANTING AREA = 40 SF

WATER USE CALCULATIONS

Reference Evapotranspiration (Eto)				39.9				
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq, ft)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas								
1 - DT Shrubs	0.25	Drip	0.91	0.27	3136	861.54	21,313	
2 - Mod Trees	0.5	Bubbler	0.8	0.63	40	25.00	618	
					Totals	3176	886.54	21,931
Special Landscape Areas								
Play Field				1	0		0	
Recirculated				1	0		0	
Other				0	0		0	
					Totals	0	0	
							ETWU Total	21,931
							Maximum Allowed Water Allowance (MAWA)	35,356

CITY OF MORRO BAY STAMP



PLANTING & IRRIGATION
FRONT STREET HOTEL - MORRO BAY

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