



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

January 3, 2023

Perry Enterprises, Mark Perry
3828 Caldwell Ave
Visalia, CA 93277

SUBJECT: Case No.: Coastal Development Permit (CDP21-014)) and Tentative Parcel Map (PAR22-02) for the property at 3202 Beachcomber Drive

Project Description: Approval of a Coastal Development Permit and Tentative Parcel Map for property located at 3202 Beachcomber Drive. The project consists of reconfiguring of the three existing non-conforming parcels into two conforming sized parcels. This project is located on the southernmost parcel. The project is the demo of the existing home and new construction of a 2567 sf home with a 963 sf roof deck and a 2412 sf subterranean garage. The height variance (VAR21-001) for an additional 12 inches of height to allow a windscreen was denied. The zoning is R-1/S.2A and the site is in the Coastal Appeals Jurisdiction.

Dear Owner/Applicant,

The City of Morro Bay Planning Commission conditionally approved your request. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.***

The Morro Bay Municipal Code provides for an appeal of the action by the Planning Commission within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a fee for processing appeals except for those not coastal permits in the coastal appeals jurisdiction.

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

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

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

Sincerely,

Scot Graham
Community Development Director

By:

Nancy Hubbard, Contract Planner



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

**COASTAL DEVELOPMENT PERMIT AND
TENTATIVE PARCEL MAP**

This approval is based upon the attached findings and is valid only if the attached conditions are met and only after the applicable appeal period. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

CASE NO: CDP21-014 AND PAR22-02

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 3202 Beachcomber Drive
APPLICANTS: Perry Enterprises, Mark Perry
APN/LEGAL: 065-106-032
DATE APPROVED: January 3, 2023
APPROVED BY: Planning Commission

CEQA DETERMINATION: Categorical Exemption CEQA Guidelines Section 15301, Class 1j(1) for demo of a single family home and Section 15303, Class 3a for a new single family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption exceptions, noted under 15300.2, apply to the project.

DESCRIPTION OF APPROVAL: Approval of a Coastal Development Permit and Tentative Parcel Map for property located at 3202 Beachcomber Drive. The project consists of reconfiguring of the three existing non-conforming parcels into two conforming sized parcels. This project is located on the southernmost parcel. The project is the demo of the existing home and new construction of a 2567 sf home with a 963 sf roof deck and a 2412 sf subterranean garage. The height variance (VAR21-001) for an additional 12 inches of height to allow a windscreen was denied. The zoning is R-1/S.2A and the site is in the Coastal Appeals Jurisdiction.

Please see reverse for Permit Effective Date.

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

YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION: THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) Working days following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Department, 772-6264.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: Subject to the appeal periods noted above, likely on or about January 23, 2023

ATTEST:  DATE: January 3, 2023

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



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE OF FINAL ACTION ON
COASTAL DEVELOPMENT PERMIT**

DATE OF NOTICE: JANUARY 13, 2023

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP21-014 AND PAR22-02

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

Applicant: Perry Enterprises, Mark Perry

Address: 3828 Caldwell Ave, Visalia, CA 93277

Project Description: Approval of a Coastal Development Permit and Tentative Parcel Map for property located at 3202 Beachcomber Drive. The project consists of reconfiguring of the three existing non-conforming parcels into two conforming sized parcels. This project is located on the southernmost parcel. The project is the demo of the existing home and new construction of a 2567 sf home with a 963 sf roof deck and a 2412 sf subterranean garage. The height variance (VAR21-001) for an additional 12 inches of height to allow a windscreen was denied. The zoning is R-1/S.2A and the site is in the Coastal Appeals Jurisdiction.

Project Location: 3202 Beachcomber Drive

APN: 065-106-032

Zoning: R-1/S.2A

Land Use Plan/General Plan: Moderate Density Residential

Lot Area: 5882 square-feet

Filing Date: June 24, 2021 (CDP), July 11, 2022 (PAR)

Approval Body: Planning Commission

Action Taken: Approve with Conditions

Action Date: January 3, 2023

THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION

This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 831-427-4863.

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. CDP21-014 AND PAR22-02

SITE LOCATION: 3202 BEACHCOMBER DRIVE, MORRO BAY

APPLICANTS NAME: PERRY ENTERPRISES, MARK PERRY

APPROVAL BODY: PLANNING COMMISSION

DATE OF ACTION: JANUARY 3, 2023

I, _____ the undersigned, have read
(APPLICANT'S NAME - PLEASE PRINT)

and reviewed the conditions of approval imposed by the Approval Body in its action approving

Case Number: CDP21-014 AND PAR22-02

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

APPLICANT'S SIGNATURE

DATE

APPLICANT'S SIGNATURE

DATE

RESOLUTION NO. PC 01-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVAL OF COASTAL DEVELOPMENT PERMIT (CDP21-014) AND PARCEL MAP (PAR22-02) AND DENY THE VARIANCE REQUEST FOR THE PROPOSED PROJECT LOCATED AT 3202 BEACHCOMBER DRIVE

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing January 3, 2023 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CDP21-014, VAR22-001 and PAR22-02 for a demo and new construction of a single family home on a reconfigured parcel; 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) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1j for demo of an existing single family home and Section 15303 Class 3a for new construction of a single family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Findings:

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for demo of an existing single-family home and new construction of a new single family home on reconfigured parcels.
2. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Variance Request Findings:

1. Variances granted are subject to conditions that assure that the adjustments do not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity with similar site constraints and in the same zoning district.

There are no conditions where a height exception for a windscreen would not be considered a special privilege given that other homes in the surrounding neighborhood were required to comply with the applicable height standards. This finding is more difficult to justify because there is also no special circumstance applicable to this lot that might otherwise justify a height increase for other lots in the surrounding neighborhood.

2. Because of special circumstances applicable to the subject property, including size, shape, topography and location, the strict application of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity under identify zone classifications.

This property does not have any special circumstances that would justify the granting of the requested variance in roof height to accommodate a wind screen that is 12 inches heigher than the height limit and higher than the required safety railing required for a deck.

3. The project is consistent with the General Plan and Land Use Plan within the Local Coastal Plan.

The Land Use section of the General Plan/LCP requires realistic development capacity that protects habitats, scenic resources and enforces development standards, including height, setbacks and lot coverage that shall be interpreted as maximums (or minimums) to be reduced or increased to protect and enhance the resources to meet the LCP objectives to the maximum extent possible (Policy LU1.2 paraphrased). The City's General Plan/LCP intends for projects to comply with the development standards applicable to the site as outlined more specifically in the City's Zoning Code/Coastal Implementation plan. The project variance request does not comply with the height limit for the zone and therefore, no special circumstances applicable to the site warrant such a request.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CDP21-014 and the Parcel Map (PAR22-02) but denies the Variance Request (VAR21-001) for the property located at 3202 Beachcomber Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the of demo of an existing single-family home and new construction of a 2567 sf home with a 963 sf roof deck and a 2412 sf subterranean garage. The home at 3202 Beachcomber Drive will be on a newly created 5889 sf parcel resulting from a reconfiguration of three

undersized original parcels to create two conforming parcels through approval of a final parcel map. This permit does not approve the additional height requested for the windscreen on the roof deck (VAR21-001 Denied). The zoning is R-2/S.2A and the site is in the Coastal Appeals Jurisdiction.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants' failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be

permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

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

PLANNING CONDITIONS

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

6. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
7. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
8. Landscaping/Existing Tree Removal: Existing trees removed as part of the development of the property shall be mitigated by adding 2 new trees to the landscape plan for every existing tree removed that exceeds a trunk diameter of 6 inches. The plans include removal of one Fig tree with a trunk diameter of 20 inches and a 10 inch pine tree both of which require mitigation on site. If the Cypress tree along Beachcomber (on the adjacent proposed parcel), is not able to be retained and protected during construction, including the work related to the sewer relocation required for the Parcel Map, it will also require mitigation the same as stated above. The mitigation trees shall be native and drought resistant and shall be 15 gallon containers or larger. All plants specified on the approved landscape plans shall provide coverage all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years.
9. Construction during nesting season: If construction will occur between February 1 and June 30 of any given year, a biologist or arborist shall confirm that there are no nesting birds in the Cypress tree that is proposed to remain on the site and will confirm that no habitat will be disturbed for trees to be removed. The biologist or arborist can also provide construction period protection methods to insure healthy survival of the retained tree.
10. Soil Engineering Report The construction methods and recommendations included in conclusions and recommendations in the GeoSolutions, Inc. report dated November 16, 2020 shall be included in the building permit plan submittal. Changes in the foundation system or structural design of the project will require an update letter from Geo Solutions, or a supplemental report from another qualified registered professional engineering firm with a specialty in geotechnical analysis of proposed developments.
11. Basement/garage level: The lower level subterranean garage/basement area shall not be used as a living space and overnight occupancy is prohibited.
12. Roof Deck: The roof deck shall be posted for the approved occupancy weight limits and enforcement of the occupancy limits is the responsibility of the property owner. All furniture and other items placed on the deck shall not be visible from the street level.

13. Parapet Wall/Roof Deck Railing: The parapet wall shall be continued at full deck railing height on all sides of the roof deck. No part of the railing can be a transparent material, such as, but not limited to glass or plexiglass.
14. Shoreline Armoring Prohibited. Future shoreline armoring (including but not limited to seawalls, revetments, retaining walls, gabion baskets, tie backs, piers, groins, caissons/grade beam systems, etc.) that is intended to protect or would have the effect of protecting the house and related development shall be prohibited. Shoreline protective devices (including replacement, augmentation, addition, and expansion associated with an existing device) shall not be allowed except where required to serve a coastal-dependent use consistent with Morro Bay General Plan/Coastal Land Use Plan Policy PS-3.3
15. Section 30235 Waiver. Any rights that the Permittees may have to construct and/or maintain shoreline armoring to protect the house and related development, including rights that may exist under Coastal Act Section 30235, the City of Morro Bay Local Coastal Program, or any other applicable laws, are waived.

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. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
- 5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) **BUILDING PERMIT APPLICATION:** To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
 - Street address, lot, block, track, and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing
 - Minimum building setback allowed and proposed

All construction will conform to the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The

storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.

- 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

The plans are conditional approved and subject to the following conditions to be required at Building Permit submittal:

1. Tentative Parcel Map: Submit for Tentative Parcel Map to merge lots and begin sewer easement relocation process. Final Map is required to finalize the relocation of sewer easement.
2. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. Each lot must submit a completed "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The form should calculate all new or replace impervious surfaces or structures (roof surfaces, retaining walls, concrete driveways, etc.). All identified requirements must be submitted for review and approval. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual (MBMC 14.48.140)
3. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb and street tree. If permeable pavers are to be used, a modified driveway approach with

a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

4. Driveway Approach: Residential driveway approaches are required as part of the frontage improvements and cannot exceed twenty feet in width. If a standard driveway approach cannot be located anywhere along the frontage Driveway without causing a potential safety issue or awkward vehicle maneuvers, then a greater driveway approach width may be approved after submitting sufficient evidence. (MBMC 17.44.030A)
5. Driveway Separations: The total width of residential driveways (excepting transitions) shall not exceed fifty percent of the frontage, and there shall be at Page 2 of 3 least twenty-two feet of standard curb and gutter between the top of driveways transitions on any one parcel. Update plans per City Municipal Code. (MBMC 17.44.030A)
6. Driveway Slopes: The maximum slope on residential driveways shall be 15%. A 20% slope is allowed with City Engineer approval and when special construction procedures and materials are used. (MBMC 17.44.030B)
7. Wall height: Solid walls cannot exceed three feet in height and 50% screened walls cannot exceed four feet in height. (MBMC 17.48.100B)
8. 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)
9. Sewer & Water Mainline: All proposed sewer and water mainline relocations or new installations must include plan and profiles in the plan set.
10. Sewer Mainline: Proposed relocation of sewer mainline must line up with existing eastern neighboring sewer mainline. No new turns allowed on the proposed sewer mainline.
11. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

12. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s). (MBMC 13.04.140)
13. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
14. Utilities: Show all existing and proposed locations of the sewer lateral, water Page 3 of 3 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.
15. Retaining Wall within City Right-of-way: All retaining walls and structures within the City's right-of-way require City approval. Per City Municipal Code, Encroachments on the public right-of-way are not allowed without City approval. Proposed retaining walls will need to be relocated on plans or requires a Special Encroachment Permit Agreement be obtained. (MBMC 8.14.020)

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morrobay.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.
 - 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 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
 - a. *Automatic Fire sprinklers are required throughout existing structures where alterations encompass more than 50% of the existing square footage of the structure AND/OR is in excess of 300 square feet addition OR where there is a change of occupancy to a more hazardous use as determined by the Fire Chief.*
3. 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. Address identification. All new and existing single-family residence and ADU's shall have their own approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on 3rd day of January 2023 on the following vote:

AYES: (m) Roschen, (s) King, Rodriquez, Ingraffia, Stewart

NOES:

ABSENT:

ABSTAIN:

Chairperson Stewart

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 3rd day of January 2023.

ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLOG	BUILDING	L.F./F.	LINEAR FLOOR
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	M/M	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O	OVER
CO	CLEANOUT	OBS	OBSOLETE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED
CON	CONNECTION	OPCI	OWNER PROVIDED
CONST	CONSTRUCTION	OPCI	OWNER PROVIDED
CONT	CONTINUOUS	OS	OCCUPANCY SENSOR
CTR	CENTER	OZ	OUNCE
CW	COLD WATER	PERF	PERFORMED
C.Y.	CUBIC YARD	PERP	PERPENDICULAR
DBL	DOUBLE	PH	PHONE
DEG	DEGREE	PL	PLATE/PROPERTY LINE
DEPT	DEPARTMENT	PLYVD	PLYWOOD
DET	DETAIL	PAR	PRE-FABRICATED
DF	DOUGLAS FIR	P.S.F.	POUNDS PER SQUARE FOOT
DIA	DIAMETER	P.S.I.	POUNDS PER SQUARE INCH
DM	DIMENSION	P.TDF	PRESSURE TREATED DOUG FIR
DN	DOWN	PMNT	PAVEMENT
DS	DOWNSPOUT	R	RISER
DW	DISHWASHER	RD	ROOF DRAIN
EA	EACH	REF	REFRIGERATOR
EJ	EXPANSION JOINT	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
ELEV	ELEVATION/ELEVATOR	RO	ROUGH OPENING
ENCL	ENCLOSURE	ROW	RIGHT OF WAY
EDS	EDGE OF SLAB	RTS	REFER TO STRUCTURAL
EQ	EQUAL	RWD	REDWOOD
EQUIP	EQUIPMENT	S4S	SURFACED 4 SIDES
EST	ESTIMATE	SC	SOLID CORE
EX(IST/)	EXISTING	SD	SMOKE DETECTOR
EXT	EXTERIOR	S.F./SF	SQUARE FOOT
FAU	FORCED AIR UNIT	SHT	SHEET
FH	FIRE HYDRANT	SMTG	SHEATHING
F.O.C.	FACE OF CURB	SIM	SIMILAR
F.O.F.	FACE OF FINISH	SPEC	SPECIFICATION
F.O.S.	FACE OF STUD	SST	STAINLESS STEEL
FD	FLOOR DRAIN	STD	STANDARD
FF	FOUNDATION	STL	STEEL
FE	FIRE EXTINGUISHER	STL	STEEL
FF	FINISH FLOOR	T&G	TONGUE AND GROOVE
F.F.G./FG	FINISH GRADE	T	THICKNESS
FN	FINISH	THK	THICKNESS
FX	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	TEMP	TEMPERATURE
FOS	FACE OF STUD	T.O.C.	TOP OF CURB
FP	PREPLACE / FLOOR PLAN	T.O.F.	TOP OF FOOTING
F.S./FS	FINISH SURFACE	T.O.W.	TOP OF WALL
FT	FOOT	T.O.S.	TOP OF SLAB
FTG	FOOTING	TV	TELEVISION
G	GAS	TYP.	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GD	GARBAGE DISPOSAL	VERT	VERTICAL
GL	GLASS	V.I.F.	VERIFY IN FIELD
GYP	GYPSONUM	W	WITH
HB	HOSE BIB	W/O	WITHOUT
HC	HOLLOW CORE	WC	WATER CLOSET
HER	HEADER	WD	WOOD
HORIZ	HORIZONTAL	WH	WATER HEATER
HRDW	HARDWARE	W.I.C.	WALK IN CLOSET
HT	HEIGHT	WT	WEIGHT
HW	HOT WATER	YD	YARD
IN	INCH		
INCL	INCLUDE		

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL BUILDING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA HISTORICAL BUILDING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA EXISTING BUILDING CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

CITY OF MORRO BAY MUNICIPAL CODE
 TITLE 14 - BUILDINGS AND CONSTRUCTION
 TITLE 17 - ZONING
 CITY OF MORRO BAY DESIGN GUIDELINES - RESIDENTIAL JULY 2015

PERRY RESIDENCE - 3202 BEACHCOMBER

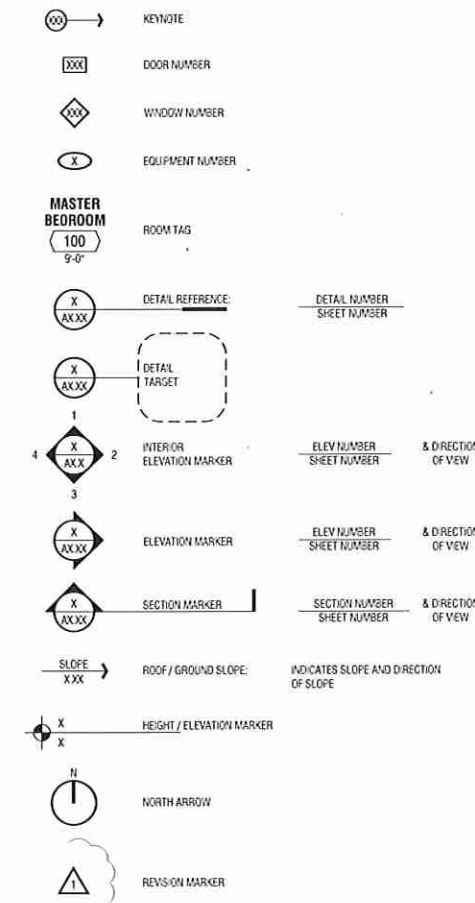
3202 BEACHCOMBER DR. MORRO BAY, CA
 PERMIT NUMBERS: CDP21-014, VAR21-001, CUP21-10



VICINITY MAP



DRAWING SYMBOLS



PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE DEMOLITION OF AN EXISTING 1,866 SF RESIDENCE AND 747 SF LOWER LEVEL GARAGE. IT ALSO PROPOSES THE MERGING OF 1 PARCEL CONSISTING OF 3 LOTS INTO 2 SEPARATE LOTS, EACH WITH THEIR OWN ASSESSORS PARCEL NUMBER. THE PROJECT FURTHER PROPOSES A NEW SINGLE FAMILY RESIDENCE ON THE SOUTHERNMOST LOT (LOT 2). THE PROPOSED RESIDENCE IS DESIGNED WITH A CONDITIONED UPPER LEVEL AND AN UNCONDITIONED GARAGE ON THE LOWER LEVEL. THIS PROJECT PROPOSES A 12' HEIGHT RESTRICTION VARIANCE TO ACCOMMODATE THE GLASS WINDSCREEN AS DEPICTED ON EXTERIOR ELEVATION SHEETS A3.0 AND A3.1. THIS PROJECT IS ALSO APPLYING FOR A SPECIAL ENCROACHMENT PERMIT WITHIN THE SOUTH SIDE YARD SETBACK. PLEASE REFER TO ATTACHED SPECIAL ENCROACHMENT PERMIT APPLICATION FOR DETAILS.

LAND USE REQUIREMENTS

ADDRESS 3202 BEACHCOMBER DRIVE, MORRO BAY CA 93442
APN 065-106-032
BLOCK AND TRACT BLOCK 90, ATASCADERO BEACH TRACT
ZONING R-1 SINGLE FAMILY RESIDENTIAL
OVERLAY ZONES S2A SPECIAL BUILDING SITE AND YARD STANDARDS
SPECIFIC AREA DESIGN GUIDELINES MORRO BAY DESIGN GUIDELINES
CURRENT USE R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED USE R-1 SINGLE FAMILY RESIDENTIAL
ALLOWED USE IN ZONE RESIDENTIAL
ENTITLEMENTS/USE PERMIT REQUIRED COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, VARIANCE, SPECIAL ENCROACHMENTS PERMIT (SEE ASSOCIATED PERMIT NUMBERS ABOVE)
LOT SIZE 5,899 SF

LOT - 5,899 SF TOTAL	AREA
UNCONDITIONED GARAGE	2,412 SF.
CONDITIONED RESIDENCE	2,567 SF.
TOTAL	4,979 SF.

MAX SITE COVERAGE	AREA	ALLOWABLE 50%	PROPOSED
LOT COVERAGE	2,844 SF.	2,844 / 5,899 = 48%	

DENSITY	ALLOWABLE	MODERATE (4-7 D.U. PER ACRE)	PROPOSED	LOW DENSITY
HEIGHT LIMIT	ALLOWABLE	14 FT. (NO WALL MAY EXCEED 30 FT)	PROPOSED	14'-0" (VARIANCE SUBMITTED FOR EXTRA 1' OF HEIGHT FOR GLASS WINDBREAK AT ROOF DECK)

ADJACENT ZONES	NORTH	EAST	SOUTH	WEST
	MCR MIXED COMMERCIAL/RESIDENTIAL	MCR MIXED COMMERCIAL/RESIDENTIAL	R-1 SINGLE FAMILY RESIDENTIAL	DA-2, OPEN AREA 2

SETBACKS - PER S2A OVERLAY	FRONT	STANDARD PER CITY REQUIREMENTS, FRONT SETBACK OF THE BEACHCOMBER FRONTAGE	PROPOSED	PROPOSED 15'-0"
SIDE (EXTERIOR YARD)		15 FT. (INCLUDING GARAGE)	PROPOSED	15'-0"
SIDE (INTERIOR YARD)		5'	PROPOSED	5'
REAR		5'	PROPOSED	10'

PARKING	REQUIRED	PROPOSED
	2 COVERED AND ENCLOSED PER RESIDENCE	3+ COVERED AND ENCLOSED

PARKING DIMENSION	STALL	10 FT. X 20 FT. MIN	DRIVEWAY WIDTH	20 FT.
-------------------	-------	---------------------	----------------	--------

PROJECT DIRECTORY

OWNER
 PERRY ENTERPRISES, MARK PERRY
 3828 CALDWELL AVENUE
 VISALIA, CA 93277
CONTACT: MARK PERRY
 PHONE: 559.766.5929
 EMAIL: mark@mperry.com

ARCHITECT
 TEN OVER STUDIO
 539 MARSH ST.
 SAN LUIS OBISPO, CA 93401
CONTACT: JIM DUFFY
 PHONE: 805.541.1010
 EMAIL: jim@tenoverstudio.com

CIVIL ENGINEER
 WALSH ENGINEERING
 1103 GARDEN ST.,
 SUITE 200-204
 SAN LUIS OBISPO, CA 93401
CONTACT: MATT WALSH
 PHONE: 805.319.4948
 EMAIL: matt@walshengineering.net

LANDSCAPE ARCHITECT
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 539 MARSH ST.
 SAN LUIS OBISPO, CA 93401
CONTACT: JULIA OSERHOFF
 PHONE: 805.541.1010
 EMAIL: julia@tenoverstudio.com

STRUCTURAL ENGINEER
 PRAXIS ENGINEERING
 1009 JAGGED STREET,
 SUITE 205
 SAN LUIS OBISPO, CA
CONTACT: MIKE ALLSHOUSE
 PHONE: 805.469.9900
 EMAIL: mike@praxis-eng.com

ELECTRICAL ENGINEER
 JIMPE ELECTRICAL ENGINEERING
 2250 SANTA MARIA VAY, SUITE D4,
 SANTA MARIA, CA
CONTACT: SAL MELENDEZ
 PHONE: 805.656.1300
 EMAIL: sal@jpmc.net

SURVEY
 MORRO LAND SURVEYS
 4295 SKYLARK LANE
 PASO ROBLES, CA 93445
CONTACT: JODY HORN
 PHONE: 805.299.0355
 EMAIL: homlandsurveys@hotmail.com

SOILS ENGINEER
 GEOSOLUTIONS INC.
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
CONTACT: PATRICK B. MCNEILL
 PHONE: 805.543.8559
 EMAIL: patrick@geosolutions.net

SHEET INDEX

TITLE / CODE	TITLE SHEET
T1.0	EXISTING SITE AND PHOTO MATCH IMAGES
T3.0	
CIVIL	
C1.1	GRADING & DRAINAGE PLAN
C2.1	UTILITY PLAN
1 OF 1	3202 BEACHCOMBER - HYDROLOGY DSHBIT
1 OF 1	TOPO SURVEY: HIGH AND LOW POINT OF PROPOSED BUILDINGS
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
ARCHITECTURAL	
A1.0	PROPOSED SITE PLAN
A2.0	GARAGE FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIAL BOARD

City of Morro Bay
 Planning Commission Approval
 Project #(s) CDP 21-014 / PAR
 Approved as Submitted 22-02
 Approved with Changes

Approval Date: 1-3-22
 Planner: N. Hubbard
 RECEIVED

JUL 07 2022

City of Morro Bay
 Community Development Dept.

10
TEN OVER
STUDIO, INC
 539 Marsh Street,
 San Luis Obispo, CA
 805.541.1010
 info@tenoverstudio.com
 www.tenoverstudio.com

JAMES M. DUFFY
 NOT FOR
 CONSTRUCTION
 C-30770
 7.31.2023
 RENEWAL
 LICENSED ARCHITECT
 STATE OF CALIFORNIA

THESE DRAWINGS ARE ACTUALLY THE PROPERTY OF TEN OVER STUDIO, INC. THE DESIGN AND INFORMATION REPRESENTED ON THESE DRAWINGS ARE EXCLUSIVE TO THE PROJECT INDICATED AND SHALL NOT BE TRANSFERRED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM TEN OVER STUDIO, INC. CDP21-014

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
 3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DATE	SUBMITTAL
210316	INITIAL CCP
210523	1ST RE-SUBMITTAL - CCP
211124	2ND RE-SUBMITTAL - CCP
211217	3RD RE-SUBMITTAL - CCP
220307	4TH RE-SUBMITTAL - CCP
220425	5TH RE-SUBMITTAL - CCP

TITLE SHEET

T1.0

NOT FOR CONSTRUCTION



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1 (E) RESIDENCE FROM BEACHCOMBER
VIEW OF EXISTING CONDITION LOOKING SOUTHEAST FROM BEACHCOMBER DRIVE, SEE IMAGE BELOW FOR PROPOSED DESIGN



3 (E) RESIDENCE FROM BEACHCOMBER
VIEW OF EXISTING CONDITION LOOKING NORTHEAST FROM BEACHCOMBER DRIVE, SEE IMAGE BELOW FOR PROPOSED DESIGN



5 (E) RESIDENCE FROM BEACHCOMBER
VIEW OF EXISTING CONDITION LOOKING SOUTHEAST FROM THE CORNER BEACHCOMBER AND PANAY, SEE IMAGE BELOW FOR PROPOSED DESIGN



2 PROPOSED RESIDENCE FROM BEACHCOMBER
VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM BEACHCOMBER DRIVE, SEE IMAGE ABOVE FOR SAME VIEW OF EXISTING RESIDENCE



4 PROPOSED RESIDENCE FROM BEACHCOMBER
VIEW OF PROPOSED DESIGN LOOKING NORTHEAST FROM BEACHCOMBER DRIVE, SEE IMAGE ABOVE FOR SAME VIEW OF EXISTING RESIDENCE



6 PROPOSED RESIDENCE FROM BEACHCOMBER
VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM THE CORNER OF BEACHCOMBER DRIVE AND PANAY STREET

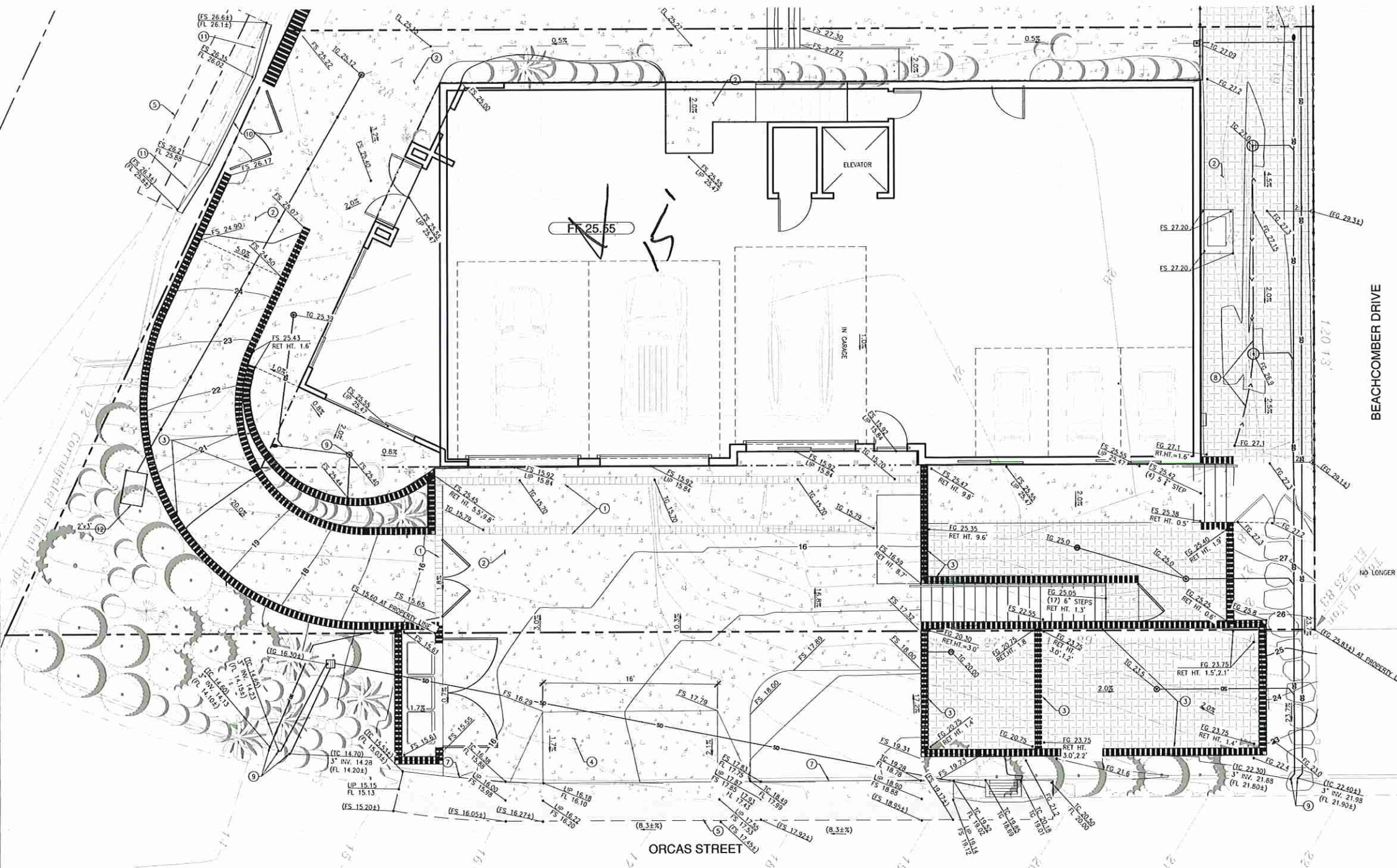
City of Morro Bay
Planning Commission Approval
Project #(s) CDP 21-014
 Approved as Submitted
 Approved with Changes
Approval Date: _____
Planner: _____

NOT FOR CONSTRUCTION

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DRAWN BY:	NM
CHECKED BY:	JB
DATE	SUBMITTAL
210316	INITIAL CCP
210623	1ST FE-SUBMITTAL - CCP
211124	2ND FE-SUBMITTAL - CCP
211217	3RD FE-SUBMITTAL - CCP
220307	4TH FE-SUBMITTAL - CCP
220425	5TH FE-SUBMITTAL - CCP

EXISTING SITE & PHOTO MATCH IMAGES



- GENERAL LEGEND**
- EXISTING/PROPOSED CENTERLINE (E)
 - EXISTING PROPERTY LINE (EX. E)
 - PROPOSED PROPERTY LINE (E)
 - PROPOSED SETBACK LINE
 - EXISTING/PROPOSED EASEMENT
 - PROPOSED SAUCUT
 - GUTTER FLOWLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SLOTTED CURB
 - PROPOSED RETAINING WALL - HEIGHT PER PLAN
 - PROPOSED CONCRETE PAVEMENT/HARDSCAPE
 - PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED GRAVEL
 - PROPOSED PERVIOUS PAVEMENT
 - DEEPEMED FOUNDATION WALL - RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
 - RAISED FOUNDATION WALL - RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- STORM DRAIN LEGEND:**
- 50"12"SD00.5% - STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
 - PROPOSED SLOT/TRENCH DRAIN
 - PROPOSED BIO RETENTION BASIN
 - ENERGY DISSIPATOR
 - HEADWALL/ENDWALL
 - FLARED END SECTION
 - DROP INLET
 - MANHOLE
 - CLEANOUT

- GRADING KEY NOTES:**
- PROPOSED 8" WIDE TRENCH DRAIN, DURATRAC MODEL D17FB WITH TRAFFIC RATED GRATE OR APPROVED EQUAL.
 - PROPOSED CONCRETE PAVEMENT SECTION.
 - PROPOSED RETAINING WALL, RETAINED HEIGHT PER PLAN. RETAINING WALL DESIGNED BY OTHER.
 - PROPOSED DRIVEWAY APPROACH PER CITY OF MORRO STANDARD B-6.
 - PROPOSED SAUCUT AND PAVEOUT, SAUCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE.
 - PROPOSED 18" SEAT WALL, DESIGNED BY OTHER.
 - PROPOSED CURB AND GUTTER PER CITY STANDARD B-1 (TYPE A-2).
 - PROPOSED VEGETATED OR ROCK LINED SWALE.
 - PROPOSED CURB THRU DRAIN PER CITY STANDARDS C-7 & C-8.
 - PROPOSED 4" CURB FACE PER CITY STANDARD B-1 (TYPE E).
 - PROPOSED 5' TRANSITION FROM STANDARD 6" CURB (TYPE A-2) TO 4" CURB (TYPE E).
 - PROPOSED ENERGY DISSIPATOR, LENGTH AND WIDTH PER PLAN.

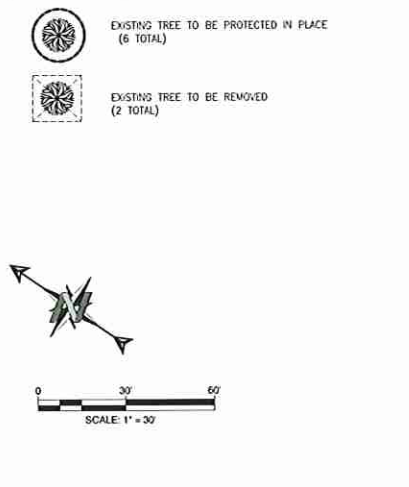
PROJECT IMPERVIOUS AREA TOTALS

DESCRIPTION	NEW IMPERVIOUS AREA	REPLACED IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA
BUILDING/ROOF	1,500	1,025	0	2,525
HARDSCAPE	1,570	710	0	2,280
TOTAL	A) 3,070	B) 1,735	0	D) 4,805

*E) NET IMPERVIOUS AREA = (A+B) - (C-D) OR WHERE (C-D) IS ZERO OR A NEGATIVE NUMBER (A+B) = NET IMPERVIOUS AREA: (4,805 + 0) = 4,805 SF
PERVIOUS REQUIREMENT = 1

- GRADING QUANTITIES, DISTURBANCE**
- A. ESTIMATED EARTHWORK QUANTITIES:
- | | | |
|--------|-------|--------------|
| CUT | NET | |
| 795 CY | 85 CY | 710 CY (CUT) |
- NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.
- B. AREA OF DISTURBANCE: 5,889 SF (0.14 ACRES)
 IMPERVIOUS AREA: 4,805 SF (0.11 ACRES)
 PERVIOUS AREA: 1,804 SF (0.02 ACRES)
- NOTE: INCLUDES DRIVEWAY IMPROVEMENTS, BUILDING AND STRUCTURES, STOCKPILE AREAS, CONCRETE WASH OUT, STAGING AREA, DEMOLITION AREA, AND MATERIAL AND WASTED STORAGE AREAS.
- C. AVERAGE EXISTING SLOPE WITHIN GRADING LIMITS: 12.2%
 *DETERMINED VIA AUTOCAD PROGRAM WITHIN PROPERTY LIMITS

DEMOLITION LEGEND

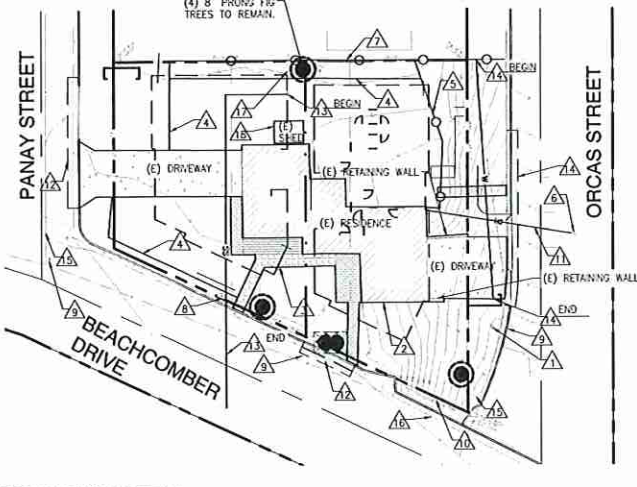


DEMOLITION KEY NOTES

- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING RESIDENCE, RETAINING WALLS AND CONCRETE DRIVEWAYS TO BE REMOVED (3,550 SF)
- EXISTING WALKWAY PATHS TO BE REMOVED (595 SF)
- EXISTING RAILROAD TIE LANDSCAPE TO BE REMOVED (147 LF)
- EXISTING FENCE TO BE REMOVED (56 LF)
- EXISTING JOINT POLE TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING WATER 2" WATER METER TO REMAIN
- EXISTING WATER SHUT-OFF VALVE TO REMAIN
- EXISTING 12" CORRUGATED METAL PIPE TO REMAIN
- EXISTING OVERHEAD POWER LINE TO BE RELOCATED AFTER CONSTRUCTION (50 LF)
- SAUCUT AND REMOVE EXISTING CURB, GUTTER, AND PAVEMENT TO THE LIMITS SHOWN. SAUCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE (130 LF)
- REMOVE EXISTING 6" ACP SEWERLINE (110+ LF)
- REMOVE EXISTING 6" WATERLINE (82 LF)
- EXISTING 6" ACP WATERLINE TO REMAIN
- EXISTING 14" ACP WATERLINE TO REMAIN
- EXISTING 6" ACP SEWERLINE TO REMAIN
- EXISTING SHED TO BE REMOVED/DEMOLISHED (75 SF)

GENERAL NOTES

- ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- ALL EXISTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
- FOR TREE REMOVALS AND TREE PROTECTION, SEE TREE REPORT/PLANS PREPARED BY OTHERS.
- 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.
- 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.
 - A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY; THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMPS: SIZE & LOCATION).
 - A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT.
 - IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.



DEMOLITION DETAIL

10
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 WALSHENGINEERING.NET
 (805) 319-4948

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
 3202 BEACHCOMBER DR., MORRO BAY, CA 93442

City of Morro Bay
 Planning Commission Approval
 Project #(s) **CDP 21-014**
 — Approved as Submitted
 — Approved with Changes
 Approval Date: _____
 Planner: _____

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811
 Know what's below. Call 811 before you dig.

NOT FOR CONSTRUCTION

DATE	SUBMITTAL
210316	INITIAL COP
210623	1ST RE-SUBMITTAL - COP
210827	2ND RE-SUBMITTAL - COP

GRADING &
 DRAINAGE
 PLAN

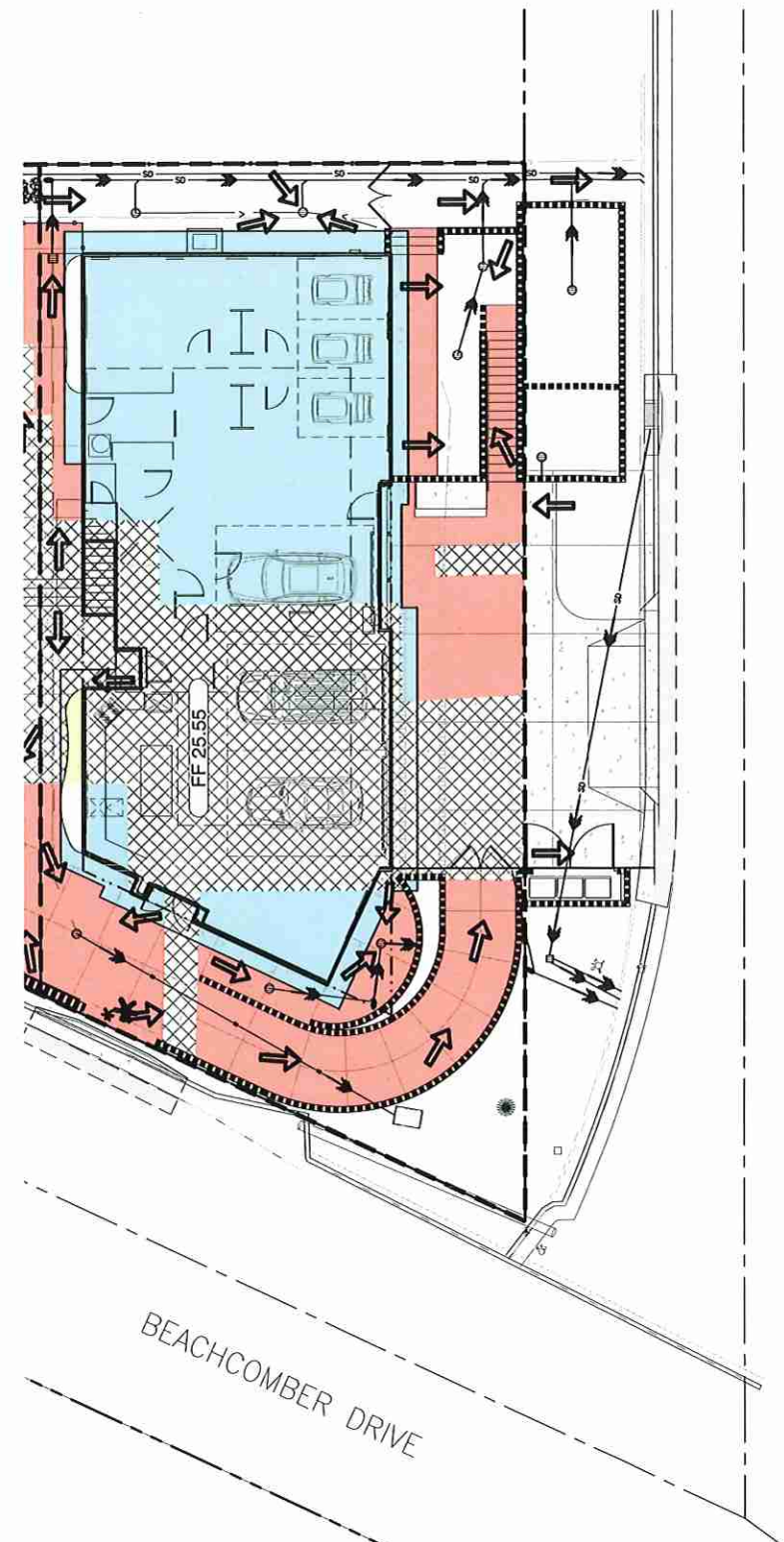
C1.1

GENERAL LEGEND - 3202 BEACHCOMBER DRIVE

- NEW HARDSCAPE IMPERVIOUS AREA (1,333 SF)
- NEW BUILDING IMPERVIOUS AREA (1,793 SF)
- IMPERVIOUS AREA REPLACED WITH LANDSCAPE SURFACE (21 SF)
- REPLACED IMPERVIOUS AREA (1,730 SF)
- LANDSCAPE AREA TO REMAIN (1,007 SF)
- TRIBUTARY AREA
- DIRECTION OF SURFACE FLOW
- DIRECTION OF PIPE FLOW

SITE AREA TOTALS - SOUTH LOT

DESCRIPTION		AREA (SF)	PERCENT OF TOTAL (%)
BUILDING	FLOOR	2,567	43.59
	ROOF OVERHANG	540	9.17
PAVEMENT/HARDSCAPE		1,749	29.70
PERVIOUS/LANDSCAPE		1,033	17.54
TOTAL		5,889	



ORCUS STREET

BEACHCOMBER DRIVE

City of Morro Bay
 Planning Commission Approval
 Project #(s) CDP21-014
 Approved as Submitted
 Approved with Changes
 Approval Date: _____
 Planner: _____

SCALE: 1" = 10'

NOTE: UTILITIES SHOWN ARE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.

PERRY RESIDENCE

NO.	DATE	REVISIONS

WALSH ENGINEERING
 WALSHENGINEERING.NET (805) 319-4948
 1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

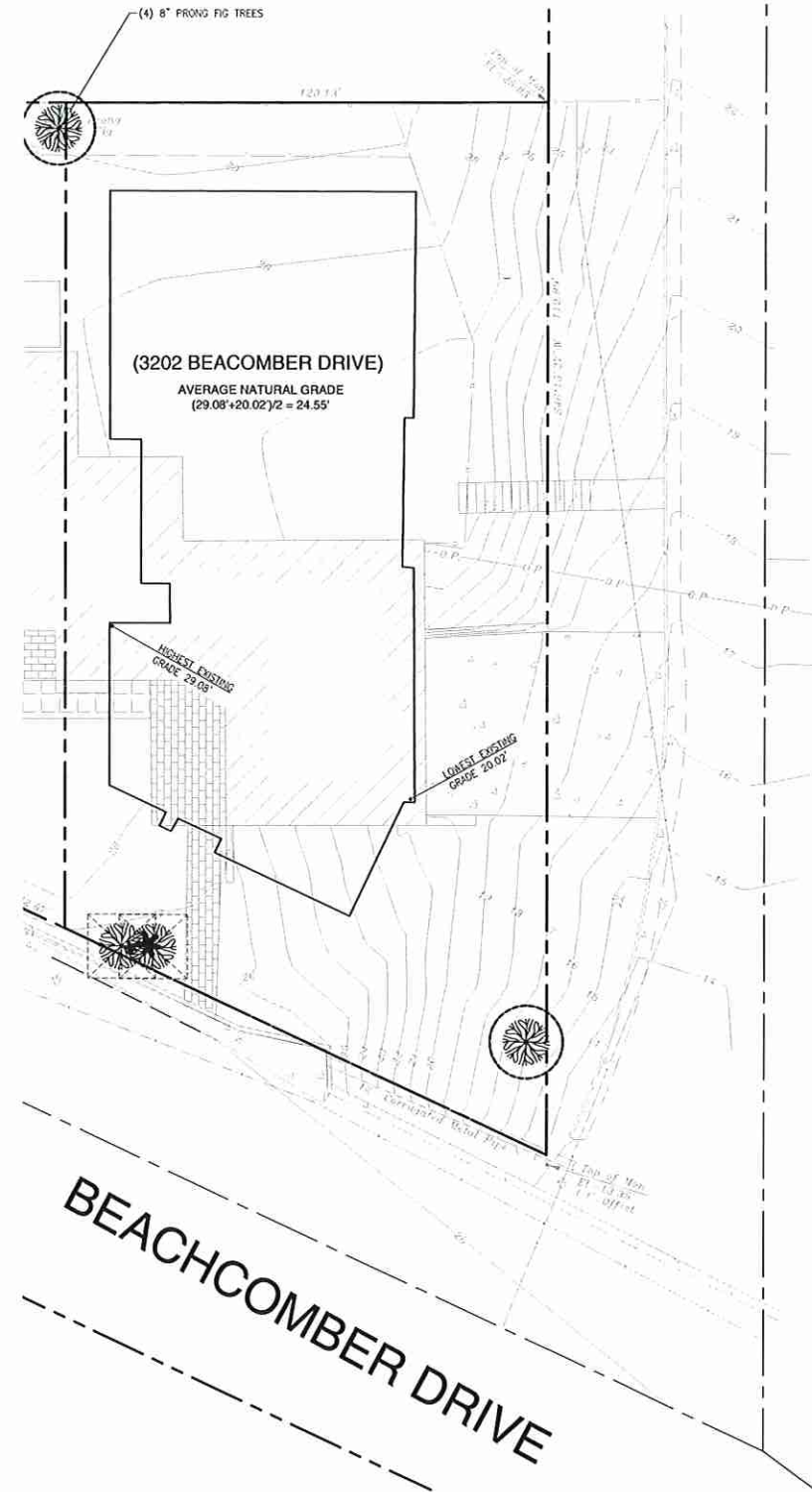
MARK & STEVE PERRY
 PERRY RESIDENCE
 3202 & 3230 BEACHCOMBER DR., MORRO BAY, CA 93422



DESIGNED BY: KDG
 CHECKED BY: KDG
 APPROVED BY: WKH
 DATE: 3/1/22

3202
 BEACHCOMBER
 DRIVE-
 HYDROLOGY
 EXHIBIT

SHEET
1 OF 1



ORCAS STREET

BEACHCOMBER DRIVE

- GENERAL LEGEND**
- EXISTING/PROPOSED CENTERLINE (CL)
 - - - EXISTING PROPERTY LINE (EX. PL)
 - . - . PROPOSED PROPERTY LINE (P.L)
 - PROPOSED SETBACK LINE
 - - - EXISTING/PROPOSED EASEMENT
 - PROPOSED SAWCUT
 - GUTTER FLOWLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SLOTTED CURB
 - PROPOSED RETAINING WALL HEIGHT PER PLAN.
 - PROPOSED CONCRETE PAVEMENT/HARDSCAPE
 - PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED GRAVEL
 - PROPOSED PAVEMENT
 - DEEPEMED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
 - RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

- DEMOLITION LEGEND**
- EXISTING TREE TO BE PROTECTED IN PLACE (6 TOTAL)
 - EXISTING TREE TO BE REMOVED (0 TOTAL)

SURVEY AND MAPPING

THE TOPOGRAPHIC SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEY BELOW. A COPY HAS BEEN PROVIDED TO BY THE PROFESSIONAL LAND SURVEYOR OR OWNER UPON THE START OF OUR DESIGN. A COPY OF SAID SURVEY IS ON FILE WITH THE DESIGN ENGINEER. WALSH ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

TITLE: "TOPOGRAPHICAL SURVEY"
 DATED: 03/10/2010
 DANNY F. HORN
 566 SPRING STREET
 PASO ROBLES, CA 93446
 (805)233-0355

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF INITIAL SURVEY, THEREFORE EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN AND THE BOUNDARY LINES SHOWN DO NOT REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES. DETERMINATION OF THE ACTUAL PROPERTY BOUNDARIES WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). PROPERTY LINES, EASEMENTS, AND BUILDING SETBACKS SHOULD BE DETERMINED FROM AN ACTUAL BOUNDARY SURVEY. IF NOT, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION.

BENCHMARK

CITY BENCH MARK # A-121 2" BRASS DISK SET @ MAN AND RENEAL STREETS.
 ELEVATION = 44.05'

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS N 46°15'30"E AS SHOWN BETWEEN FOUND AND ACCEPTED MONUMENTS OF RECORD ALONG THE CENTERLINE OF PANAY STREET, PER 2 MB 15 (R).

City of Morro Bay
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 ___ Approved with Changes
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ENGINEERING
 566 SPRING STREET SUITE 202
 SAN LUIS OBISPO, CA 93401
 WALSHENGINEERING.NET
 (805) 319-4948

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
 3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DATE	SUBMITTAL
210316	INITIAL CDP
210623	1ST RE-SUBMITTAL - CDP
210827	2ND RE-SUBMITTAL - CDP

TOPO SURVEY:
 HIGH AND LOW
 POINT OF
 PROPOSED
 BUILDINGS

DATE	SUBMITTAL
210316	INITIAL COP
210523	1ST RE-SUBMITTAL - COP
211124	2ND RE-SUBMITTAL - COP
211217	3RD RE-SUBMITTAL - COP
220307	4TH RE-SUBMITTAL - COP
220425	5TH RE-SUBMITTAL - COP

LANDSCAPE PLAN

PLANTING PLAN LEGEND

- FOOTPRINT OF (N) BUILDING
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- CENTERLINE OF ROAD
- MOUNTABLE CURB, PER CITY OF MORRO BAY ENGINEERING STDS.
- PROPOSED WOOD FENCE AT PROPERTY LINE
- EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE

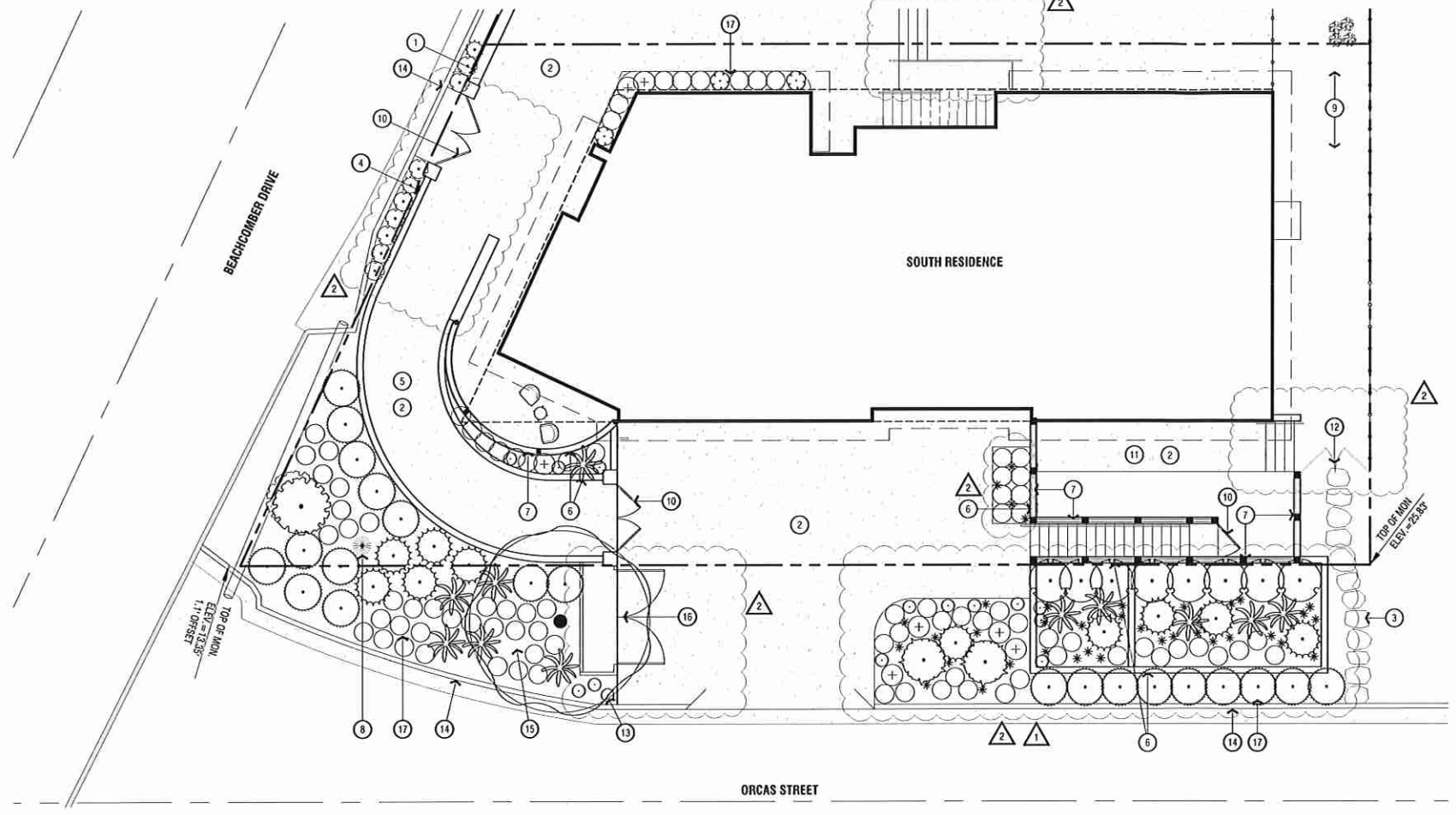
LANDSCAPE CALCULATIONS

SOUTHERN RESIDENCE:

LOT SIZE:	5,890 SF
ON-SITE LANDSCAPE:	1,050 SF / 17.7%
ON-SITE PERMEABLE SURFACE:	1,050 SF / 17.7%
OFF-SITE LANDSCAPE:	957 SF
TOTAL LANDSCAPE PROVIDED:	2,027 SF

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
	1	Metrosideros excelsa / New Zealand Christmas Tree	15 gal	SIZE: 30" WIDE x UP TO 35" TALL WUCOLS P.F.: 1-3
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	10	Agave attenuata 'AGAWWS' / Ray of Light Foxtail Agave	5 gal	SIZE: 4' TALL X 6' WIDE WUCOLS P.F.: 1-3
	2	Anigozanthos x Orange Cross' / Orange Cross Kangaroo Paw	1 gal	SIZE: 3-4 Tall (Flowers) x 1-2 Wide WUCOLS P.F.: 1-3
	2	Artemisia californica 'Canyon Grey' / Canyon Grey California Sagebrush	1 gal	SIZE: 1-2" TALL X 6' WIDE WUCOLS P.F.: 1-3
	1	Ceanothus x 'Wheeler Canyon' / Western Lilac	5 gal	SIZE: 4-6" TALL X 4-8" WIDE WUCOLS P.F.: 1-3
	11	Coreopsis gigantea / Tree Coreopsis	1 gal	SIZE: 4-5" TALL & WIDE WUCOLS P.F.: 4-6
	37	Drimia maritima / Sea Squill	Bulb	SIZE: 1-2" TALL & WIDE WUCOLS P.F.: 1-3
	3	Lavandula stoechas / Spanish Lavender	1 gal	SIZE: 2" TALL & WIDE WUCOLS P.F.: 1-3
	21	Muhlenbergia dubia / Pine Muhly	3 gal	SIZE: 2-3" TALL & WIDE WUCOLS P.F.: 1-3
	8	Olea europaea 'Campo Dwarf' / Campo Dwarf Olive	5 gal	SIZE: 4-6" Tall & Wide WUCOLS P.F.: < .1
	85	Pennisetum spathulatum / Rye Puffs	1 gal	SIZE: 2" TALL & WIDE WUCOLS P.F.: 4-6
	7	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal	SIZE: 2-3" TALL & WIDE WUCOLS P.F.: 1-3
	14	Rosmarinus officinalis 'Irene' TM / Irene Trailing Rosemary	1 gal	SIZE: 2" TALL X TRAILING WUCOLS P.F.: 1-3
	8	Sesleria autumnalis / Autumn Moor Grass	1 gal	SIZE: 2" Tall & Wide WUCOLS P.F.: 4-6
QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
551 sf	Agrostis patens / Thinsgrass	Sod		SIZE: SPREADING WUCOLS P.F.: UNK.



1 PLANTING PLAN

PLANTING NOTES

1. PLANTING LAYOUT SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ANY SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS OF SMALLER CONTAINER SIZES MAY REQUIRE AN INCREASE IN PLANT QUANTITY AND SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MOST CURRENT VERSION OF ANSI Z60.1 STANDARDS FOR PLANT VIGOR, HEALTH AND OVERALL APPEARANCE. PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL UPON INSPECTION WITH NO ADDITIONAL COST TO THE OWNER.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE PLANTING SPECIFICATIONS FOR PLANTING AND SOIL CONDITIONING AND IS RESPONSIBLE TO ADHERING TO THOSE SPECIFICATIONS.
5. SEE SHEET L1.1 FOR PLANTING SPECIFICATIONS AND DETAILS.
6. ALL PROPOSED LANDSCAPE AREAS TO BE DRESSED WITH A MINIMUM 3" LAYER OF LOCALLY SOURCED MINI-FILL OR PETITE WALK-ON BARK, EXCEPT FOR SPREADING GROUNDCOVER AREAS. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.

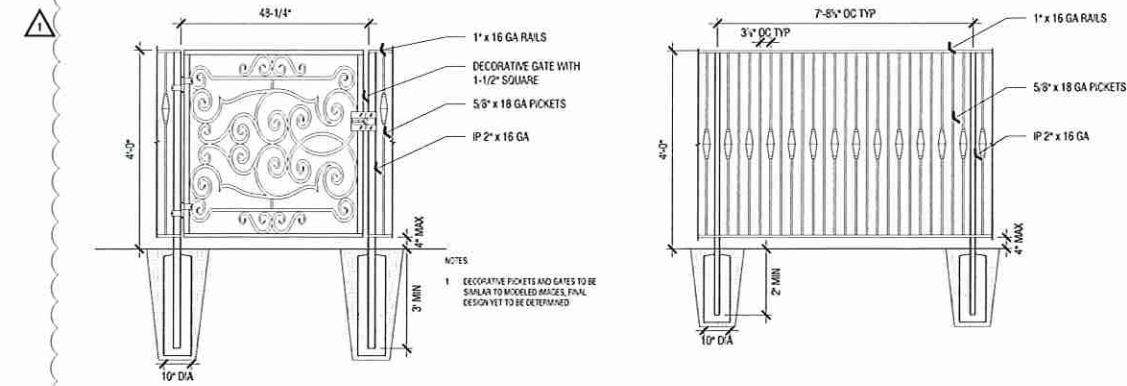
KEYNOTES

- 1 (N) 18" HIGH SEATWALL PER DETAIL 3, SHEET L1.1
- 2 (N) CONCRETE PAVING
- 3 (N) NATURAL STEPPING STONES
- 4 (N) LOW LANDSCAPE WALL (18" HEIGHT)
- 5 (N) SLOPED PATH TO ROAD
- 6 (N) RETAINING WALL
- 7 (N) RAILING MOUNTED ON WALL
- 8 (E) TREE TO REMAIN, PROTECT IN PLACE
- 9 (N) FENCED LAWN AREA
- 10 (N) WROUGHT IRON GATE, PER DETAIL 1, SHEET L1.1
- 11 (N) FENCED PATIO
- 12 (N) 6' HORIZONTAL WOOD PRIVACY GATE PER DETAIL 2, SHEET L1.1
- 13 (N) STREET TREE
- 14 (N) FACE OF CURB
- 15 (E) FIRE HYDRANT TO REMAIN
- 16 (N) TRASH ENCLOSURE SCREEN AND GATES PER DETAIL 4, SHEET L1.1
- 17 (N) IN-GROUND LANDSCAPE PLANTER

City of Morro Bay
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Approved as Submitted
Approved with Changes

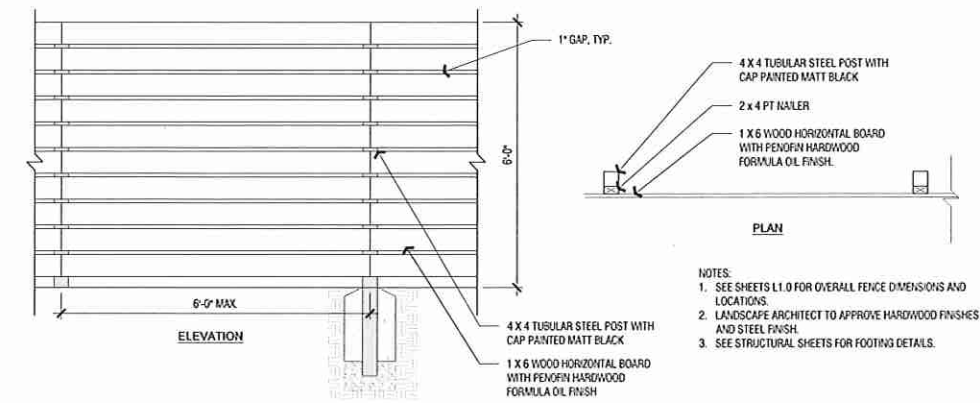
Approval Date: _____
Planner: _____

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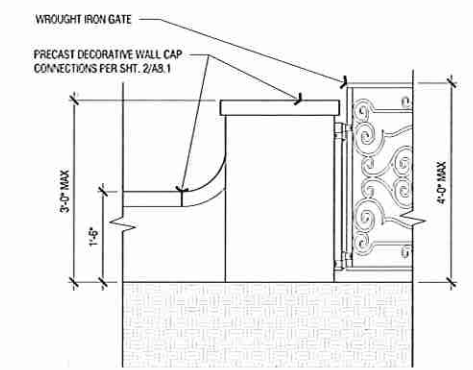
1 WROUGHT IRON FENCE AND GATES

SCALE: N.T.S.



2 6'-0\"/>

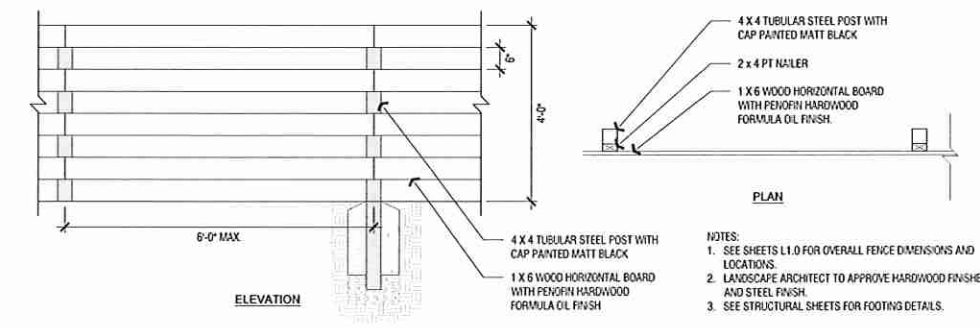
SCALE: 1/2\"/>



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3 LANDSCAPE SEAT WALL

SCALE: N.T.S.



4 4'-0\"/>

SCALE: 1/2\"/>

10

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 805.541.1010
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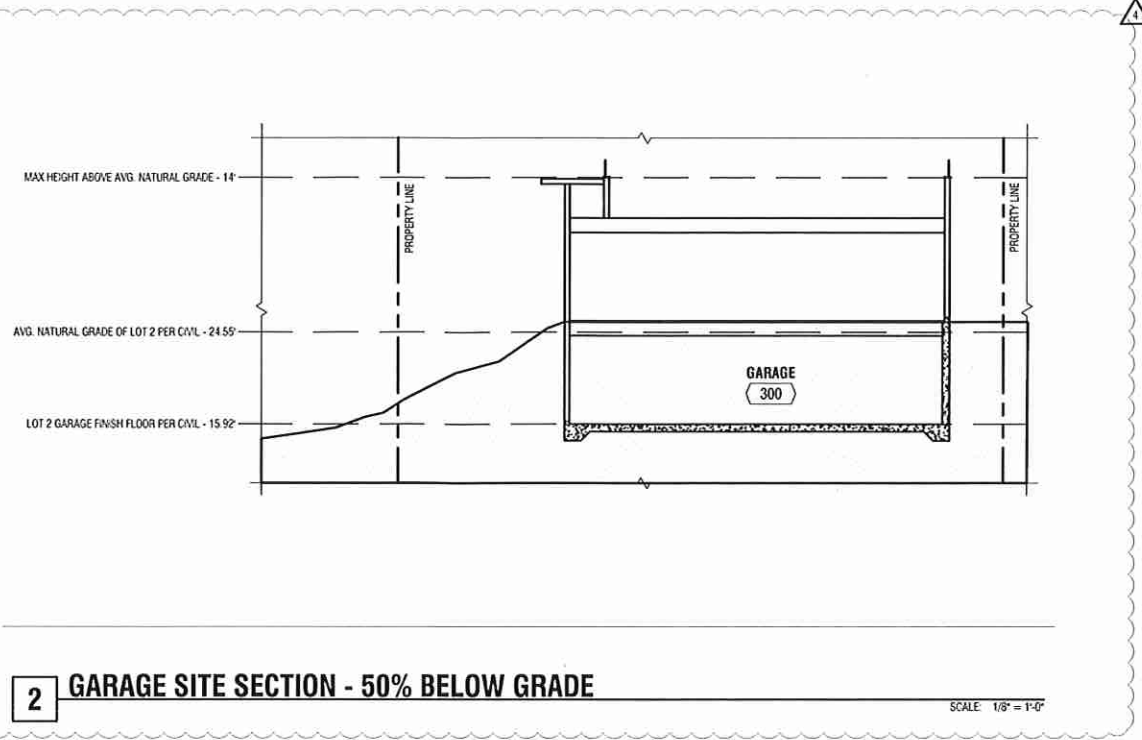
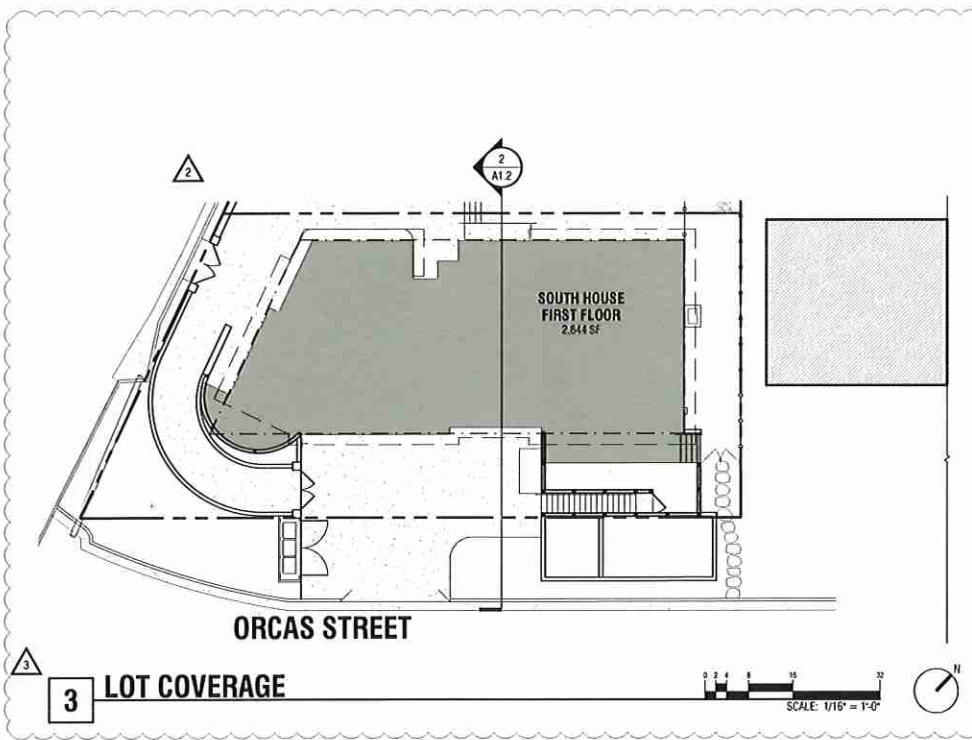
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COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
 3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DATE	SUBMITTAL
210316	INITIAL CCP
210623	1ST RE-SUBMITTAL - CCP
211124	2ND RE-SUBMITTAL - CCP
211217	3RD RE-SUBMITTAL - CCP
220307	4TH RE-SUBMITTAL - CCP
220425	5TH RE-SUBMITTAL - CCP

LANDSCAPE
DETAILS

L1.1



ARCHITECTURAL SITE PLAN LEGEND

- PROPOSED PROPERTY LINE
- - - - PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- LINE OF ROOF ABOVE
- PROPOSED WOOD FENCE AROUND PERIMETER OF PROPERTY
- PROPOSED WROUGHT IRON FENCING/RAILING. REFER TO SHEET L1.1
- △ EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- △ EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE
- PROPOSED RESIDENCE
- ▨ EXISTING ADJACENT RESIDENCE
- ▨ AREA OF PROPOSED PERMEABLE LANDSCAPING SURFACES - REFER TO LANDSCAPE SHEETS FOR MORE DETAIL
- ▨ AREA OF PROPOSED BUILDING BELOW GRADE
- ▨ AREA OF PROPOSED HARD SURFACE - REFER TO LANDSCAPE SHEETS FOR MORE DETAIL

- ### ARCHITECTURAL SITE PLAN NOTES
- PROPOSED LOT MERGE AND LOT LINE ADJUSTMENT UNDER SEPARATE PERMIT
 - REFER TO CIVIL PLANS FOR:
 - AVERAGE NATURAL GRADE FOR EACH LOT
 - TOPOGRAPHY AND CONTOURS
 - ELEVATIONS AT ALL FLOOR LEVELS
 - PERMEABLE AND IMPERMEABLE SURFACE SQUARE FOOTAGES AND PERCENTAGE CALCULATIONS
 - ELEVATIONS AT ALL FLOOR LEVELS
 - REFER TO BUILDING CODE DATE SHEET T1.0 AND SHEET A1.2 FOR LOT COVERAGE CALCULATIONS
 - REFER TO LANDSCAPE SHEETS FOR:
 - LANDSCAPING TO REMAIN
 - FENCE AND GATE DETAILS

- ### 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.
 - NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 - A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY. THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMPS: SIZE & LOCATION).
 - A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT OF WAY OR WITHIN A UTILITY EASEMENT.
 - IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT OF WAY.

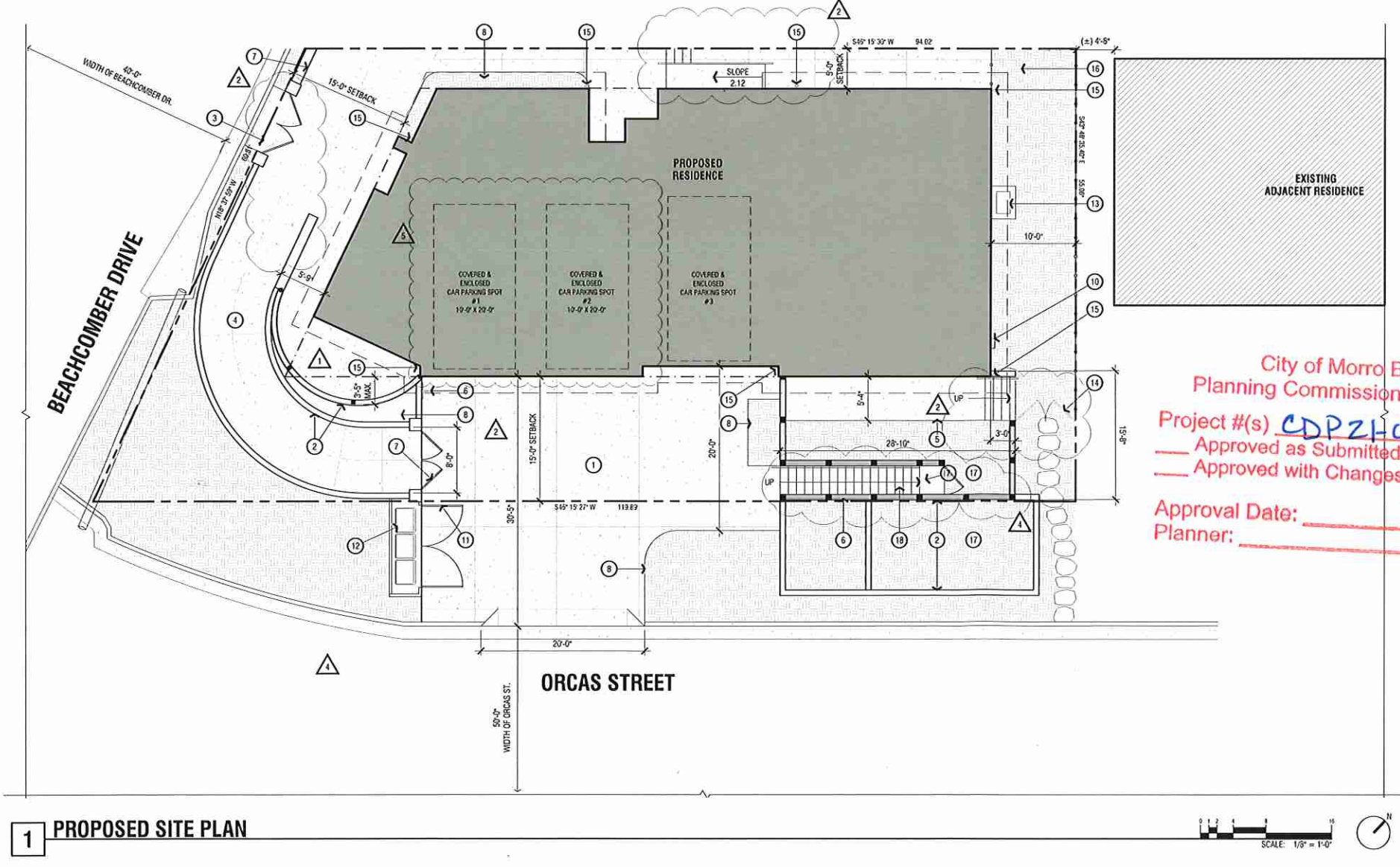
LOT COVERAGE BREAKDOWN

PER S 2A OVERLAY ZONE STANDARDS, CITY OF MORRO BAY ZONING REGULATIONS

LOT - 5,889 SF TOTAL	AREA	ALLOWABLE 50%	PROPOSED
MAX SITE COVERAGE	2,844 SF.	2,944.5 SF	48%

SITE COVERAGE TO INCLUDE ALL EXTERIOR PATIOS AND LANDINGS ELEVATED ABOVE NATURAL GRADE LEVEL. SEE 1/A1.1 FOR EXTENT OF AREA COVERED IN CALCULATION

- ### KEYNOTES
- (N) CONCRETE DRIVEWAY AND CURB CUT PER CITY OF MORRO BAY STANDARDS, PER ZONING CH. 17.44
 - (N) TERRACE RETAINING WALL
 - (N) SEAT WALL, REFER TO CIVIL SHEETS AND LANDSCAPE DETAILS SHEET L1.1
 - (N) SLOPED PATH TO BEACHCOMBER
 - (N) CONCRETE PAD AT EXTERIOR DOOR, SLOPE AWAY FROM RESIDENCE PER SITE PLAN GENERAL NOTES ON A1.0
 - (N) OUTDOOR GOOSENECK SHOWERHEAD
 - (N) WROUGHT IRON SECURITY GATE, REFER TO SHEET L1.1
 - (N) IN GROUND LANDSCAPE PLANTER
 - NOT USED
 - PROPOSED (N) ELECTRIC METER
 - PROPOSED (N) WOOD SCREENS AND GATE AT TRASH BIN STORAGE, REFER TO 4/L1.1
 - 95 GAL. WASTE WHEELER PER CITY OF MORRO BAY GARBAGE STANDARD
 - (N) MINI SPLIT HVAC SYSTEM CONDENSING UNIT ON CONCRETE PAD
 - (N) WOOD PRIVACY FENCE/GATE, REFER TO DETAIL 2/L1.1
 - LOCATION OF DOWNSPOUT OUTLET
 - HORIZONTAL WOOD SLAT PRIVACY FENCE, PLEASE SEE LANDSCAPE DETAILS FOR MORE INFORMATION
 - LANDSCAPE TERRACE, SEE LANDSCAPE PLANS FOR MORE INFORMATION
 - OUTDOOR STAIRS TO UPPER TERRACE



City of Morro Bay
 Planning Commission Approval
 Project #(s) CDP24014
 Approved as Submitted
 Approved with Changes
 Approval Date: _____
 Planner: _____

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LICENSED ARCHITECT
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 0-33710
 7.31.2023 RENEWAL
 STATE OF CALIFORNIA

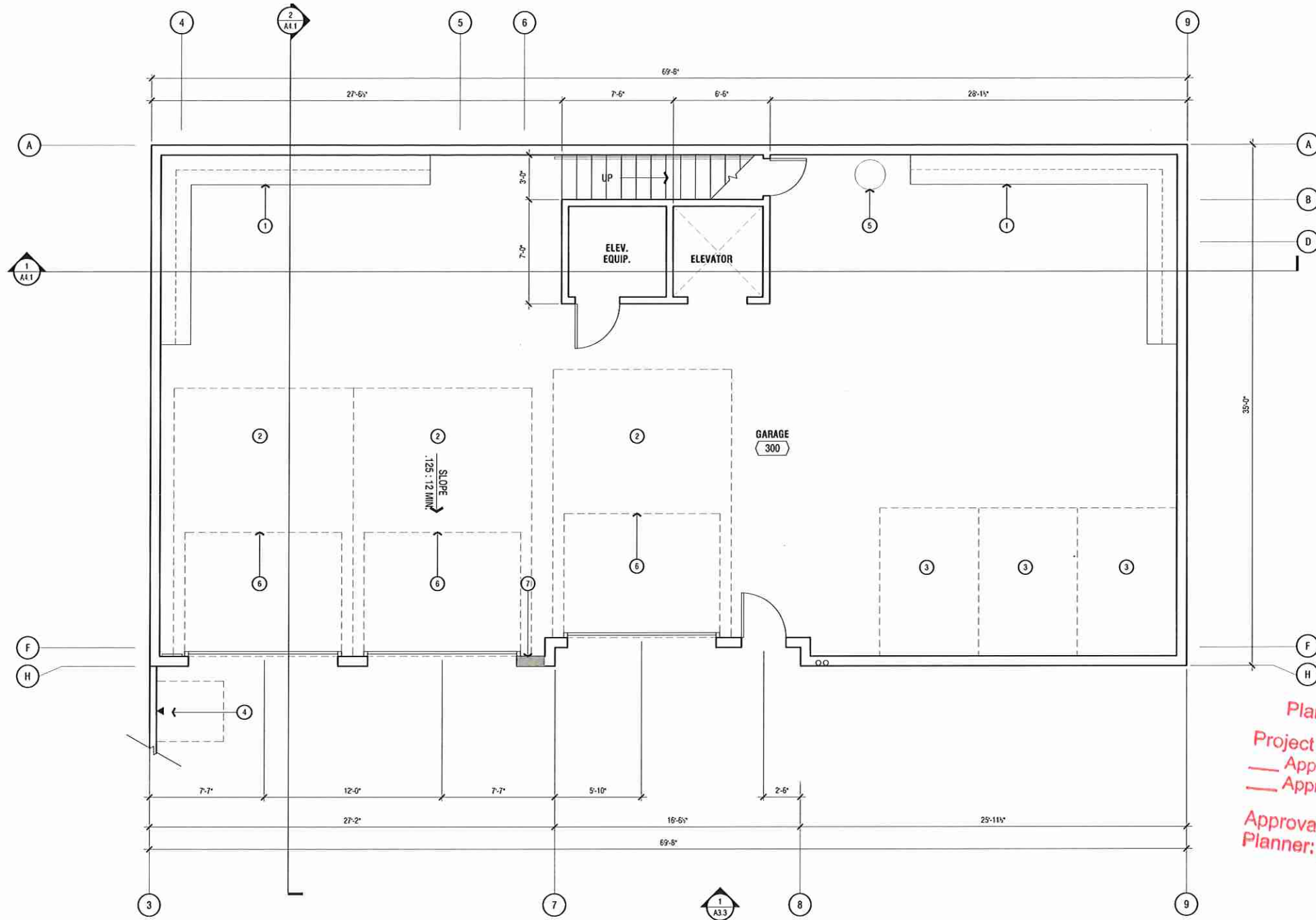
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PERRY RESIDENCE
 3202 BEACHCOMBER DR. MORRO BAY, CA 93442

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210623	1ST FE-SUBMITTAL - COP
211124	2ND FE-SUBMITTAL - COP
211217	3RD FE-SUBMITTAL - COP
220307	4TH FE-SUBMITTAL - COP
220425	5TH FE-SUBMITTAL - COP

PROPOSED SITE PLAN
A1.0

NOT FOR CONSTRUCTION



1 GARAGE FLOOR PLAN

FLOOR PLAN LEGEND

- EXTERIOR WALL, SEE W1 IN WALL SCHEDULE ON A2.1
- INTERIOR 2X6 WALL, SEE W2 IN WALL SCHEDULE ON A2.1
- INTERIOR 2X WALL, SEE W3 IN WALL SCHEDULE ON A2.1

KEYNOTES

- ① WORK BENCH AND SHELVING
- ② 12' x 18' CAR PARKING SPACE
- ③ 6' x 8' GOLF CART PARKING SPACE
- ④ OUTDOOR SHOWER
- ⑤ TANK STYLE WATER HEATER, CONTRACTOR INSTALLED
- ⑥ ROLL UP GARAGE DOOR, OWNER SELECTED AND CONTRACTOR INSTALLED
- ⑦ PROPOSED LOCATION OF IN WALL DOWNSPOUT FROM ROOF DECK



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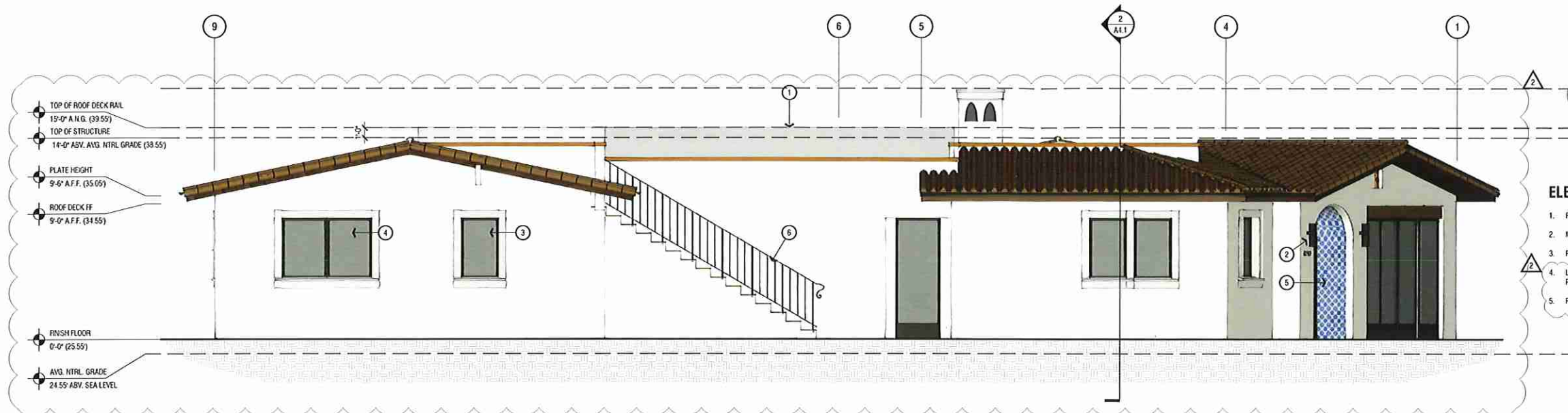
DRWN BY:	FLOOR PLAN
CHKD BY:	JB
DATE	SUBMITTAL
210316	INITIAL CDP
210623	1ST RE-SUBMITTAL - CDP
211124	2ND RE-SUBMITTAL - CDP
211217	3RD RE-SUBMITTAL - CDP
220307	4TH RE-SUBMITTAL - CDP
220425	5TH RE-SUBMITTAL - CDP

GARAGE FLOOR PLAN

A2.0

EXTERIOR ELEVATIONS LEGEND

-  TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION
-  SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION



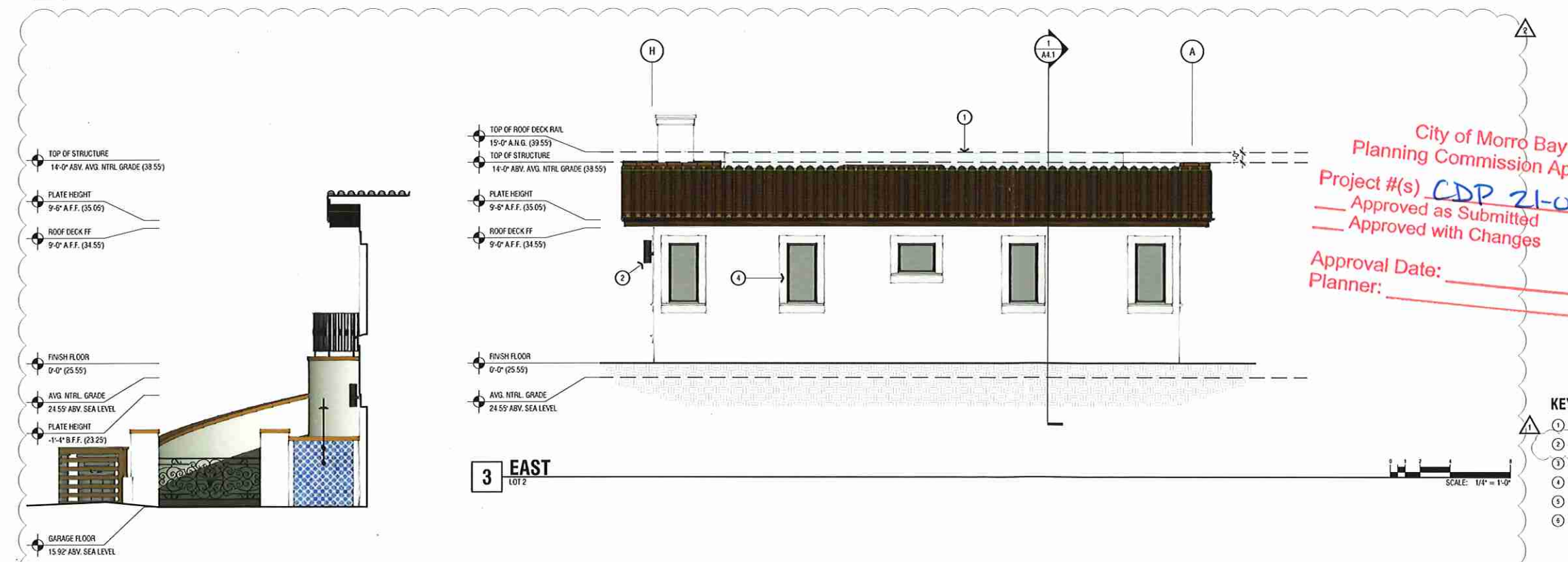
ELEVATION NOTES

1. REFER TO CIVIL SHEETS FOR SITE GRADING AND INFORMATION REGARDING AVERAGE NATURAL GRADE
2. MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
3. ROOF PITCH ON ALL (N) STRUCTURES SHALL BE 2.5:12, REFER TO ROOF PLAN FOR MORE INFORMATION
4. LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY C9.5
5. REFER TO HEIGHT VARIANCE APPLICATIONS ATTACHED TO PLANNING PERMIT SUBMITTALS

HEIGHT OF EXISTING RESIDENCE
41.16'

1 NORTH
LOT 2

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



3 EAST
LOT 2

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

2 EAST
LOT 2

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

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Planner: _____

KEYNOTES

1. 1'-0" REQUESTED HEIGHT EXTENSION TO CREATE A 5'-0" HEIGHT GLASS WINDBREAK FOR THE ROOF DECK
2. EXTERIOR WALL MOUNTED LIGHT FIXTURE, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
3. METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
4. METAL WINDOW, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
5. DECORATIVE TILE, SEE SHEET A3.2 FOR PRECEDENT IMAGE
6. DECORATIVE WROUGHT IRON RAILING, SEE SHEET A3.2 FOR PRECEDENT IMAGE

10

**TEN OVER
STUDIO, INC**

539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com



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COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DATE	SUBMITTAL
210316	INITIAL CDP
210623	1ST RE-SUBMITTAL - CDP
211124	2ND RE-SUBMITTAL - CDP
211217	3RD RE-SUBMITTAL - CDP
220307	4TH RE-SUBMITTAL - CDP
220425	5TH RE-SUBMITTAL - CDP

EXTERIOR
ELEVATIONS

A3.0

NOT FOR CONSTRUCTION



EXTERIOR ELEVATIONS LEGEND

 TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION

 SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION

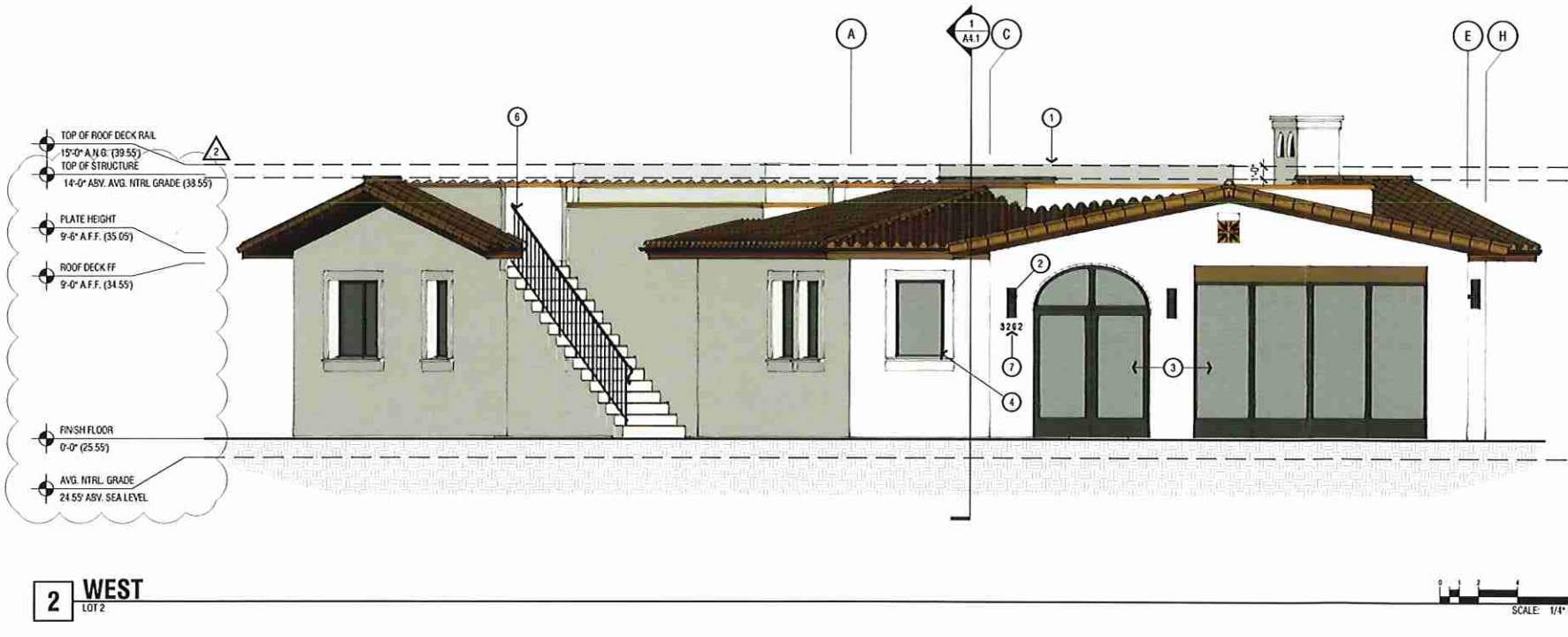
ELEVATION NOTES

- REFER TO CIVIL SHEETS FOR SITE GRADING AND INFORMATION REGARDING AVERAGE NATURAL GRADE
- MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
- ROOF PITCH ON ALL (N) STRUCTURES SHALL BE 2.5:12. REFER TO ROOF PLAN FOR MORE INFORMATION
- LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY 09.5
- REFER TO HEIGHT VARIANCE APPLICATIONS ATTACHED TO PLANNING PERMIT SUBMITTALS

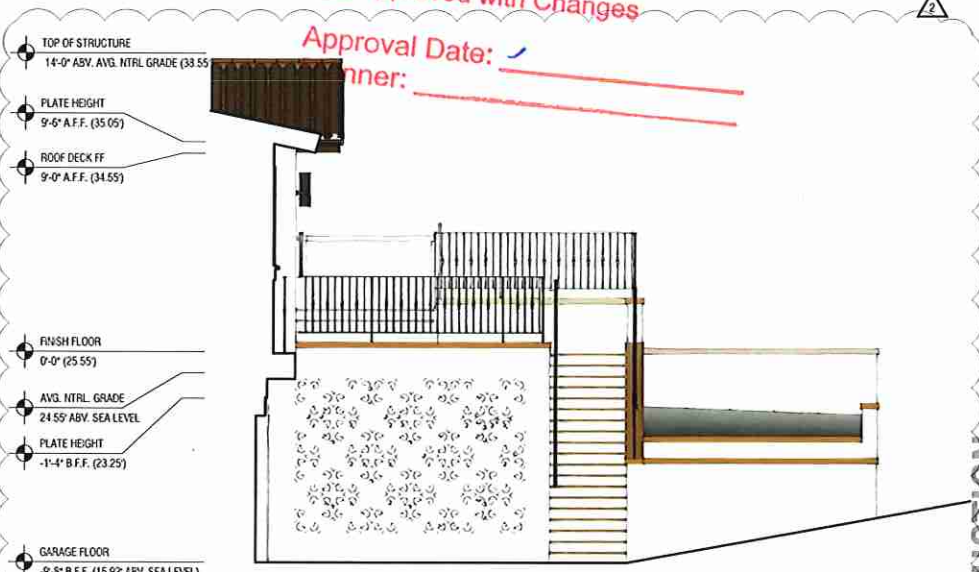
KEYNOTES

- 1'-0" REQUESTED HEIGHT EXTENSION TO CREATE A 5'-0" HEIGHT GLASS WINDBREAK FOR THE ROOF DECK
- EXTERIOR WALL MOUNTED LIGHT FIXTURE, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
- METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
- METAL WINDOW, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
- NOT USED
- DECORATIVE WROUGHT IRON RAILING, SEE SHEET A3.2 FOR PRECEDENT IMAGE
- ADDRESS NUMBERS PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS 4" HIGH WITH 1/2" STROKES IN CONTRASTING COLOR FROM BACKGROUND

1 SOUTH
LOT 2
SCALE: 1/4" = 1'-0"



2 WEST
LOT 2
SCALE: 1/4" = 1'-0"



3 WEST
LOT 2
SCALE: 1/4" = 1'-0"

City of Morro Bay
Planning Commission Approval
Project #(s) CDP21-014
Approved as Submitted
Approved with Changes
Approval Date: _____
anner: _____

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10
TEN OVER
STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR
CONSTRUCTION
C-33770
7.31.2023
RENEWAL
STATE OF CALIFORNIA

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COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DRWN BY:	NM
CHKD BY:	JB
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EXTERIOR ELEVATIONS

A3.1



SMOOTH STUCCO FINISH AT RESIDENCE & SITE WALLS
(SW7001 MARSHMALLOW)



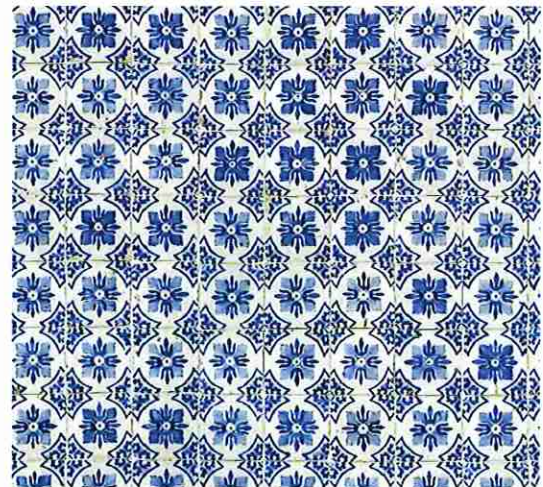
2'X2' FLAGSTONE PAVING



PERMEABLE EURO COBBLE DRIVEWAY
SANDSTONE



WROUGHT IRON RAILING & GUARDRAILS



TILE ACCENTS



SPANISH TILE ROOF
MIXED RED & ORANGE COLOR



SHIELDED METAL DOWN LIGHT FIXTURE



HORIZONTAL WOOD FENCING

(COLOR TO MATCH THE DARK WALNUT STAIN OF THE WOOD FEATURES OF THE RESIDENCES)



WOOD HEADERS, FASCIA, & GARAGE DOORS
(DARK WALNUT STAIN)



METAL DOOR & WINDOW FRAME

City of Morro Bay
Planning Commission Approval
Project #(s) CDP 21-014
 Approved as Submitted
 Approved with Changes

Approval Date: _____
Planner: _____

10

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COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

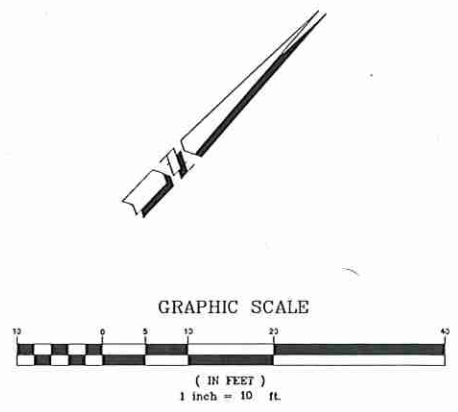
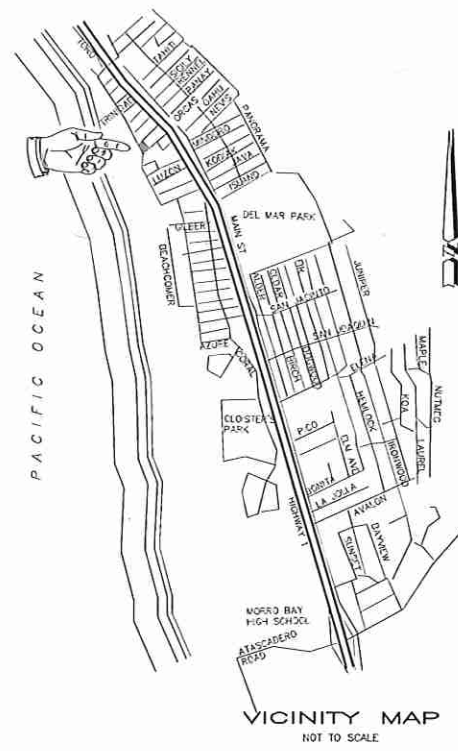
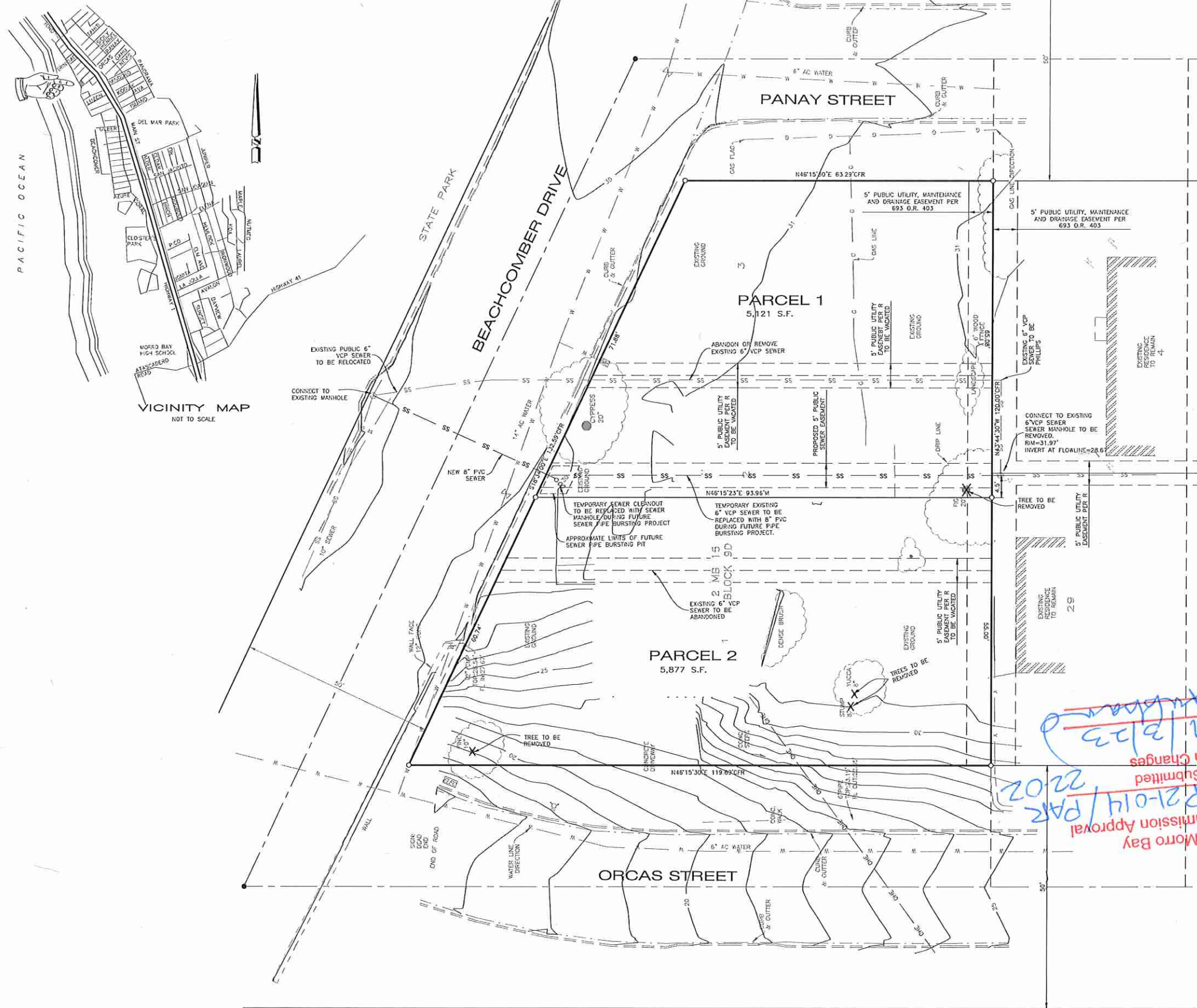
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MATERIAL BOARD

A3.2

NOT FOR CONSTRUCTION

N:\2022\22-106-3202 Beachcomber Drive - Morro Bay\CAD\22-106-3202 Beachcomber Drive - Tentative Parcel Map.dwg, 2/13/22 7:15pm, LRichardson



SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON APRIL 20, 2022. EXISTING BUILDINGS HAVE BEEN REMOVED AT THE CITY'S REQUEST.
 MICHAEL B. STANTON, PLS 5702 DATE 11/1/22



SUBDIVISION NOTES:
OWNER: PERRY ENTERPRISES, MARK PERRY, 3826 CALDWELL AVENUE, VISALIA, CA 93277, 559-786-5999
ASSESSOR'S PARCEL NUMBER: 065-106-032
ZONING: RESIDENTIAL SINGLE FAMILY
MICHAEL PERRY: 5549 W GROVE CT., VISALIA, CA 93291
UTILITIES: WATER & SEWER: CITY OF MORRO BAY; ELECTRIC: PG&E; TELEPHONE: AT&T; CABLE TV: SPECTRUM; GAS: SOUTHERN CAL GAS
SURVEYOR: MICHAEL STANTON, PLS, MBS LAND SURVEYS, 3559 SOUTH HIQUERA STREET, SAN LUIS OBISPO, CA 93401, 805-594-1960, ATTN: LEAHA MAGEE, leaha@mbslandsurveys.com

AREA TABLE

PARCEL 1	5,121 S.F.
PARCEL 2	5,877 S.F.
TOTAL	10,998 S.F.

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND CAL TRANS 1" IRON PIPE AT POST MILE MARKER 31.94 ON THE EASTSIDE OF HIGHWAY ONE APPROXIMATELY 200 FEET SOUTH OF VERBA BUENA IN MORRO BAY WITH AN ELEVATION OF 48.74' FEET NAVD 88 DATUM.
LOCAL BENCH MARK:
 CONTROL POINT#101 BEING A MNG NAIL SET FLUSH IN THE ASPHALT WITH AN ELEVATION OF 29.97' NAVD 88 DATUM

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND CENTERLINE MONUMENTS ALONG PANAY STREET BEARING S 47° 53' 32" W.

SITE DATA:
 ADDRESS: 3202 BEACHCOMBER DRIVE, MORRO BAY
 ASSESSOR'S PARCEL NO. APN 065-106-032
 CFR=CALCULATED FROM R (R = BOOK 2 OF MAPS AT PAGE 15)

TENTATIVE PARCEL MAP MB 22-0025
 BEING A SUBDIVISION OF LOTS 1, 2, AND 3 OF BLOCK 9D OF ATASCADERO BEACH, AS SHOWN ON MAP FILED IN BOOK 2 AT PAGE 15, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 AT THE REQUEST OF MARK PERRY

MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
 3559 SOUTH HIQUERA ST.
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 November 1, 2022 JOB #22-106

Handwritten notes in red and blue:
 Approval Date: 11/3/23
 Approved with Changes
 Approved as Submitted
 Project # (s) CDP21-014 / PAR 2202
 Planning Commission Approval
 City of Morro Bay

REMOVED IMPROVEMENTS THAT WILL NOT REMAIN 10-21-2022
 REVISED AREAS 10-3-2022
 REVISED SEWER & AREAS 10-3-2022