

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, STE. 300
SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200

Filed: 02/09/96
49th Day: 03/29/96
180th Day: 08/07/96
Staff: J. Sheele/cm
Staff Report: 02/29/96 0011P
Hearing Date: 03/14/96

STAFF REPORT: CONSENT CALENDAR

TH8a

APPLICATION NO.: 3-96-15

APPLICANT: WELLS FARGO BANK
c/o Rolf Poprowski
AGENT: Omni Design Group, c/o Tim Robert

PROJECT LOCATION: 206 Surf Street, City of Morro Bay, San Luis Obispo
County, APN 066-034-001

PROJECT DESCRIPTION: Lot line adjustment between two existing parcels
resulting in parcel sizes of 6,981 sq. ft. and
18,200 sq. ft., grading, slope stabilization, drainage
improvements, fencing and landscaping.

Lot area:	Parcel 1 - 6,981 sq. ft. Parcel 2 - 18,200 sq. ft.
Existing Building coverage:	2,100 sq. ft.
Landscape coverage:	17,295 sq. ft.
Parking spaces:	4 spaces
Zoning and Plan	Parcel 1 - Visitor Serving Commercial
Designation:	Parcel 2 - Medium Density Residential
Project density:	4 units/acres
Ht abv fin grade:	Existing

LOCAL APPROVALS RECEIVED: Lot Line Adjustment (LL02-95) and Conditional Use
Permit (CUP 14-95). CEQA - Negative Declaration granted 8/25/95.

SUBSTANTIVE FILE DOCUMENTS:

- o Morro Bay Local Coastal Program.
- o Slope Stabilization Evaluations by Earth System Consultants dated 2/25/92,
12/14/94 and 1/9/95.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions. See Exhibit A.

III. Special Conditions.

1. Unless waived by the Executive Director, a separate coastal development permit shall be required on Parcel 1 for any new development or any additional landform alteration beyond the amount specified in this approval.

IV. Findings and Declarations.

The Commission hereby finds and declares:

1. Project Description and Background.

The proposed development consists of a lot line adjustment between two existing parcels resulting in parcel sizes of 6,981 sq. ft. (parcel 1) and 18,200 sq. ft. (parcel 2), grading, slope stabilization, drainage improvements, fencing and landscaping. The subject property is located at 206 Surf Street in the City of Morro Bay. The site contains an existing single-story residence and detached garage. The residence is located on a relatively flat portion of the site above a 25-foot high slope, and is bisected by the existing lot line. The proposed lot line adjustment will create a bluff-top parcel of 18,200 sq. ft. with an existing residence (parcel 1) and a bluff-face parcel of 6,981 sq. ft. which will be vacant (parcel 2). The slope stabilization work will be located on proposed parcel 2. Surrounding land uses are residential to the north and the east, a parking lot to the west and land to the south is vacant.

The slope stabilization plan includes 1500 cubic yards of cut and 1735 cubic yards of fill. Approximately 235 cubic yards of fill will be imported. The slope will be reconstructed and stabilized with a geotextile fabric. Existing eucalyptus trees and ice plant will be removed and new landscaping will be installed. The redesigned slope stabilization plan would extend the toe of the bluff 5 feet from the existing toe; however, the angle of the slope would remain approximately the same, at 33 degrees (1.5:1 slope ratio). The project includes a new storm drain that will connect directly with the street storm drain.

The Morro Bay Local Coastal Program (LCP) has been certified. On the Commission Post Certification Permit and Appeal Jurisdiction Maps for the City, a portion of the project site is located within the Coastal Commission's original jurisdiction (see Exhibit 2). The City has issued a conditional use permit and has approved the lot line adjustment. The lot line adjustment and slope stabilization project are within the Coastal Commission's original jurisdiction and require Commission approval.

2. Erosion/Runoff.

Sections 30253(1) and (2) of the Coastal Act require that:

Section 30253.

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The LUP also contains policies regarding erosion control and runoff.

Earth System Consultants prepared a Slope Stability Evaluation for the project site on February 25, 1992, and two follow-up letters were done, one on December 14, 1994 and the other on January 5, 1995. The slope will be reconstructed and stabilized with geogrid material and landscaped as recommended by the project geologist.

The City's staff report states that drainage from this project will have no additional impact on water runoff into Morro Bay. Currently water sheets over the curb and drains into the storm drain at the end of Surf Street. The project includes a new storm drain that will direct drainage away from the bluff embankment and connect directly with the existing street storm drain at the end of Surf Street. Existing vegetation on the slope will be replaced with drought tolerant and erosion control plantings. This will help to improve the stabilization of the embankment. Trees will be replaced on a one-to-one ratio as required by the City. The City's lot line adjustment approval required the removal of the existing basement access doorway located in the bluff embankment.

To minimize runoff and erosion hazards, the City has required final grading, erosion control, landscape and drainage plans. As conditioned by the City, the project is consistent with Coastal Act Sections 30231 and 30253(1) and (2) and LUP geotechnical and erosion control/runoff policies.

3. Access/LUP/CEOA.

Sections 30210-30213 of the Coastal Act require that public access to the coast be protected. There is an existing public access stairway which is adjacent to the steep portion of the project site along Surf Street. The existing stairway provides access down the steep portion of the bluff. The installation of the proposed drainage pipe to the street storm drain may require cutting into the public access stairway. Conditions of the City's approval require restoration of the stairway portions affected by the installation of the drain pipe. While the project may temporarily interrupt pedestrian access, it will not adversely affect public access to the beach. As conditioned by the City, the project is consistent with Coastal Act and LUP public access policies.

The Land Use Plan (LUP) designates the subject property as Visitor Serving Commercial and Medium Density Residential. The proposed lot line adjustment is consistent with this designation. Proposed parcel 1 is vacant and zoned commercial. Proposed parcel 2 contains an existing residence and is zoned residential. Future development on parcel 1 will require a separate coastal development permit from the Commission.

The Morro Bay Local Coastal Program has been certified by the Commission and adopted by the City. As conditioned by the City, the proposed development is consistent with the policies in Chapter 3 of the Coastal Act and will not prejudice the ability of the City of Morro Bay to continue to implement their Local Coastal Program consistent with Coastal Act policies.

A Negative Declaration was granted by the City of Morro Bay on August 25, 1995. As conditioned by the City, the proposed project will not create any significant adverse environmental impacts within the meaning of the California Environmental Quality Act.

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. A

APPLICATION NO.

3-96-15

Standard Conditions



California Coastal Commission

Reproduction of this map or any portion thereof constitutes infringement of copyright.

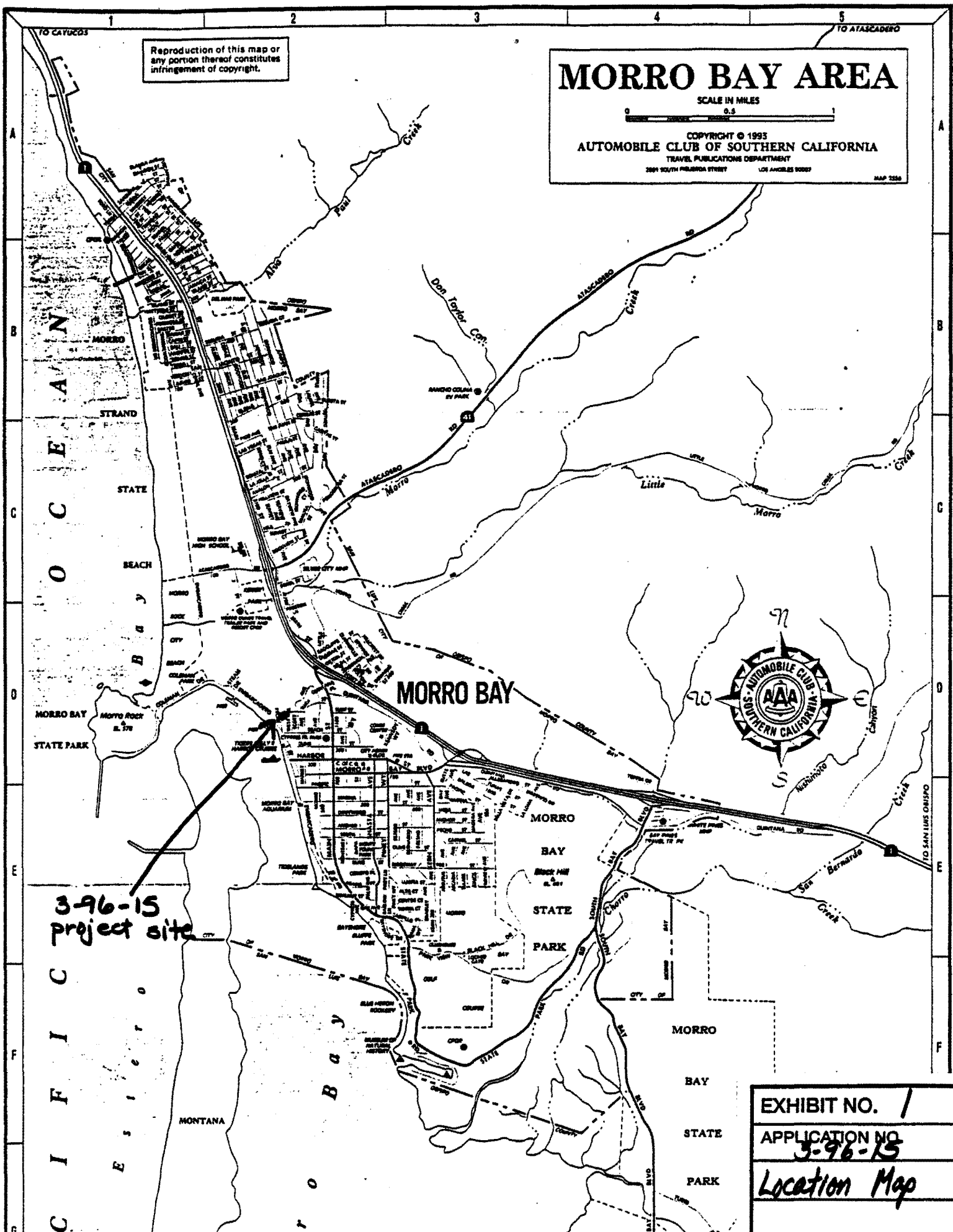
MORRO BAY AREA

SCALE IN MILES



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TRAVEL PUBLICATIONS DEPARTMENT
2091 SOUTH PHILBORN STREET LOS ANGELES 90007

MAP 2256



3-96-15
project site

EXHIBIT NO. /
APPLICATION NO.
3-96-15
Location Map

ALTERNATIVE 3: SERIES OF WOODEN RETAINING WALLS

APN: 66-034-01

3 THIS PLAN IS PRESENTED AS A PRELIMINARY CONCEPT, AND SHALL REQUIRE PREPARATION OF ADDITIONAL DOCUMENTS UPON ACCEPTANCE.

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Vernon Ford
206 Surf Street
Morro Bay, California

889 Pacific Street 805/544-8706
San Luis Obispo, CA 93401 FAX 805/544-4327
JOB No.: J11-01A 5/27/92 TOPO.DWG



SCALE: 1" = 2'

SCALE: ~~1-5~~ 1-4

(IN FEET)
1 inch = ~~20~~ ft.

EXHIBIT NO.	2
APPLICATION NO.	3:98-75
CCJ-original	
jurisdiction	

Plans - Slope Stabilization

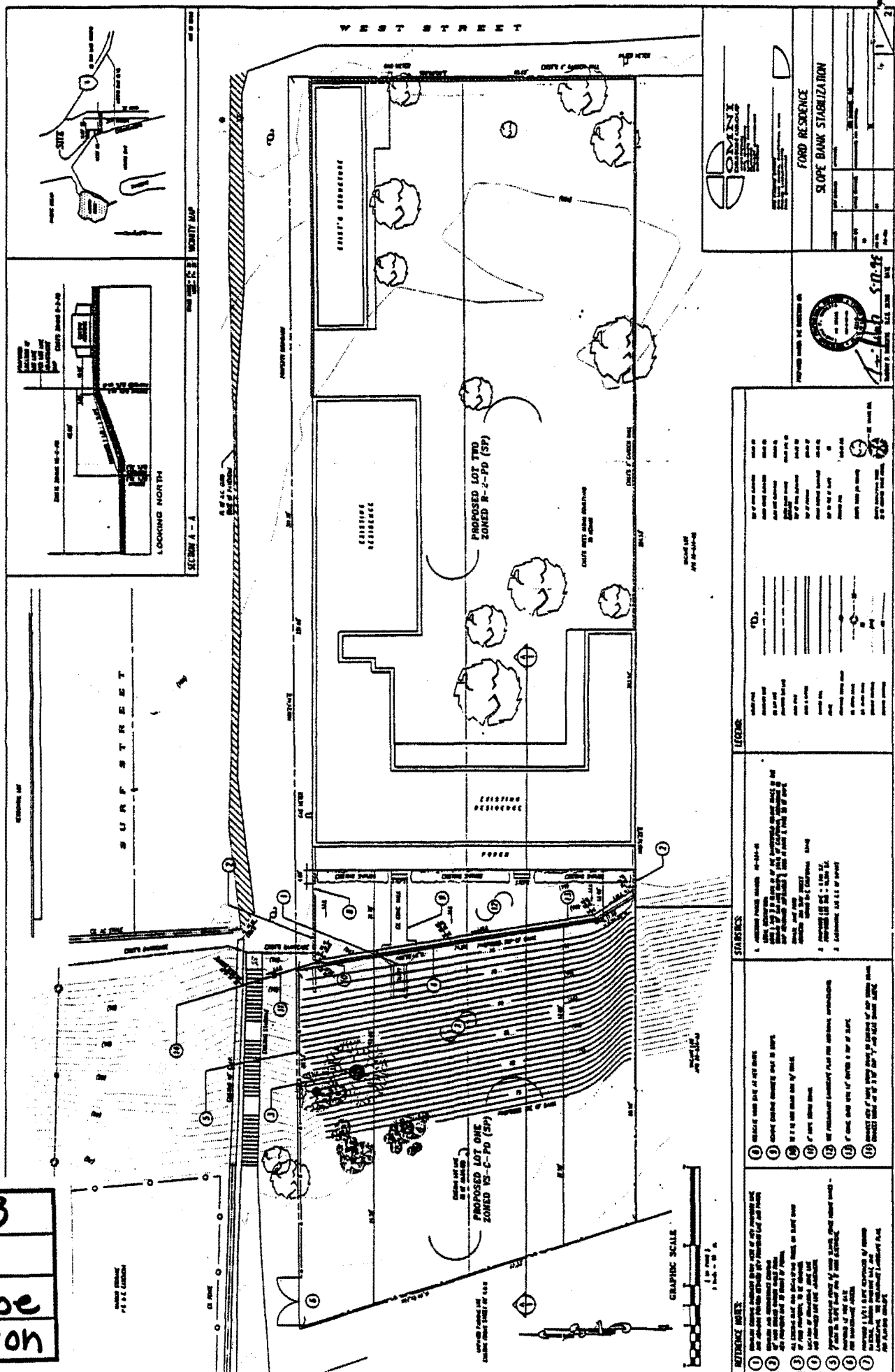
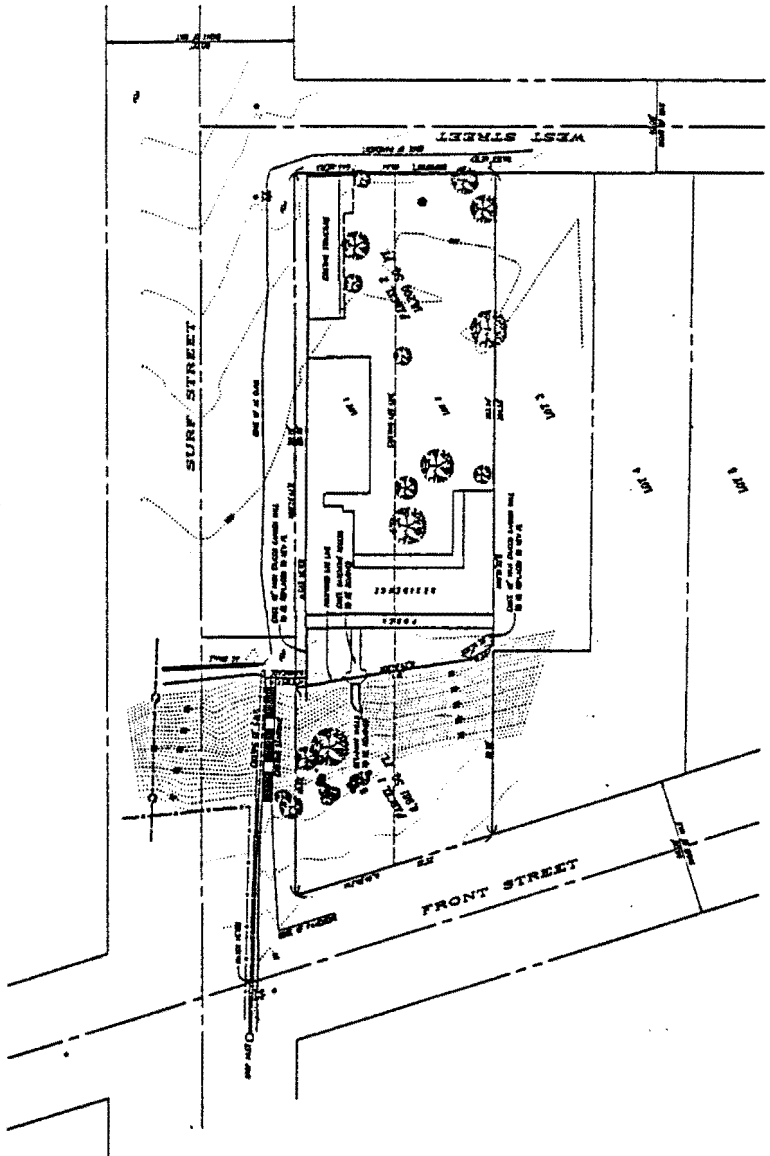
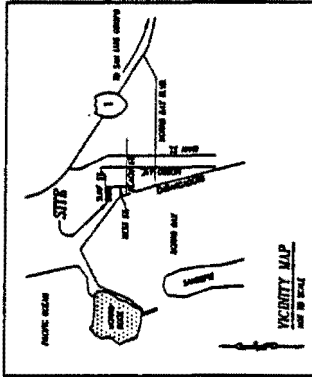


EXHIBIT NO.	4
APPLICATION NO.	3-96-15
Tentative Map	

TENTATIVE PARCEL MAP CO AL MB 95-044
 BEING A LOT LINE ADJUSTMENT OF LOTS 1 AND 2 OF BLOCK 61,
 BAKERSFIELD COLONY TRACT IN THE CITY OF MORRO BAY AS SHOWN ON
 ON THE MAP RECORDED IN BOOK 29 OF RECORDS OF SURVEYS AT PAGE 88
 FILED FOR RECORD IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 APRIL 1995



NOTES
 THE EXHIBIT INFORMATION SHOWN HEREON IS
 BASED ON RECORD DATA AND IS NOT
 A GUARANTEE OF ACCURACY.
 APR 1995-044-02
 DRAFTER
 AND LAND SURVEYOR
 MORRO BAY, CALIFORNIA 94042

LEGEND
 THE HIGHWAY
 SURVEY FENCE
 WOODEN FENCE
 EXISTING FENCE
 EXISTING FENCE LINE
 EXISTING FENCE
 EXISTING FENCE
 EXISTING FENCE

DATE MAY 12, 1995
 BY [Signature]
 LAND SURVEYOR
 COUNTY OF SAN LUIS OBISPO
 EXPIRATION DATE MAY 12, 2000

