



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Wednesday, February 5, 2014
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson Vacant
Commissioner Michael Lucas

Commissioner John Fennacy
Commissioner Robert Tefft

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

ELECTION OF CHAIR AND VICE CHAIR

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6291. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 **Case No.:** UP0-368 & CP0-413

Site Location: 800 Quintana

Proposal: Modifications to an existing telecommunications facility. Remove (3) antennas, replace with (12) antennas, (1) TMA unit on commercial building rooftop.

CEQA Determination: Categorically exempt, Class 1

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Upcoming Projects: Appeal of Admin CP0-408 for 1000 Ridgeway; 300 Piney Way Condition Modification; Appeal of Street Tree Removal at 310 Kern, Stormwater Management Post Construction and Low Impact Development Requirements

D. NEW BUSINESS - None

E. DECLARATION OF FUTURE AGENDA ITEMS

- Schedule regular and joint Planning Commission meeting dates for 2014.

F. ADJOURNMENT

Adjourn to the a next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, February 19, 2014, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6261 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Public Services Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to

fully consider the information. Mail should be directed to the Public Services Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

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

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

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

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.



AGENDA NO: B-1

MEETING DATE: February 5, 2014

Staff Report

TO: Planning Commissioners

DATE: January 30, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Conditional Use Permit (UP0-368) and Coastal Development Permit (CP0-413) for modifications to an existing telecommunications facility to remove three antennas, replace with 12 antennas and one TMA unit on commercial building rooftop.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt Planning Commission Resolution 01-13 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated October 14, 2013.

APPLICANT/AGENT: Volk/ Tricia Knight, AT&T Wireless

LEGAL DESCRIPTION/APN: 066-280-015

PROJECT DESCRIPTION: The applicant is requesting conditional use permit and coastal development permit approval to make modifications to an existing telecommunications facility (aka "unmanned cell site") located at 800 Quintana. The modifications include removing three antennas, and replacing with 12 antennas and one TMA unit on a commercial building rooftop in order to increase AT&T wireless capacity and upgrade the technology. The existing height of the building is 30 feet 2 inches with the height of the omni whip antennas at 59 inches for a total overall height of 35 feet 1 inch. The antennas will be replaced with shorter 23.3 inch antenna with the building roofline raised to conceal the wireless antennas. As a result, although the antennas themselves will be shorter in height, the new building height will be 33 feet 2 inches for a total building height increase of 3 feet.

PROJECT SETTING:

Prepared By: ___CJ___

Department Review: _____

Adjacent Zoning/Land Use			
North:	C-1/S.4	South:	C-1/S.4
East:	C-2	West:	C-1

Site Characteristics	
Site Area	Approximately 12,000 square feet (Property size 0.9 acre)
Existing Use	Commercial parcel
Terrain	Level. Paved and developed
Vegetation/Wildlife	No vegetation
Archaeological Resources	Site is not located within 300 feet of an archeological resource
Access	Quintana Road

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	General Commercial
Base Zone District	C-1
Zoning Overlay District	S-4
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, however not in the Appeals Jurisdiction nor Original Jurisdiction

PROJECT ANALYSIS:

History

This project was heard as a public hearing by Planning Commission at its November 6, 2013 meeting. At the meeting, the project was approved by Planning Commission on a 5-0 vote. However, due to an error in the noticing procedures, the approval has become "null and void". At the November hearing, Planning Commissioners discussed the details of the RF report specifically regarding radio frequency levels for second floor offices and ground level adjacent to the building. The applicant has since revised their original August report to include addition Radio Frequency (RF) emissions diagrams for rooftop level- expanded view, ground level, home roof level in addition to the original diagram of rooftop level – detailed view. The proposed project remains the same but the revised Site Safe report provides greater detail to provide for greater disclosure of the emissions modeling.

Background

The commercial building at 800 Quintana was originally approved in 2002 by Planning Commission to construct three omni whip antennas on the roof of a two-story office building.

(CUP03-02/CDP11-02R). The Applicant is now applying to upgrade the technology for these existing antennas in order to wireless capacity. The project scope includes the following actions:

- Remove 3 existing roof mounted 59” height omni antennas
- 12 new LTE/GSM/UMTS 23.3” height panel antennas concealed behind new FRP parapet extension
- 12 new RRU units and 12 new TMA units at existing building roof
- 1 new 6601 LTE equipment rack within existing equipment room and radio kit additions to existing 3206 cabinet for 2C scope and 3 RRUS01 cabinets for 3C scope
- Fiber and coax transmission lines from new equipment cabinets to new panel antennas.
- Power to be provided from existing sources.

The new antennas are proposed to be sited in the three corners of the rooftop. However, the proposed parapet extension will be constructed to match all four building corners for symmetry. The Applicant is requesting to upgrade the existing antennas in order to allow for greater capacity to improve the AT&T network in and around the City of Morro Bay. The upgrade of wireless technology serves to meet the increasing needs of expanding wireless usage.

U.S. Federal Communications Commission

The project has been designed to be in compliance with FCC regulations. The Federal Communications Commission (FCC) regulates interstate and international communications by radio, television, wire, satellite and cable. It was established by the Communications Act of 1934 and operates as an independent U.S. government agency overseen by Congress. Section 332(c)(7) of the Communications Act was added by Congress in the Telecommunications Act of 1996 which imposes limitations on local governments that they may not unreasonably discriminate among providers of functionally equivalent services, may not prohibit provision of personal wireless services, must act on requests within a reasonable period of time, must make any denial decision in writing, supported by substantial evidence, and may not regulate radio frequency (RF), but may require applicant to satisfy FCC rules.

In accordance with the FCC requirements, the Applicant has revised the Radio Frequency Site Compliance Report originally submitted in August 2013 with a revised Site Compliance Report dated January 27, 2014. The revised report is attached as an exhibit to this staff report. The original compliance report analyzed the site from the maximum anticipated exposure level. The revised report contains the same analysis but also includes additional information that discloses emissions diagrams for rooftop level – expanded view, ground level, and home roof level viewpoints. Because the Applicant is proposing to increase the number of antennas, the radio frequency level will be higher than what currently exists. Based on the outcomes of the Site Compliance Report by Sitesafe, the report recommended that rooftop access be restricted and that bilingual barriers, signs and restrictions be installed. Staff has incorporated these recommendations as conditions of approval to the project.

Wireless Facilities LCP Amendment

Pursuant to Council direction, Staff has submitted an Local Coastal Plan (LCP) amendment to the California Coastal Commission which would update the Zoning Ordinance. The City Council has approved the amendment but the LCP amendment has not yet been certified by Coastal Commission. Until the amendment is certified by Coastal, the existing regulations for wireless facilities remain in effect.

Environmental Determination

Environmental review was performed for this project which staff determined meets the required for a Categorical Exemption Class 3, CEQA Guidelines Section 15303 (e), (New construction of small structures). This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment. There are no known sensitive environmental resources on the project site; consequently, this exemption is appropriate for this project.

Zoning Ordinance Standards

	Standards	Proposed
Front Yard Setback		No change to setback
Side Yard Setback		No change to setback
Rear Yard Setback		No change to setback
Lot Coverage	90% allowed	No expansion of lot coverage proposed
Height	30 feet except 25 feet within 20 feet of a residential district other than R-4	33 feet 2 inches (which includes roof parapet)
S.4 overlay standard	Visual illustrations required	See Exhibit C

The Applicant’s proposal includes a request for a height exception to exceed the 30 foot maximum building height allowed in the C-1 (Central Business) zoning district. The Zoning Ordinance at Section 17.48.070 cites the following, “Where...radio and other towers, water tanks, church steeples and similar structures, mechanical appurtenances, roof furniture and roof equipment are permitted in a district, height limits may be exceeded upon the securing of a minor use permit herein before specified for such use.”

The Applicant’s request to exceed the height limit of 30 feet by an additional 3 feet 2 inches is due to the design of the antenna installation. The request for a height exception seeks to accomplish three goals. First, the antenna signals are a one way direction and will transmit in an outward direction. Therefore, placing the roof-mounted antenna along the edge of the roof will allow for greater effectiveness. Second, the placement of the antennas along the roof edge will allow them to sited as far from the center of the roof where existing mechanical equipment such as the HVAC is located, in an attempt to minimize any potential exposure to radio frequency electromagnetic fields. And third, the parapet extension of the roof addresses aesthetics by

concealing the proposed additional antennas.

PUBLIC NOTICE: On November 8, 2013 notice of this item was published in the San Luis Obispo Tribune newspaper and postcard notices were mailed to the surrounding property owners and residents pursuant to Municipal Code requirements. However, a discrepancy in the CityGIS software caused separate rental unit addresses to not be recognized; therefore spaces within the adjacent Mobile Home Park were not served notice by mail. City staff was made aware after the November 15, 2013 Planning Commission meeting that some surrounding neighbors may have inadvertently not received noticing, this hearing is the means to remedy that said error.

The project was duly re-noticed in the San Luis Obispo Tribune newspaper on January 24, 2014 and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. The Applicant is requesting a height exception of 3 feet 2 inches to allow for a roof parapet extension which would conceal the proposed antennas and also place the antennas away from existing mechanical equipment.

Staff recommends that the Planning Commission approve the requested Conditional Use Permit and Coastal Development Permit for removal of 3 existing roof mounted antennas to be replaced with 12 new LTE panel antennas concealed behind new rooftop parapet extension with the incorporation of the conditions of approval attached herein.

EXHIBITS:

Exhibit A – Planning Commission Resolution 02-14

Exhibit B – Graphics/Plan Reductions dated October 14, 2013

Exhibit C – Visual Simulation, Existing and Proposed

Exhibit D – Site Safe Radio Frequency Letter dated January 27, 2014

Exhibit E – Site Safe Radio Frequency Compliance Report revised and dated January 27, 2014

RESOLUTION NO. PC 02-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-413) AND CONDITIONAL USE PERMIT (UP0-368) FOR MODIFICATION TO AN EXISTING TELECOMMUNICATIONS FACILITY TO REMOVE THREE ANTENNAS, REPLACE WITH 12 ANTENNAS AND ONE TMA UNIT ON COMMERCIAL BUILDING ROOFTOP INCLUDING A REQUEST TO EXCEED THE MAXIMUM BUILDING HEIGHT BY 3 FEET 2 INCHES AT 800 QUINTANA

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on February 5, 2014, for the purpose of considering Coastal Development Permit #CP0-413 and Conditional Use Permit #UP0-368; and

WHEREAS, notices of said public hearing were made 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 applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

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

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

California Environmental Quality Act (CEQA)

1. That for purposes of the California Environmental Quality Act, Case No. UP0-368/CP0-413 qualifies for a categorical exemption per Section 15303, Class 3, New construction or conversion small structures. Class 3 consists of..."installation of small new equipment and facilities in small structures..." for which the replacement and upgrade of wireless antennas would apply.

Coastal Development Permit Findings

2. The project as proposed is consistent with the applicable provisions of the certified Local Coastal Plan. The Local Coastal Plan is consistent with the General Plan and the project meets minimum density requirements and therefore meets the LCP.
3. For every development between the nearest public road and the sea or the shoreline of any body of water, the Planning Commission shall make a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. *The project is not located between the nearest public road and the sea or the shoreline of any body of water, therefore does not apply.*

Conditional Use Permit Findings

4. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay. “Antennas” and “Public Utility Facilities” are both listed as uses that may be permitted in any zone district with an approved Conditional Use Permit (Zoning Ordinance Section 17.30.0030 (F) & (P), respectively). In addition, where towers, similar structures (i.e. elevator shafts), mechanical appurtenances, roof furniture and roof equipment are allowed in a zone, height limits may be exceeded upon the securing of a Minor Use Permit, or Conditional Use Permit if the project is before the Planning Commission (Zoning Ordinance Section 17.48.070); and
5. The establishment, maintenance, or operation of the use applied for will, under the circumstances of the particular case, will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use in that the project will be consistent with all applicable zoning and plan requirements as indicated in the attached staff report dated November 14, 2013.
6. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be conducted consistent with all applicable City regulations, as indicated in the attached staff report dated January 30, 2014.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CP0-413 and Conditional Use Permit #UP0-368 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated January 30, 2014, for the project depicted on plans dated October 14, 2013 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

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

2. Inaugurate Within Two 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 approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this

approved permit determined not to be minor by the Director 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, City of Morro Bay, 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 Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
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 that 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 and/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 Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.
8. 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.

FIRE CONDITIONS

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 14). Compliance with NFPA 241 is required for items not specifically addressed herein.
2. Address identification. New and existing buildings shall have 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.**
3. Knox key box. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location (CFC 506). **Provide a Knox Box on exterior of the structure, in an approved location. Please obtain a Knox application from Morro Bay Fire Department during business hours.**
 4. Fire extinguishers. **Provide 1 wall mounted class 10-B: C fire extinguisher and signage, in accordance with California Code of Regulations, Title 19, Division 1, inside the doorway of the equipment room.**
 5. Stationary storage battery systems, room ventilation, and equipment room and building signage shall be in accordance with 2010 California Fire Code, (Section 608) and will be examined closely during Building Permit phase of the permitting process.

BUILDING CONDITIONS

1. Prior to construction, the applicant shall submit a complete application to the Building Department and obtain the required Building Permit.

PLANNING CONDITIONS

1. Signage shall be posted at all access points leading to rooftop access restricting rooftop access to the general public. Signage shall also inform any maintenance personnel of the General Public Maximum Permissible Exposure (MPE) levels.
2. A post construction site compliance report shall be submitted to the Public Services Director prior to receiving a final from Planning on the building permit or within 30 days of construction completion, whichever date occurs earlier. The results of the actual General Public Maximum Permissible Exposure (MPE) levels shall be summarized on site signage as described in Planning Condition 1.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5th day of February, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

Planning Commission Resolution #02-14

UP0-368 & CP0-414

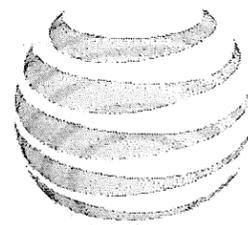
Page 5

Rick Grantham, Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 5th day of February 2014.



at&t
mobility

**SLG40/ CLU1240
MORRO BAY DT QUINTANA**

PROJECTS: LTE (3551316159) / UMTS 2C (3551288373) / UMTS 3C (3551450086)

**800 QUINTANA ROAD
MORRO BAY, CA 93442
COUNTY OF SAN LUIS OBISPO**

RECEIVED

OCT 14 2013

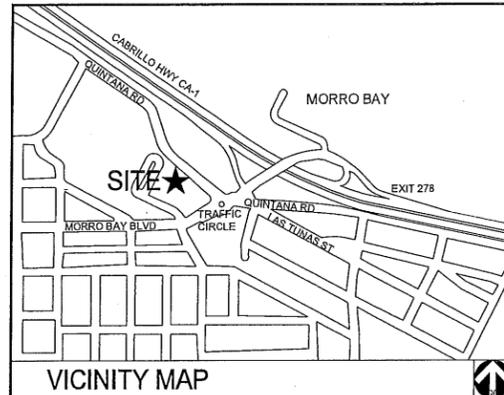
City of Morro Bay
Public Services Department

**JAMES VACCARO
ARCHITECT, INC.**
201 MANGELS AVENUE
SAN FRANCISCO CA 94131
415.608.3670 PHONE | 415.963.4471 FAX
INFO@JVARCHITECT.COM
WWW.JVARCHITECT.COM

WFI
WIRELESS FACILITIES, INC.
321 BERNOULLI CIRCLE
OXNARD, CA 93030

**at&t
mobility**
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

SLG40/ CLU1240
MORRO BAY DT QUINTANA
800 QUINTANA ROAD
MORRO BAY, CA 93442
APN 066-280-015



- DIRECTIONS FROM 12900 PARK PLAZA DRIVE, CERRITOS, CA:**
- TAKE CA-91 W 2.1 MI
 - TAKE EXIT 17B TO MERGE ONTO I-605 N 2.0 MI
 - TAKE EXIT 9B FOR I-105 W/CENTURY FWY 1.4 MI
 - MERGE ONTO INTERSTATE 105 W/CENTURY FWY 14.6 MI
 - TAKE EXIT 2B FOR I-405 N TOWARD SANTA MONICA 1.1 MI
 - TURN RIGHT ONTO I-405 N 16.9 MI
 - TAKE THE EXIT ONTO US-101 N TOWARD VENTURA 24.3 MI
 - SLIGHT LEFT TO STAY ON US-101 N 58.5 MI
 - TAKE EXIT 101B FOR STATE STREET TOWARD CALIFORNIA 154/CACHUMA LAKE 0.2 MI
 - MERGE ONTO CALLE REAL 0.3 MI
 - TURN RIGHT ONTO CA-154 W/CALIFORNIA STATE ROUTE 154/SAN MARCOS PASS RD 32.5 MI
 - TURN RIGHT TO MERGE ONTO US-101 N 58.9 MI
 - TAKE EXIT 203B MERGE ONTO CA-1 N/TORO ST TOWARD MORRO BAY/HEARST CASTLE 0.1 MI
 - TAKE FIRST RIGHT @ CA-1 N/CABRILLO HWY/SANTA ROSA ST. FOLLOW CA-1 N/CABRILLO HWY 11.8 MI
 - TAKE EXIT 278 MERGE ONTO MORRO BAY BLVD. 0.4 MI
 - AT TRAFFIC CIRCLE TAKE FIRST EXIT ONTO QUINTANA RD. DESTINATION WILL BE ON LEFT.

DRIVING DIRECTIONS

DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL CONTRACTOR NOTES

- THE PROJECT INVOLVES:**
- (3) EXISTING ROOF MOUNTED 59" HT. OMNI ANTENNAS TO BE REMOVED.
 - (12) NEW LTE/ GSM/ UMTS 23.3" HT. PANEL ANTENNAS CONCEALED BEHIND NEW FRP PARAPET EXTENSION, (12) NEW RRU UNITS AND (12) NEW TMA UNITS AT EXISTING BUILDING ROOF.
 - (1) NEW 6601 LTE EQUIPMENT RACK WITHIN EXISTING EQUIPMENT ROOM AND RADIO KIT ADDITIONS TO EXISTING 3206 CABINET FOR 2C SCOPE AND (3) RRU01 CABINETS FOR 3C SCOPE.
 - FIBER AND COAX TRANSMISSION LINES FROM NEW EQUIPMENT CABINETS TO NEW PANEL ANTENNAS.
 - POWER TO BE PROVIDED FROM EXISTING SOURCES.

PROJECT DESCRIPTION

APPLICANT/LESSEE
AT&T MOBILITY
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703
LEASING MANAGER
JOHN MERRITT
WFI
PHONE: (805) 788-0866
EMAIL: JOHN.MERRITT@WFINET.COM
ZONING MANAGER
TRICIA KNIGHT
WFI
PHONE: (805) 448-4221
EMAIL: TRICIA.KNIGHT@WFINET.COM
CONSTRUCTION MANAGER
KEITH YORK
WFI
PHONE: (650) 303-7737
EMAIL: KEITH.YORK@WFINET.COM
PROPERTY INFORMATION
OWNER: DAVID M. VOLK
ADDRESS: P.O. BOX 12160
SAN LUIS OBISPO, CA 93401
CONTACT: DALE ANDERSON
PHONE: 805-781-3092
AREA OF CONSTRUCTION: N/A
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: TYPE VB
CURRENT ZONING: RR
LAT: 35° 22' 00.9" N
LONG: -120° 50' 33.5" W
A.P.N.: 066-280-015
SITE ID CASPER: 3551316159
FA CODE: 10548025
ACCESSIBILITY: FACILITY IS UN-MANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2, VOL. 1, CHAPTER 11B, SECTION 1103B, EXCEPTION 1.

PROJECT DATA

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2010 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
- 2010 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1
- 2010 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
- 2010 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2010 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
- 2010 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2010 CALIFORNIA FIRE CODE, TITLE 24 PART 9
- ANS/ITIA-222-G
- 2012 NFPA 101, LIFE SAFETY CODE
- 2010 NFPA 72, NATIONAL FIRE ALARM CODE
- 2010 NFPA 13, SPRINKLER CODE
- CITY/ COUNTY ORDINANCES

CODE COMPLIANCE

ARCHITECT
JAMES VACCARO ARCHITECT, INC.
201 MANGELS AVENUE
SAN FRANCISCO, CA 94131
CONTACT: JAMES VACCARO, AIA
CONTACT NUMBER: (415) 608-3670
FAX NUMBER: (415) 963-4471
EMAIL: JVACCARO@JVARCHITECT.COM
SURVEYOR
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH
CONTACT NUMBER: (661) 393-1217
FAX NUMBER: (661) 393-1218

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	5
T-2	APPLICABLE CODES, SYMBOLS, ABBREVIATIONS	5
T-3	ANTENNA SPECIFICATIONS, ANTENNA CONFIG. SCHEDULE	5
C-1	SITE SURVEY	0
A-1	EXISTING SITE PLAN/ ROOF PLAN	5
A-2	ENLARGED PROJECT AREA PLAN AT ROOF	5
A-3	PROPOSED ANTENNA LAYOUTS, EXISTING/ PROPOSED EQUIP. LAYOUT	5
A-4	ELEVATIONS	5
A-5	ELEVATIONS	5

SHEET INDEX

TITLE	SIGNATURE
ZONING	
LEASING	
CONSTRUCTION	
WFI RF ENGINEER	
LANDLORD	
AT&T PM APPROVAL	
AT&T RF APPROVAL	
AT&T CM APPROVAL	

SIGNATURE BLOCK

REV	DATE	ISSUE
1	1/18/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

COPYRIGHT:
2013 JAMES VACCARO ARCHITECT, INC.
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

EXHIBIT B

&	AND	CONC. FL.	CONCRETE FLOOR	FIG	FIGURE	MLDG	MOULDING	REQD	REQUIRED	V	VOLT
"L"	ANGLE	COND	CONDENSER	FIN	FINISH	MOD	MODULAR	RESIL	RESILIENT	V.B.	VALVE BOX
@	AT	COND	CONDITION	FIXT	FIXTURE	MSB	MAIN SWMTHBOARD	RET	RETURN	V.I.F.	VERIFY IN FIELD
/	BY	CONN	CONNECT	FLASH	FLASHING	MTD	MOUNTED	REV	REVISION	V.T.R.	VENT THROUGH ROOF
ε	CENTERLINE	CONST	CONSTRUCTION	FLEX	FLEXIBLE	MTG	MOUNTING	RFG	ROOFING	VAR	VARIABLE
°	DEGREE	CONT	CONTINUOUS	FLG	FLOORING	MTG. HT.	MOUNTING HEIGHT	RGTR	REGISTER	VENT	VENTILATE
∅	DIAMETER	CONTR	CONTRACT	FLR	FLOOR	MTL	METAL	RM	ROOM	VERT	VERTICAL
=	EQUAL	CONTR	CONTRACTOR	FLOUR	FLOURESCENT	MUL	MULLION	RR	RAILROAD	VEST	VESTIBULE
(E)	EXISTING	COR	CORRIDOR	FPRF	FIREPROOF(ING)	MULT	MULTIPLE	RRU	REMOTE RADIO UNIT	VIN	VINYL
"	FEET	CORR	CORRUGATED	FR	FRAME	MUT	MUNTIN	S	SINK	VOL	VOLUME
"	INCH(ES)	CPG	COPING	FT	FEET	N	NORTH	S	SOUTH	W	WEST
#	NUMBER	CPR	COPPER	FTG	FOOTING	N.C.	NONCORROSIVE	S.A.D.	SEE ARCHITECTURAL	W	WIDE
/	PER	CPT	CARPET	FUR	FURRED	N.I.C.	NOT IN CONTRACT	S.B.	DRAWINGS	W. CAB.	WALL CABINET
%	PERCENT	CR	CRUSHED	FURN	FURNACE	N.S.	NONSLIP	S.B.	SPLASH BLOCK	W. GL.	WIRE GLASS
±	PLUS/MINUS	CSG	CASING	FUT	FUTURE	N.T.S.	NOT TO SCALE	S.C.	SOLID CORE	W.C.	WATER CLOSET
A.B.	ANCHOR BOLT	CSK	COUNTERSINK	G.B.	GRAB BAR	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION	S.D.	STORM DRAIN	WF	WIDE FLANGE
ACOUST	ACOUSTICAL	CSMT	CASEMENT	G.C.	GENERAL CONTRACTOR	NO	NO	S.F.	SQUARE FOOT	W.H.	WALL HYDRANT
A.E.	ARCHITECT/ENGINEER	CTG	COATING	G.F.	GRANULAR FILL	NOM	NOMINAL	S.G.	STORE FRONT	W.H.	WATER HEATER
ALT.	ALTERNATE	CTR	CENTER	G.I.	GALVANIZED IRON	NORM	NORMAL	S.G.D.	SLIDING GLASS DOOR	W.L.	WATER LINE
ASSOC.	ASSOCIATION	CU	CUBIC	G.R.	GUARDRAIL	NRC	NOISE REDUCTION COEFFICIENT	S.H.	SHOWER HEAD	W.R.	WATER-RESISTANT
ASSY.	ASSEMBLY	D.C.A.	DRAINAGE CONDUCTOR	G.S.	GALVANIZED STEEL	O. TO O.	OUT TO OUT	S.I.	SCALE	W.S.	WEATHER STRIPPING
AUTO	AUTOMATIC	D.F.	DRINKING FOUNTAIN	G.W.B.	GYPSUM WALL BOARD	O.C.	ON CENTER(S)	S.Y.	SCHEDULE	W.T.W.	WALL TO WALL
AVER	AVERAGE	D.G.	DOUGLAS FIR	GA	GAGE	O.D.	OUTSIDE DIAMETER	SC	SCALE	WWF	WELDED WIRE FABRIC
AWG	AMERICAN WIRE GAUGE	D.H.	DOUBLE HUNG	GA	GAUGE	O.F.C.I.	OWNER FURNISH, CONTRACTOR INSTALLED	SCH	SCHEDULE	W	WITH
B.A.	BOTH FACES	D.L.	DEAD LOAD	GAL	GALLON	GD	GUARD	SECT	SECTION	WO	WOOD
B.M.	BENCH MARK	D.O.	DOOR OPENING	GALV	GALVANIZED	GEN	GENERAL	SEP	SEPERATION	WD	WAREHOUSE
B.O.	BOTTOM OF	D.S.P.	DRY STANDPIPE	GD	GUARD	GSM	GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS	SERV	SERVICE	WHSE	WINDOW
B.O.	BY OTHERS	D.W.	DRYWALL	GEN	GENERAL	O.F.S.	OVER	SF. GL.	SAFETY GLASS	W/P	WATERPROOF
B.P.	BASE PLATE	DBL	DOUBLE	GSM	GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS	O.F.S.	OVER	SH	SHIELD	WP	WAINSCOT
B.U.	BUILT-UP	DEG	DEGREE	HDG	HOT DIPPED GALVANIZED	O2	OXYGEN	SHT	SHEET	WSCT	WEIGHT
B.U.R.	BUILT-UP ROOFING	DEMO	DEMOLITION	HEX	HEXAGONAL	OA	OVERALL	SHTHG	SHEATHING	WT	WATER
B.W.	BOTH WAYS	DEPT	DEPTH	HOSP	HOSPITAL	OB	OBSCURE	SHWR	SHOWER	X	BY (AS IS 6"X6")
BATT	BATTERY	DET	DETAIL	HOSP	HOSPITAL	OBS	OBSCURE	SIM	SIMILAR	Y.P.	YIELD POINT
BB	BASEBOARD	DIA	DIAMETER	HT	HEIGHT	OFF	OFF	SKL	SKYLIGHT	Y.S.	YIELD STRENGTH
BD	BOARD	HTG	HEATING	HTG	HEATING	OH	OVERHEAD	SL	SLAB	YD	YARD
BDRM	BEDROOM	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	OPNG	OPENING	OPP	OPPOSITE	SOF	SOFFIT		
BEL	BELOW	DISP	DISPENSER	OPP	OPPOSITE	OPPH	OPPOSITE HAND	SPC	SPACER		
BET	BETWEEN	DIST	DISTANCE	ORIG	ORIGINAL	ORIG	ORIGINAL	SPCG	SPACING		
BEV	BEVELED	DISTR	DISTRIBUTED	ORIG	ORIGINAL	ORIG	ORIGINAL	SPEC	SPECIFICATION		
BEY	BEYOND	DIV	DIVIDER	ORN	ORNAMENT	ORNG	ORNAMENT	SPECS	SPECIFICATIONS		
BITUM	BITUMINOUS	DN	DOWN	OVHG	OVERHANG	SPKR	SPEAKER	SPKR	SPEAKER		
BLDG	BUILDING	IN	INSIDE DIAMETER	OWN	OWNER FURNISHED	SQ	SQUARE	SQ	SQUARE		
BLK	BLOCK	INCAND	INCANDESCENT	FURN.	FURNISHED	SQ. IN.	SQUARE INCH	SS	STAINLESS STEEL		
BLKG	BLOCKING	INCL	INCLUDE	P	PAGE	ST	STREET	ST	STREET		
BLVD	BOULEVARD	INFO	INFORMATION	P.B.	PANIC BAR	STAG	STAGGERED	STAG	STAGGERED		
BM	BEAM	INSL	INSULATION	P.C.P.	PORTLAND CEMENT PLASTER	STC	SOUND TRANSMISSION CLASS	STD	STANDARD		
BOT	BOTTOM	INT	INTERIOR	P.L.	PROPERTY LINE	STIFF	STIFFENER	STIR	STIRRUP		
BRG	BEARING	INT	INTERMEDIATE	P. LAM.	PLASTIC LAMINATED	STL	STEEL	STOR	STORAGE		
BRK	BRICK	INT	INTERMEDIATE	PT	PRESSURE TREATED	STR	STRUCTURAL	STR	STRUCTURAL		
BRKT	BRACKET	INV	INVERT	PAR	PARALLEL	STR	STRUCTURAL	SUB	SUBSTITUTE		
BSMT	BASEMENT	ISOL	ISOLATE	PART. BD.	PARTICLE BOARD	SUP	SUPPLY	SUP	SUPPORT		
BTH	BATHROOM	ISOL	ISOLATE	PCF	POUND PER CUBIC FOOT	SUPP	SUPPLEMENT	SUR	SURFACE		
BTN	BATTEN	JCT	JUNCTION	PCF	POUND PER CUBIC FOOT	SUR	SURFACE	SUSP	SUSPENDED		
BVL	BEVEL	JNT	JOINT	PERF	PERFORATED	SUSP.	SUSPENDED	SW	SWITCH		
C	CHANNEL	JST	JOIST	PERM	PERMANENT	SW	SWITCH	SWBD	SWITCHBOARD		
C	COURSE	JST	JOIST	PERP	PERPENDICULAR	PLAT	PLASTER	SYM	SYMMETRICAL		
C. TO C.	CENTER TO CENTER	K	KIP (1,000 LBS)	PH	PHASE	PLAT	PLASTER	SYS	SYSTEM		
C.B.	CATCH BASIN	K	KICK PLATE	PKWY	PARKWAY	PLAT	PLATFORM	T	TREAD		
C.F.C.I.	CONTRACTOR FURNISH/CONTRACTOR INSTALL CORNER GUARD	K.D.	KNOCK DOWN	PL	PLATE	PLAT	PLATFORM	T&B	TOP AND BOTTOM		
C.G.	CORNER GUARD	K.O.	KNOCK OUT	PL	PLATE	PLAT	PLATFORM	T&G	TONGUE AND GROOVE		
C.I.	CAST IRON	K.W.	KILOWATT	PL	PLATE	PLAT	PLATFORM	T.G.	TEMPERED GLASS		
C.I.P.	CAST IRON PIPE	KW	KILOWATT	PLAS	PLASTER	PLAT	PLATFORM	T.O.	TOP OF		
C.J.	CONSTRUCTION JOINT	L	LENGTH	PLAS	PLASTER	PLAT	PLATFORM	T.O.C.	TOP OF CURB		
C.J.	CONTROL JOINT	L	LENGTH	PLAT	PLATFORM	PLF	PLYWOOD	T.O.M.	TOP OF MASONRY		
C.L.	CENTERLINE	L.B.	LAG BOLT	PLYWD	PLYWOOD	PNL	PANEL	T.O.W.	TOP OF WALL		
C.L.F.	CHAINLINK FENCE	L.F.	LINEAR FOOT	PNT	PAINT	PORT	PORTABLE	T.P.	TOP OF PAVEMENT		
C.M.P.	CORRUGATED METAL PIPE	L.G.	LEAD GLASS	PORT	PORTABLE	PPC	POWER PROTECTION CABINET	T.S.	TUBE STEEL		
C.O.	CLEAN OUT	L.H.	LEFT HAND	PPC	POWER PROTECTION CABINET	PREFAB	PREFABRICATED	TECH	TECHNICAL		
C.R.	COLD ROLLED	L.L.	LIVE LOAD	PREFAB	PREFABRICATED	PREFIN	PREFINISHED	TELCO	TELEPHONE COMPANY		
C.R.S.	COLD ROLLED STEEL	L.L.H.	LONG LEG	PREP	PREPARATION	PROP	PROPERTY	T.E.	TEMPERATURE		
C.T.	CERAMIC TILE	L.L.V.	LONG LEG VERTICAL	PT	POINT	PSF	POUNDS PER SQUARE FOOT	TEMP	TEMPORARY		
C.W.	COLD WATER	L.P.	LOW POINT	PTD	PAINTED	PT	POINT	TERM	TERMINATE		
C.W.	CONCRETE WALK	L.R.M.	LIVING ROOM	PTH	POLYVINYL CHLORIDE	PVC	POLYVINYL CHLORIDE	TERR	TERRACE		
C/O	CASED OPENING	L.V.C.	LIGHT WEIGHT CONCRETE	PVMT	PAVEMENT	PWR	POWER	THD	THREAD		
CAB	CABINET	LAD	LADDER	PWR	POWER	QTY	QUANTITY	THK	THICK		
CALK	CAULK	LAM	LAMINATE	R	RADIUS	R	RADIUS	THR	THRESHOLD		
CEM	CEMENT	LAV	LAVATORY	R.C.	RETURN AIR	R.D.	RUBBER BASE	THRU	THROUGH		
CEM.	CEMENTITIOUS	LB	POUND	R.D.	RUBBER BASE	R.D.	ROOF DRAIN	TMT	TOWER MOUNTED AMPLIFIER		
PLAS	CEMENT PLASTER	LOC	LOCATION	R.H.	RIGHT HAND	R.H.	RIGHT HAND	TRANS	TRANSFORMER		
CER	CERAMIC	LT	LIGHT	R.H.R	RIGHT HAND REVERSE	R.O.	ROUGH OPENING	TSTAT	THERMOSTAT		
CIR	CIRCLE	LTE	LONG TERM EVOLUTION	R.O.	ROUGH OPENING	R.W.C.	RAIN WATER LEADER	TYP.	TYPICAL		
CIR	CIRCUMFERENCE	LVR	LOUVER	R.C.	RETURN AIR	RAD	RADIUS	U.N.O.	UNLESS NOTED OTHERWISE		
CL. GL.	CLEAR GLASS	M	THOUSAND	R.D.	ROOF DRAIN	RD	ROAD	UC	UNDERCUT		
W. GL.	CLEAR WIRE GLASS	M.B.	MACHINE BOLT	R.D.	ROOF DRAIN	RE	REFER	UG	UNDERGROUND		
CLG	CEILING	M.C.	MECHANICAL CONTRACTOR	R.H.	RIGHT HAND	RECOMM	RECOMMENDATION	UL	UNDERWRITERS LABORATORIES INCORPORATED		
CLKG	CAULKING	M.C.	CONTRACTOR STRUCTURAL SHAPE	R.H.R	RIGHT HAND REVERSE	RECP	RECEPTACLE	ULT	ULTIMATE		
CLO	CLOSET	M.E.	MATCH EXISTING	R.O.	ROUGH OPENING	RECT	RECTANGLE	UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM		
CLR	CLEAR	M.H.	MANHOLE	R.W.C.	RAIN WATER LEADER	REF	REFERENCE	UNEX	UNEXCAVATED		
CLR	CLEARANCE	M.L.	METAL LATH	R	RADIUS	REFG	REFRIGERATOR	UNF	UNFINISHED		
CLRM	CLASSROOM	MACH	MACHINE	R.C.	RETURN AIR	REF	REFERENCE				
CMU	CONCRETE	MAS	MASONRY	R.D.	ROOF DRAIN	REFG	REFRIGERATOR				
CNTR	COUNTER	MAT	MATERIAL	R.H.	RIGHT HAND	REIN	REINFORCEMENT				
CO	COMPANY	MAT	MATERIAL	R.H.R	RIGHT HAND REVERSE	REPR	REPAIR				
CO2	CARBON DIOXIDE	MAX	MAXIMUM	R.O.	ROUGH OPENING	REPRO	REPRODUCE				
COL	COLUMN	MECH	MECHANICAL	R.W.C.	RAIN WATER LEADER	REQ	REQUIRE				
COMB	COMBINATION	RD	ROAD	RD	ROAD						
COMP	COMPUTER	RE	REFER	RE	REFER						
COMPR	COMPRESSED	REC	RECOMMENDATION	REC	RECOMMENDATION						
COMPR	COMPRESSOR	RECP	RECEPTACLE	RECP	RECEPTACLE						
COMPT	COMPARTMENT	RECT	RECTANGLE	RECT	RECTANGLE						
CON	CONFERENCE	REF	REFERENCE	REF	REFERENCE						
CONC	CONCRETE	REFG	REFRIGERATOR	REFG	REFRIGERATOR						
		REIN	REINFORCEMENT	REIN	REINFORCEMENT						
		REPR	REPAIR	REPR	REPAIR						
		REPRO	REPRODUCE	REPRO	REPRODUCE						
		REQ	REQUIRE	REQ	REQUIRE						

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- 2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 - 2010 CALIFORNIA BUILDING CODE(CBC), PART 2, TITLE 24, C.C.R. (2009 INTERNATIONAL BUILDING CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2008 NATIONAL ELECTRICAL CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2009 INTERNATIONAL MECHANICAL CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2009 INTERNATIONAL PLUMBING CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2009 INTERNATIONAL FIRE CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 - TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

APPLICABLE CODES

1

ROOM	ROOM NAME		EARTH
DOOR TAG	DOOR NUMBER		CRUSHED STONE/ GRAVEL
WINDOW TAG	WINDOW NUMBER		SAND
SECTION REFERENCE	SECTION NUMBER		CONCRETE
DETAIL REFERENCE	DETAIL NUMBER		PRECAST CONCRETE
ELEVATION REFERENCE	ELEVATION NUMBER		BRICK
INTERIOR ELEVATION REFERENCE	SHEET NUMBER		CONCRETE MASONRY UNIT
WALL TAG	ELEVATION NUMBER		DIMENSIONAL LUMBER (CONTINUOUS)
EQUIPMENT TAG	EQUIPMENT TAG		WOOD BLOCKING (DISCONTINUOUS)
COLUMN TAG	COLUMN TAG		FINISHED WOOD
REVISION NUMBER	REVISION NUMBER		PLYWOOD
REVISION CLOUD	REVISION CLOUD		GLULAM
SPOT ELEVATION	SPOT ELEVATION		STEEL
GRID REFERENCE	GRID REFERENCE		BATT INSULATION
MATCH LINE	MATCH LINE		RIGID INSULATION
BREAK LINE	BREAK LINE		FOAM/SPRAY INSULATION
PIPE BREAK MARK	PIPE BREAK MARK		GYPSUM WALLBOARD
CENTERLINE	CENTERLINE		CEMENT PLASTER AND WIRE MESH
PROPERTY/ LEASE LINE	PROPERTY/ LEASE LINE		GLASS/ GLAZING

3

SYMBOLS

2

JAMES VACCARO ARCHITECT, INC.
 201 MANGELS AVENUE
 SAN FRANCISCO CA 94114
 415.408.3670 PHONE 1 415.963.4471 FAX
 INFO@JVARCHITECT.COM
 WWW.JVARCHITECT.COM

WFI
 WIRELESS FACILITIES, INC.
 321 BERNOUILLI CIRCLE
 OXNARD, CA 93030

at&t mobility
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

SLG40/ CLU1240
MORRO BAY DT QUINTANA
 800 QUINTANA ROAD
 MORRO BAY, CA 93442
 APN 066-280-015

REV	DATE	ISSUE
1	1/19/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

COPYRIGHT:
 2013 JAMES VACCARO ARCHITECT, INC.
 SHEET TITLE

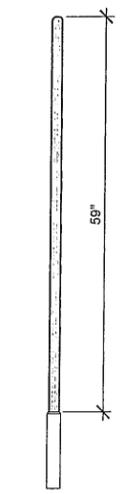
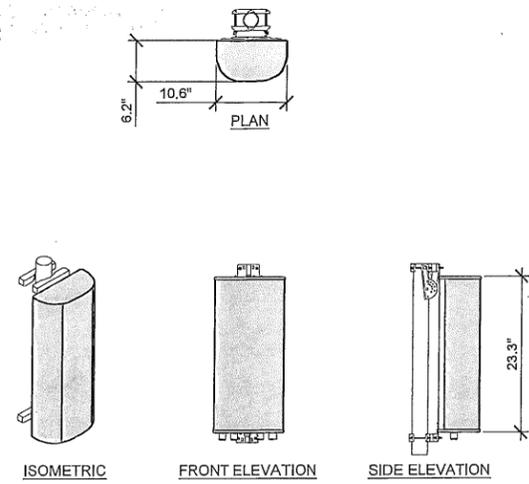
APPLICABLE CODES, SYMBOLS, ABBREVIATIONS

SHEET NUMBER

T-2

ABBREVIATIONS

EXHIBIT B

 <p style="text-align: center;">ELEVATION</p>		<table border="1" style="margin: 0 auto;"> <tr><th colspan="2">DECIBEL DB 586 DIMENSIONS</th></tr> <tr><td>HEIGHT</td><td>59"</td></tr> <tr><td>DIAMETER</td><td>1.5"</td></tr> <tr><th colspan="2">DECIBEL DB 586 WEIGHT</th></tr> <tr><td>ANTENNA WEIGHT</td><td>±8.5 LBS.</td></tr> </table>	DECIBEL DB 586 DIMENSIONS		HEIGHT	59"	DIAMETER	1.5"	DECIBEL DB 586 WEIGHT		ANTENNA WEIGHT	±8.5 LBS.	<table border="1" style="margin: 0 auto;"> <tr><th colspan="2">KATHREIN SCALA 840 10525 DIMENSIONS</th></tr> <tr><td>HEIGHT</td><td>23.3"</td></tr> <tr><td>WIDTH</td><td>10.6"</td></tr> <tr><td>DEPTH</td><td>6.2"</td></tr> <tr><th colspan="2">KATHREIN SCALA 840 10525 WEIGHT</th></tr> <tr><td>ANTENNA WEIGHT</td><td>±20.3 LBS.</td></tr> </table>	KATHREIN SCALA 840 10525 DIMENSIONS		HEIGHT	23.3"	WIDTH	10.6"	DEPTH	6.2"	KATHREIN SCALA 840 10525 WEIGHT		ANTENNA WEIGHT	±20.3 LBS.																																																																
DECIBEL DB 586 DIMENSIONS																																																																																									
HEIGHT	59"																																																																																								
DIAMETER	1.5"																																																																																								
DECIBEL DB 586 WEIGHT																																																																																									
ANTENNA WEIGHT	±8.5 LBS.																																																																																								
KATHREIN SCALA 840 10525 DIMENSIONS																																																																																									
HEIGHT	23.3"																																																																																								
WIDTH	10.6"																																																																																								
DEPTH	6.2"																																																																																								
KATHREIN SCALA 840 10525 WEIGHT																																																																																									
ANTENNA WEIGHT	±20.3 LBS.																																																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Site #</th> <th>RF Engineer</th> <th>Date</th> </tr> <tr> <td colspan="3" style="text-align: center;">RF Checklist</td> </tr> <tr> <th>Carrier</th> <th>List of Items for Check list</th> <th>Existing (GSM / UMTS)</th> <th>PICD - Proposed (LTE)</th> <th>ZD Proposed</th> <th>CD Final</th> </tr> <tr> <td>AT&T</td> <td>Antenna Tip Height by Sector</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>AT&T</td> <td># of Antenna by Sector</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>AT&T</td> <td>Size of Antenna by Sector</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>AT&T</td> <td>AZ by Sector</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>AT&T</td> <td>LTE RRU Location by Sector</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td colspan="2" style="text-align: center;">Antenna Tip Height</td> <td colspan="2" style="text-align: center;">Antenna Toe Height</td> </tr> <tr> <td>Verizon</td> <td>Antenna Tip/Toe Height</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TMO</td> <td>Antenna Tip/Toe Height</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sprint</td> <td>Antenna Tip/Toe Height</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Metro PCS</td> <td>Antenna Tip/Toe Height</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Site #	RF Engineer	Date	RF Checklist			Carrier	List of Items for Check list	Existing (GSM / UMTS)	PICD - Proposed (LTE)	ZD Proposed	CD Final	AT&T	Antenna Tip Height by Sector					AT&T	# of Antenna by Sector					AT&T	Size of Antenna by Sector					AT&T	AZ by Sector					AT&T	LTE RRU Location by Sector							Antenna Tip Height		Antenna Toe Height		Verizon	Antenna Tip/Toe Height					TMO	Antenna Tip/Toe Height					Sprint	Antenna Tip/Toe Height					Metro PCS	Antenna Tip/Toe Height					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> <tr> <td style="text-align: center;">RF CHECKLIST</td> <td style="text-align: center;">SCALE: N.T.S</td> <td style="text-align: center;">4</td> <td style="text-align: center;">EXISTING ANTENNA SPECIFICATIONS</td> </tr> <tr> <td style="text-align: center;">SCALE: N.T.S</td> <td style="text-align: center;">3</td> <td style="text-align: center;">PROPOSED ANTENNA SPECIFICATIONS</td> <td style="text-align: center;">SCALE: N.T.S</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> </table>					RF CHECKLIST	SCALE: N.T.S	4	EXISTING ANTENNA SPECIFICATIONS	SCALE: N.T.S	3	PROPOSED ANTENNA SPECIFICATIONS	SCALE: N.T.S	1	2	1	1
Site #	RF Engineer	Date																																																																																							
RF Checklist																																																																																									
Carrier	List of Items for Check list	Existing (GSM / UMTS)	PICD - Proposed (LTE)	ZD Proposed	CD Final																																																																																				
AT&T	Antenna Tip Height by Sector																																																																																								
AT&T	# of Antenna by Sector																																																																																								
AT&T	Size of Antenna by Sector																																																																																								
AT&T	AZ by Sector																																																																																								
AT&T	LTE RRU Location by Sector																																																																																								
		Antenna Tip Height		Antenna Toe Height																																																																																					
Verizon	Antenna Tip/Toe Height																																																																																								
TMO	Antenna Tip/Toe Height																																																																																								
Sprint	Antenna Tip/Toe Height																																																																																								
Metro PCS	Antenna Tip/Toe Height																																																																																								
RF CHECKLIST	SCALE: N.T.S	4	EXISTING ANTENNA SPECIFICATIONS																																																																																						
SCALE: N.T.S	3	PROPOSED ANTENNA SPECIFICATIONS	SCALE: N.T.S																																																																																						
1	2	1	1																																																																																						



JAMES VACCARO
ARCHITECT, INC.

201 MANGELS AVENUE
SAN FRANCISCO | CA 94131
415.608.3670 PHONE | 415.963.4471 FAX
INFO@JVARCHITECT.COM
WWW.JVARCHITECT.COM

CLIENT



WIRELESS FACILITIES, INC.
321 BERNOULLI CIRCLE
OXNARD, CA 93030



12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

SLG40/ CLU1240
MORRO BAY DT QUINTANA
800 QUINTANA ROAD
MORRO BAY, CA 93442
APN 066-280-015

ANTENNA CONFIGURATION SCHEDULE												
ANTENNA SECTOR	MARK	# OF ANTENNAS	AZIMUTH	RAD CENTER	ANTENNA MAKE/ MODEL	TMA UNIT	RRU UNIT	MAIN CABLE LENGTH	FEEDER	COLOR CODE	NO. OF RUNS	COMMENTS
ALPHA	A1	1	50°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	N/A	(2)-RRUS11	(75m)-246' PRE-CUT LENGTH	FIBER	RED	1	NEW LTE ANTENNA
ALPHA	A2	1	50°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	(2)KRY 112 75/1	N/A	±210'	LDF5	RED	4	NEW GSM ANTENNA
ALPHA	A3	1	50°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	(2)KRY 112 75/1	N/A	±210'	LDF5	RED	4	NEW UMTS ANTENNA
ALPHA	A4	1	50°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	N/A	(2)-RRUS11	(75m)-246' PRE-CUT LENGTH	FIBER	RED	1	NEW LTE ANTENNA
BETA	B1	1	170°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	N/A	(2)-RRUS11	(50m)-164' PRE-CUT LENGTH	FIBER	BLUE	1	NEW LTE ANTENNA
BETA	B2	1	170°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	(2)KRY 112 75/1	N/A	±125'	LDF5	BLUE	4	NEW GSM ANTENNA
BETA	B3	1	170°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	(2)KRY 112 75/1	N/A	±125'	LDF5	BLUE	4	NEW UMTS ANTENNA
BETA	B4	1	170°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	-	(2)-RRUS11	(50m)-164' PRE-CUT LENGTH	FIBER	BLUE	1	NEW LTE ANTENNA
GAMMA	C1	1	290°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	N/A	(2)-RRUS11	(15m)-49.2' PRE-CUT LENGTH	FIBER	GREEN	1	NEW LTE ANTENNA
GAMMA	C2	1	290°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	(2)KRY 112 75/1	N/A	±45'	LDF5	GREEN	4	NEW GSM ANTENNA
GAMMA	C3	1	290°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	(2)KRY 112 75/1	N/A	±45'	LDF5	GREEN	4	NEW UMTS ANTENNA
GAMMA	C4	1	290°	±31'-8" A.G.L.	KATHREIN SCALA 840 10525	-	(2)-RRUS11	(15m)-49.2' PRE-CUT LENGTH	FIBER	GREEN	1	NEW LTE ANTENNA

REV	DATE	ISSUE
1	1/18/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

COPYRIGHT:
2013 JAMES VACCARO ARCHITECT, INC.

**ANTENNA SPECS.,
ANTENNA CONFIG.
SCHEDULE**

SHEET NUMBER

T-3

EXHIBIT B

NOTES

OWNER(S): DAVID M. VOLK

APN: 066-280-015

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE RECORD AND TITLE INFORMATION. UNLESS NOTED OTHERWISE, PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THE INTENT OF THIS DRAWING IS FOR EXAMINATION ONLY. THIS IS NOT A BOUNDARY SURVEY.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE CONDITION OF TITLE REPORT BY: XXXXXX TITLE COMPANY, TITLE NO. XXXX, DATED XXXX X, 2013. WITHIN SAID TITLE REPORT THERE ARE XXXX (XX) EXCEPTIONS LISTED, XXXX (XX) OF WHICH ARE EASEMENTS AND XXXX (XX) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060307, PANEL NO. 1027G, DATED NOVEMBER 16, 2012 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 35°22'00.9" N. NAD 83
LONG. 120°50'33.5" W. NAD 83
ELEV. 138.4 NAVD 88 (BASIS OF DRAWING)

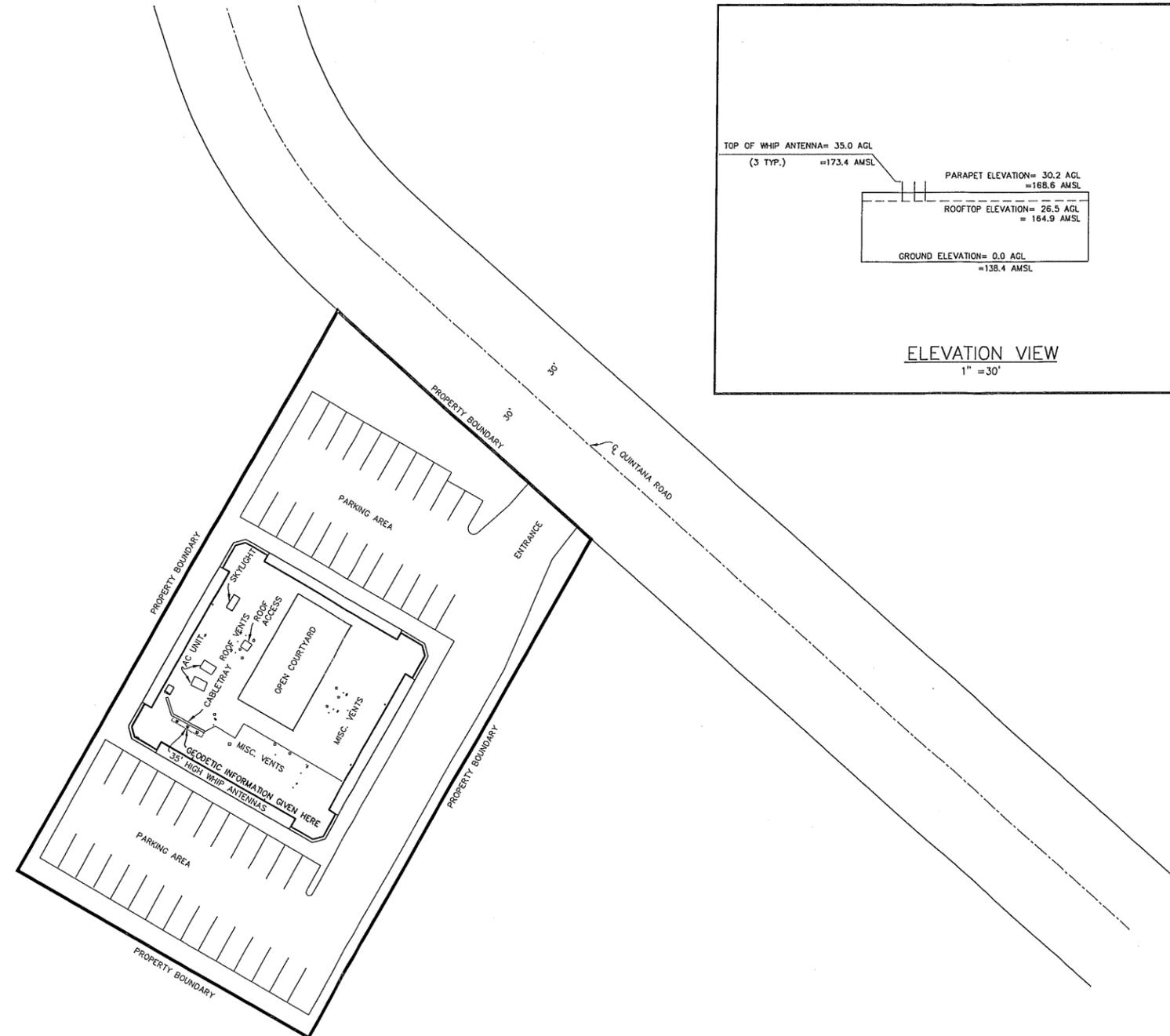
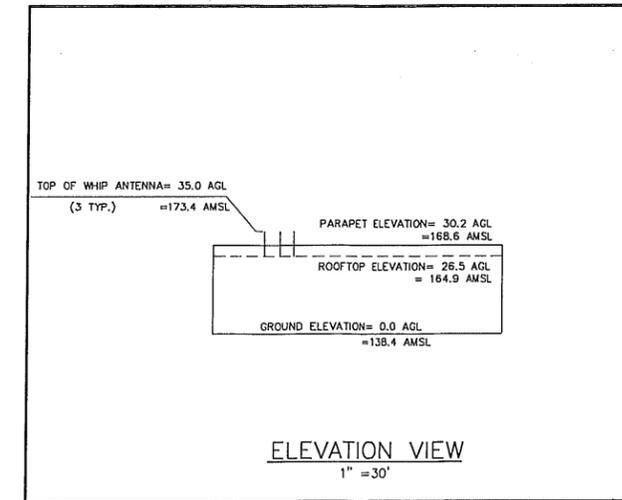
The information shown above meets or exceeds the requirements set forth in FAA order B260.19D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

T.B.D.

EASEMENTS PER TITLE REPORT:

T.B.D.

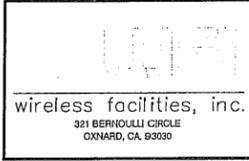


APN: 066-280-015
OWNER(S): DAVID M. VOLK

OVERALL SITE MAP
1" = 30'

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD DATA)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD



ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT/ENGINEER/SURVEYOR AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER/SURVEYOR.

SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	FAA	01/22/13
1			
2			
3			
4			
5			

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: FAA
CHECKED BY: GJS
DATE DRAWN: 01/22/13
SMITHCO JOB #: 90-052

SITE NAME

SLG40
MORRO BAY

SITE ADDRESS

800 QUINTANA ROAD
MORRO BAY, CA. 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
SHEET

C-1

EXHIBIT B

JAMES VACCARO ARCHITECT, INC.
 201 MANGELS AVENUE
 SAN FRANCISCO | CA 94131
 415.608.3670 PHONE | 415.963.4471 FAX
 INFO@JVARCHITECT.COM
 WWW.JVARCHITECT.COM

CLIENT
WFI
 WIRELESS FACILITIES, INC.
 321 BERNOULLI CIRCLE
 OXNARD, CA 93030

at&t mobility
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

SLG40/ CLU1240
MORRO BAY DT QUINTANA
 800 QUINTANA ROAD
 MORRO BAY, CA 93442
 APN 066-280-015

REV	DATE	ISSUE
1	1/18/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

COPYRIGHT:
 2013 JAMES VACCARO ARCHITECT, INC.
 SHEET TITLE

**EXISTING SITE/
 ROOF PLAN**

SHEET NUMBER

A-1

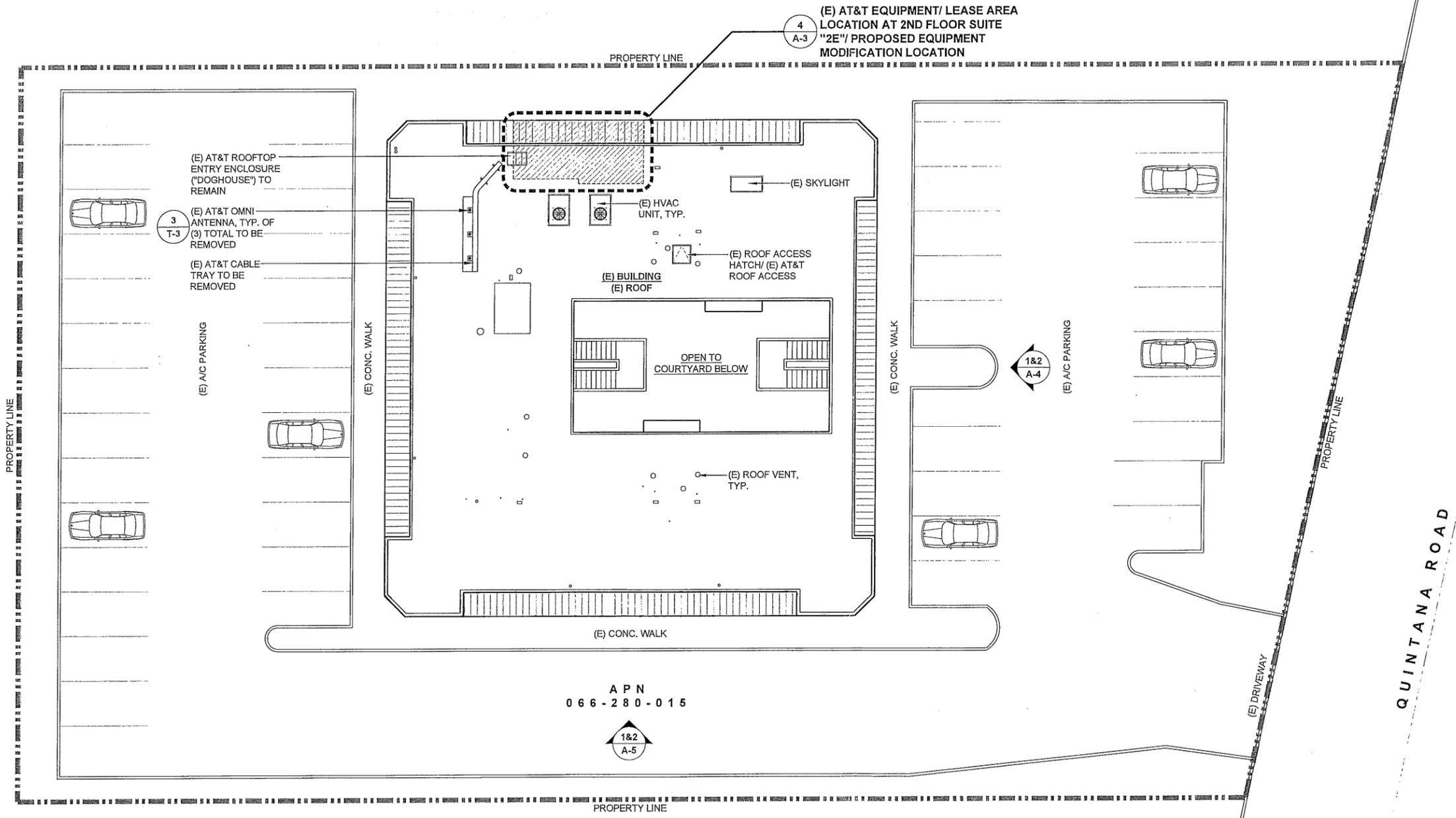


EXHIBIT B

JAMES VACCARO ARCHITECT, INC.
 201 MANGELS AVENUE
 SAN FRANCISCO, CA 94111
 415.608.3670 PHONE | 415.963.4471 FAX
 INFO@JVARCHITECT.COM
 WWW.JVARCHITECT.COM

CLIENT
WFI
 WIRELESS FACILITIES, INC.
 321 BERNOULLI CIRCLE
 OXNARD, CA 93030

at&t mobility
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

SLG40/ CLU1240
MORRO BAY DT QUINTANA
 800 QUINTANA ROAD
 MORRO BAY, CA 93442
 APN 066-280-015

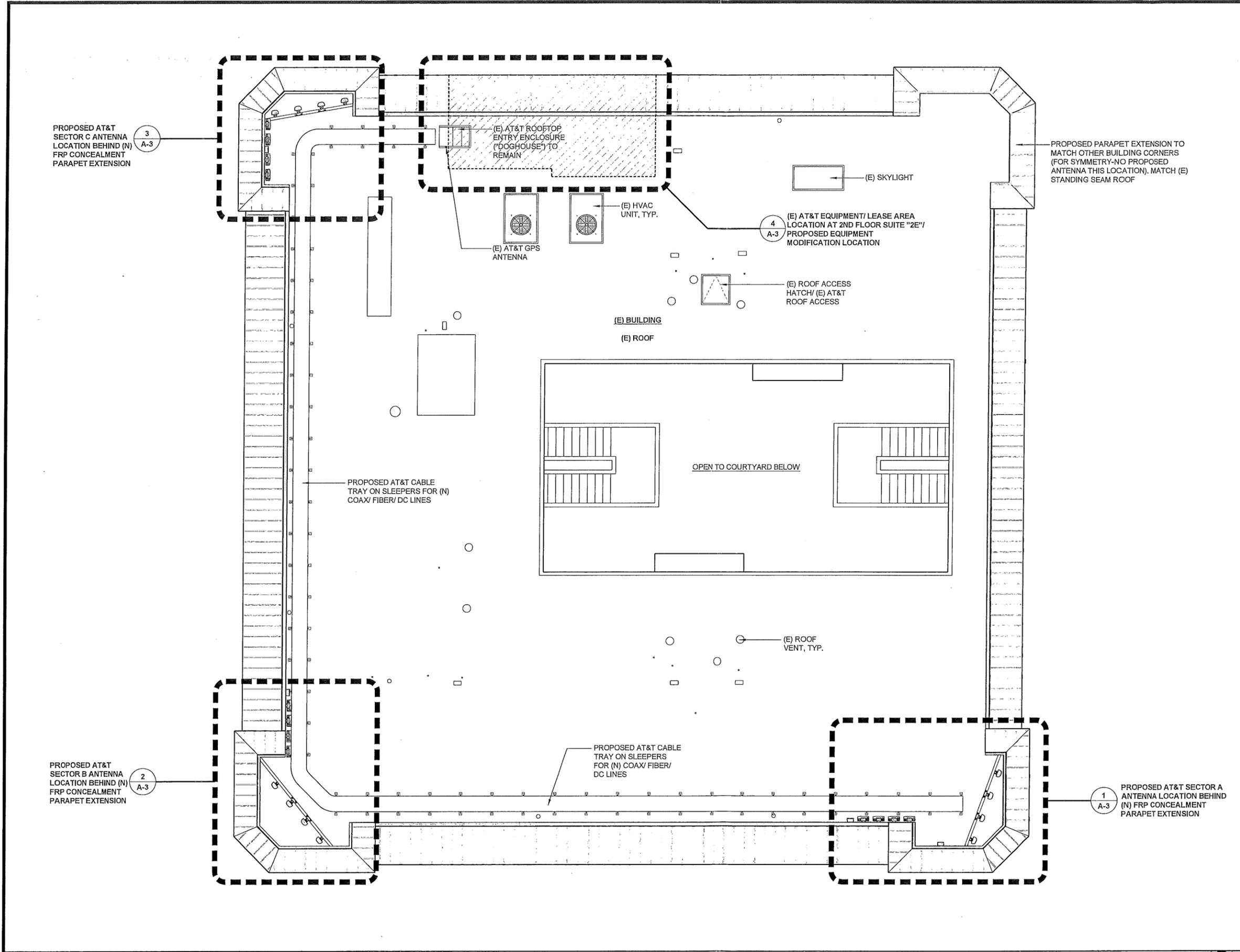
REV	DATE	ISSUE
1	1/18/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

COPYRIGHT:
 2013 JAMES VACCARO ARCHITECT, INC.
 SHEET TITLE

ENLARGED PROJECT AREA PLAN AT ROOF

SHEET NUMBER

A-2



ENLARGED PROJECT AREA PLAN AT ROOF

SCALE: 3/16"=1'-0"
 4' 8' 12' 1

EXHIBIT B

JAMES VACCARO ARCHITECT, INC.
 201 MANGELS AVENUE
 SAN FRANCISCO CA 94111
 415.608.3670 PHONE | 415.963.4471 FAX
 INFO@JVARCHITECT.COM
 WWW.JVARCHITECT.COM

CLIENT
WFI
WIRELESS FACILITIES, INC.
 321 BERNOULLI CIRCLE
 OXNARD, CA 93030

at&t mobility
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

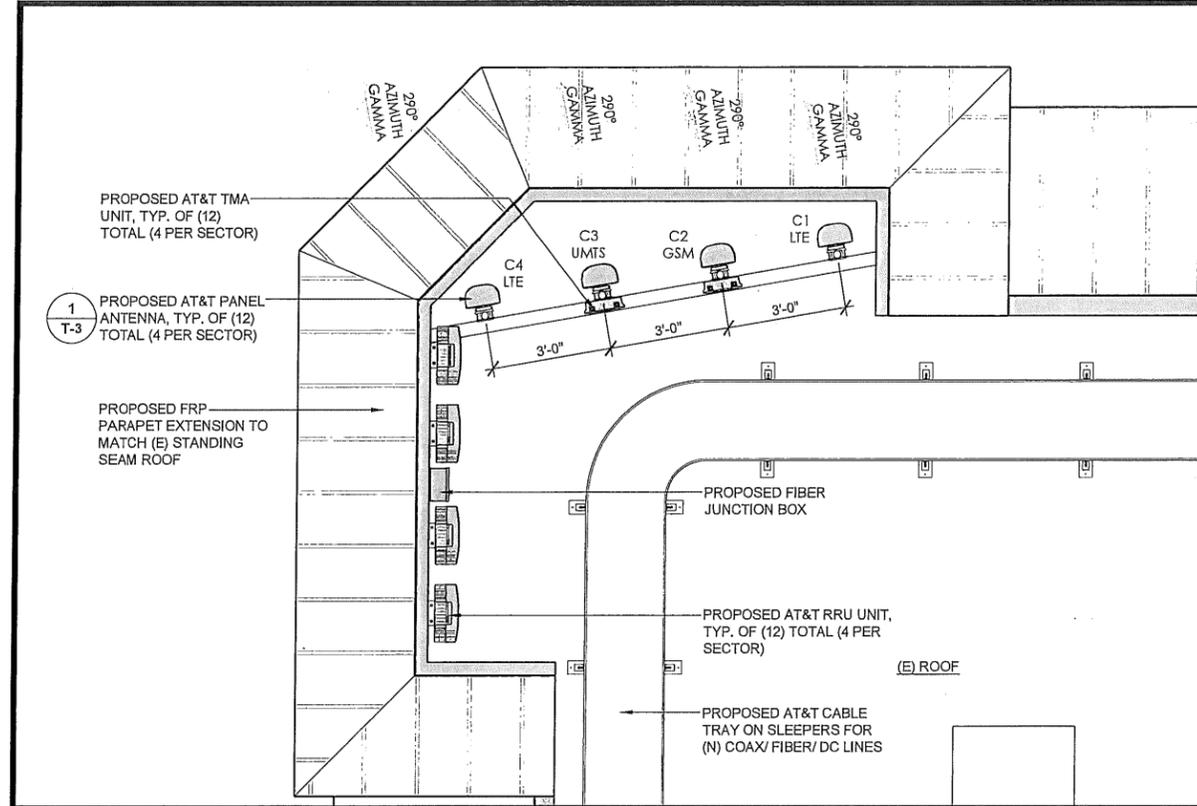
SLG40/ CLU1240
MORRO BAY DT QUINTANA
 800 QUINTANA ROAD
 MORRO BAY, CA 93442
 APN 066-280-015

REV	DATE	ISSUE
1	1/18/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

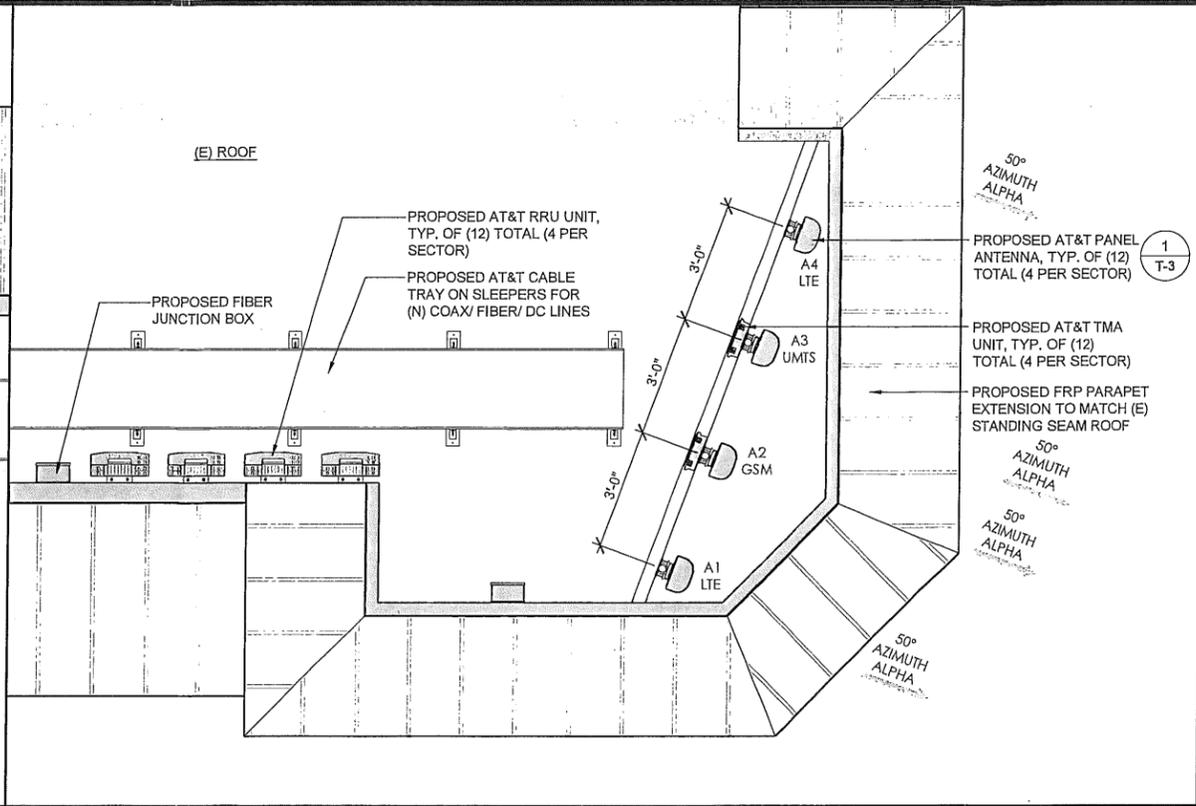
COPYRIGHT:
 2013 JAMES VACCARO ARCHITECT, INC.

SHEET TITLE
PROPOSED ANTENNA LAYOUTS/ EXISTING/ PROPOSED EQUIP. LAYOUT
 SHEET NUMBER

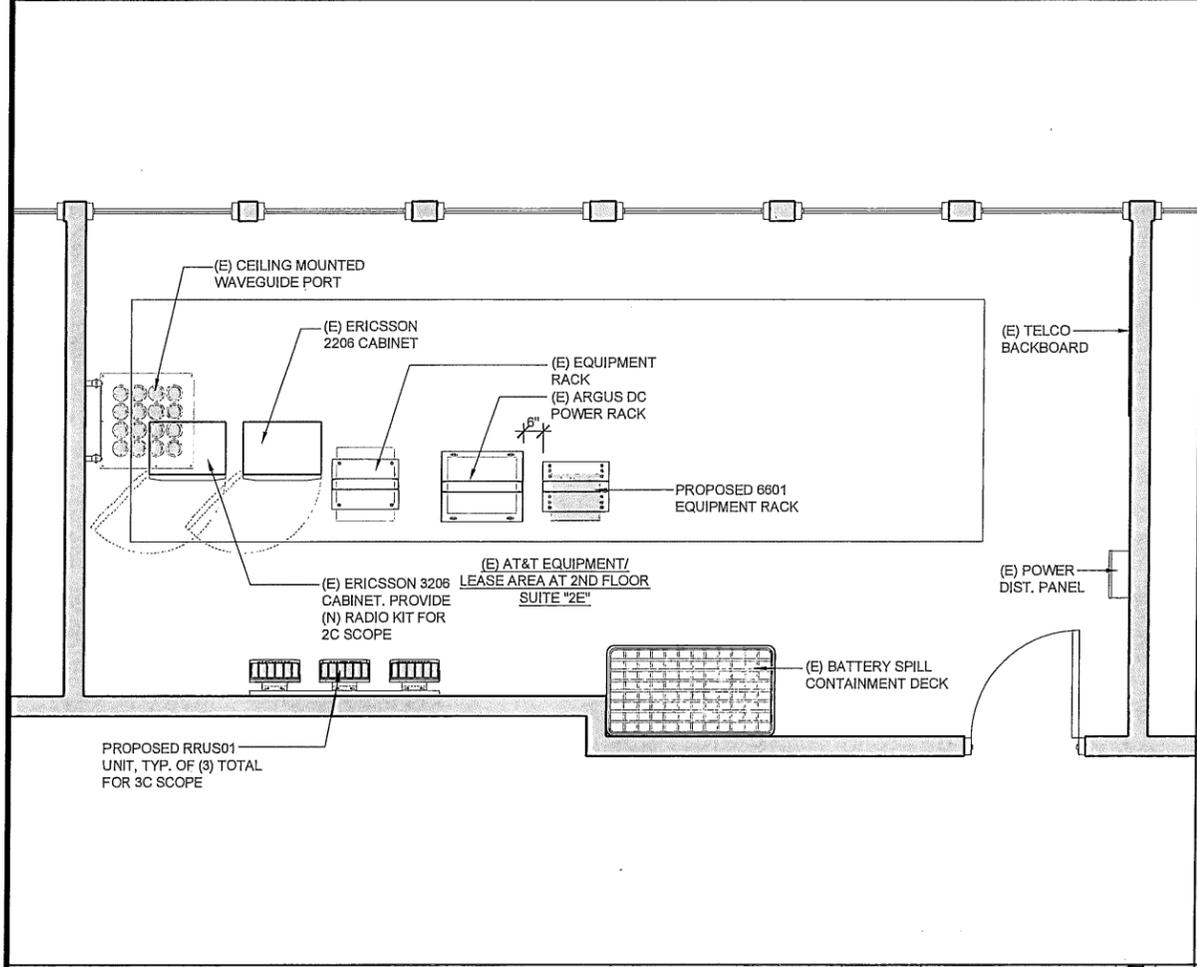
A-3



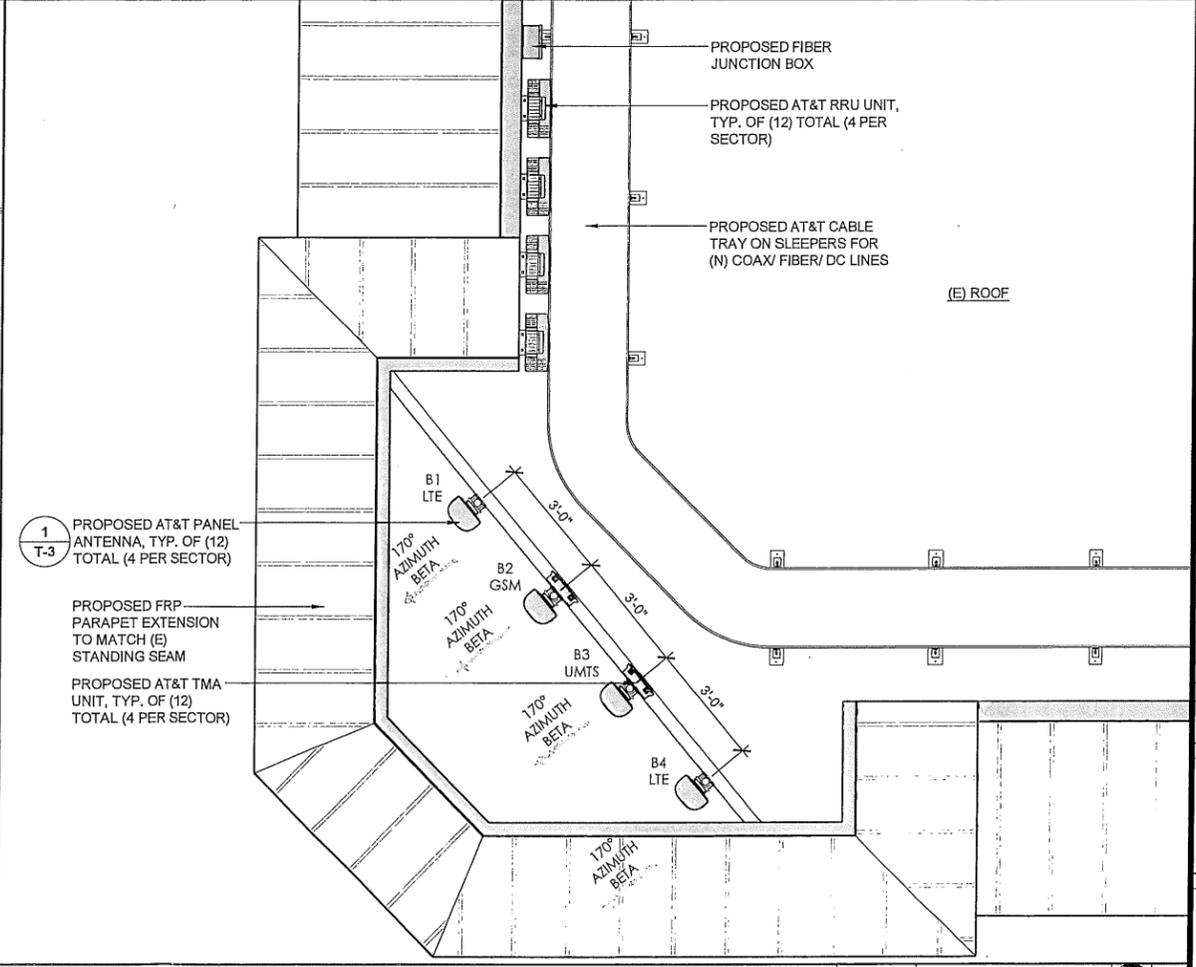
PROPOSED ANTENNA LAYOUT-SECTOR C SCALE: 1/2"=1'-0" 3



PROPOSED ANTENNA LAYOUT-SECTOR A SCALE: 1/2"=1'-0" 1



EXISTING/ PROPOSED EQUIPMENT LAYOUT SCALE: 1/2"=1'-0" 4



PROPOSED ANTENNA LAYOUT-SECTOR B SCALE: 1/2"=1'-0" 2

EXHIBIT B

TOP OF (E) AT&T OMNI ANTENNAS
±35'-0" A.G.L.

TOP OF (E) PARAPET
±30'-2" A.G.L.

TOP OF (E) ROOF
±26'-6" A.G.L.

(E) GRADE
0'-0"



(E) AT&T OMNI ANTENNA (BEYOND), TYP. OF (3) TOTAL TO BE REMOVED 3 T-3

(E) BUILDING

EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0" 4' 8' 12' 1

TOP OF PROPOSED PARAPET EXTENSION/ FRP CONCEALMENT SCREEN
±33'-2" A.G.L.

CENTER OF PROPOSED AT&T PANEL ANTENNAS
±31'-8" A.G.L.

TOP OF (E) PARAPET
±30'-2" A.G.L.

TOP OF (E) ROOF
±26'-6" A.G.L.

(E) GRADE
0'-0"



PROPOSED AT&T PANEL ANTENNA, TYP. OF (12) TOTAL (4 PER SECTOR) 1 T-3

PROPOSED FRP PARAPET EXTENSION TO MATCH (E) STANDING SEAM ROOF

PROPOSED PARAPET EXTENSION TO MATCH OTHER BUILDING CORNERS (FOR SYMMETRY-NO PROPOSED ANTENNAS THIS LOCATION), MATCH (E) STANDING SEAM METAL ROOF

(E) BUILDING

PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0" 4' 8' 12' 2

JAMES VACCARO ARCHITECT, INC.
201 MANGELS AVENUE
SAN FRANCISCO CA 94111
415.608.3670 PHONE | 415.963.4471 FAX
INFO@JVARCHITECT.COM
WWW.JVARCHITECT.COM

CLIENT
WFI
WIRELESS FACILITIES, INC.
321 BERNOULLI CIRCLE
OXNARD, CA 93030

at&t mobility
12900 PARK PLAZA DRIVE
CERRITOS, CA 94703

SLG40/ CLU1240
MORRO BAY DT QUINTANA
800 QUINTANA ROAD
MORRO BAY, CA 93442
APN 066-280-015

REV	DATE	ISSUE
1	1/18/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

COPYRIGHT:
2013 JAMES VACCARO ARCHITECT, INC.
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

EXHIBIT B

TOP OF (E) AT&T OMNI ANTENNAS
±35'-0" A.G.L.

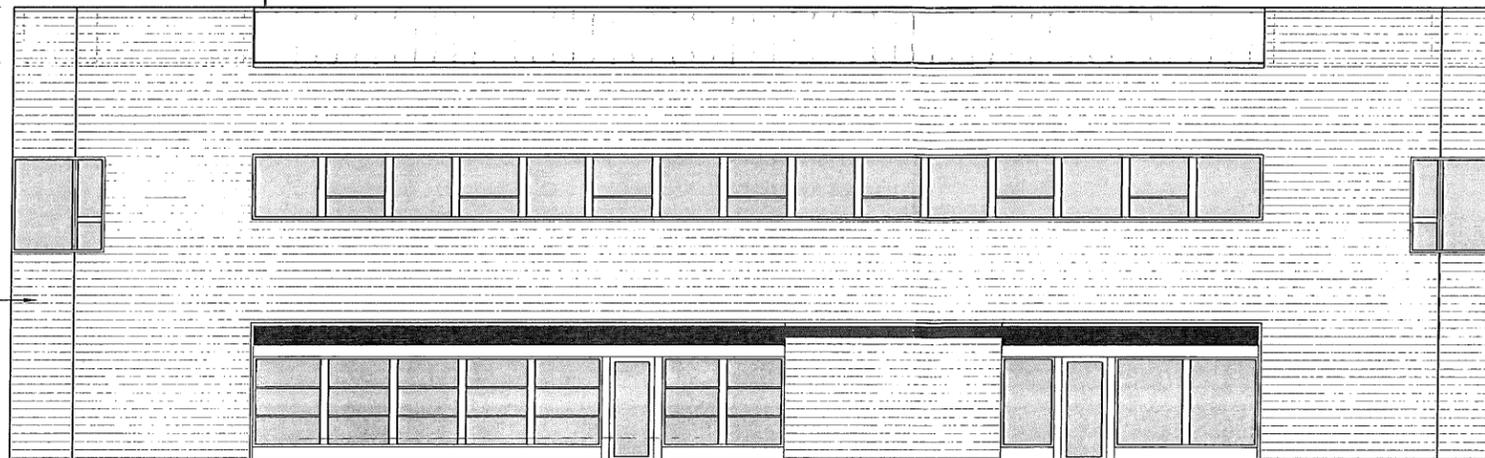
TOP OF (E) PARAPET
±30'-2" A.G.L.

TOP OF (E) ROOF
±26'-6" A.G.L.

(E) AT&T OMNI ANTENNA
(BEYOND), TYP. OF (3)
TOTAL TO BE REMOVED

(E) BUILDING

(E) GRADE
0'-0"



EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0" 4' 8' 12' 1

TOP OF PROPOSED
PARAPET EXTENSION/FRP
CONCEALMENT SCREEN
±33'-2" A.G.L.
CENTER OF PROPOSED
AT&T PANEL ANTENNAS
±31'-8" A.G.L.
TOP OF (E) PARAPET
±30'-2" A.G.L.
TOP OF (E) ROOF
±26'-6" A.G.L.

PROPOSED AT&T PANEL
ANTENNA, TYP. OF (12)
TOTAL (4 PER SECTOR)

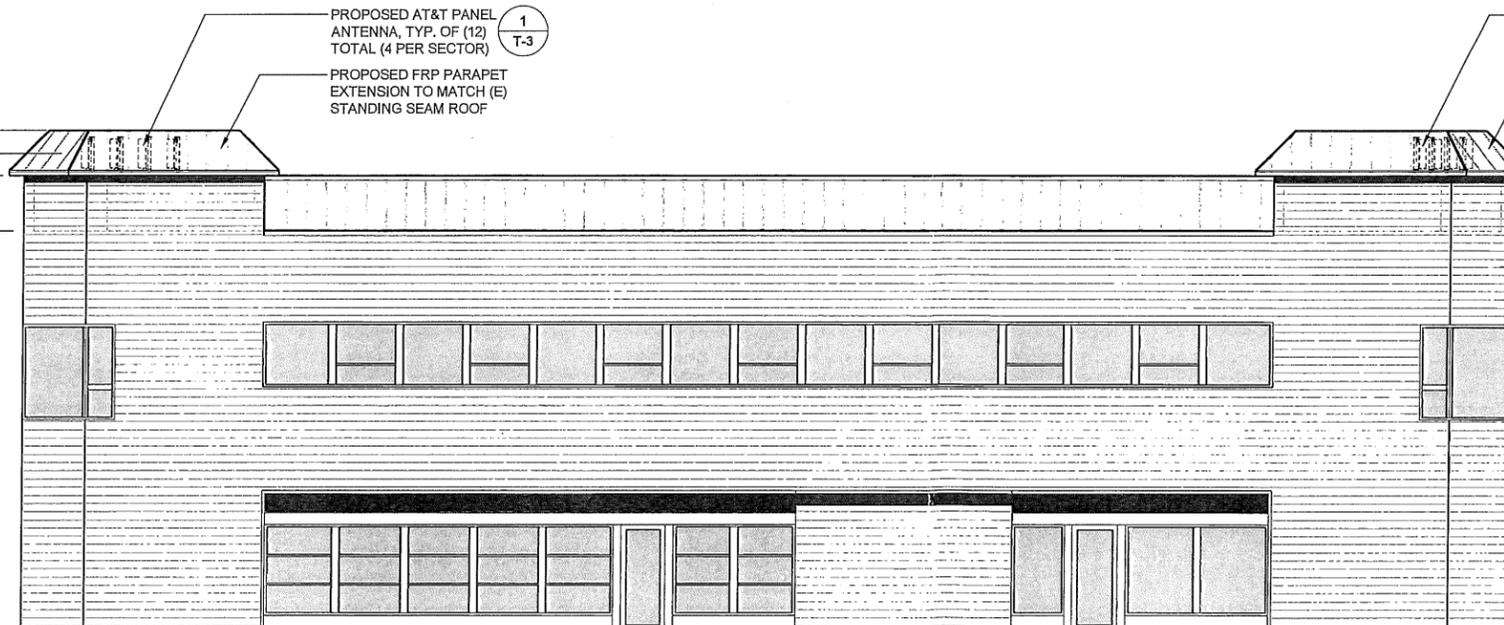
PROPOSED FRP PARAPET
EXTENSION TO MATCH (E)
STANDING SEAM ROOF

PROPOSED AT&T PANEL
ANTENNA, TYP. OF (12)
TOTAL (4 PER SECTOR)

PROPOSED FRP PARAPET
EXTENSION TO MATCH (E)
STANDING SEAM ROOF

(E) BUILDING

(E) GRADE
0'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0" 4' 8' 12' 2

JAMES VACCARO
ARCHITECT, INC.
201 MANGELS AVENUE
SAN FRANCISCO, CA 94131
415.608.3670 PHONE | 415.963.4471 FAX
INFO@JVARCHITECT.COM
WWW.JVARCHITECT.COM

CLIENT
WFI
WIRELESS FACILITIES, INC.
321 BERNOULLI CIRCLE
OXNARD, CA 93030

at&t
mobility
12800 PARK PLAZA DRIVE
CERRITOS, CA 90703

SLG40/ CLU1240
MORRO BAY DT QUINTANA
800 QUINTANA ROAD
MORRO BAY, CA 93442
APN 066-280-015

REV	DATE	ISSUE
1	1/18/2013	90% ZONING
2	1/28/2013	95% ZONING
3	2/18/2013	95% ZONING REV.
4	7/03/2013	95% ZONING REV.
5	7/29/2013	100% ZONING

COPYRIGHT:
2013 JAMES VACCARO ARCHITECT, INC.
SHEET TITLE

ELEVATIONS

SHEET NUMBER
A-5

EXHIBIT C

Photosimulation of the view looking southwest from the nearest point along Quintana Road.



Existing



Proposed

Morro Bay
800 Quintana Road
Morro Bay, CA 93442
SLG40



EXHIBIT C

Photosimulation of the view looking due north from the nearest point along Morro Bay Blvd, using a standard lens.





200 North Glebe Road, Suite 1000
Arlington, VA 22203-3728

Tricia Knight
TEK Consulting Inc.
Permit Processing Services
123 Seacliff Dr.
Pismo Beach, CA 93449

Subject: Morro Bay DT Quintana, 800 Quintana Rd, Morro Bay, CA, 93442

Date: 27 January 2014

Dear Ms. Knight:

This letter will answer questions the city had regarding the referred site, specifically questions for a nearby resident. In addition, the revised RF safety report for the site contains additional information about emissions on the ground level, especially as Site Compliance Report, dated 18 August 2013, especially the General Public Maximum Permissible Exposure (MPE) modeling of the subject site.

The emissions are measured in terms of power density with units typically expressed in milliwatts per square centimeter (mW/cm^2) or similar units. Since the subject site will be operating different frequency bands, there are different maximum levels for each band. Calculations are run for each point in the modeling. For example, here is a typical calculation:

Frequency Band (MHz)	FCC General Population MPE (mW/cm^2)	Calculated Level (mW/cm^2)	Percentage of MPE
746	0.4973	0.1	20.11%
850	0.5667	0.1	17.65%
1900	1	0.06	6.00%
2100	1	0.05	5.00%
TOTAL			48.75%

So in this case, the total percentage at this point is 48.75%, which is under the FCC General Population limit.

All radio frequency energy is non-ionizing, meaning the main concern for safety is heating. The General Population limits have a 10-fold safety factor above where any biological effects have been observed. For any workers working on the building (i.e., window washers, painters, etc), if any of these workers need to work near the antennas, the building manager would need to coordinate with AT&T to lower power near the antennas to allow the workers to work safely.



200 North Glebe Road, Suite 1000
Arlington, VA 22203-3728

If you have any questions regarding this report, please contact me at (719) 434-0700 or dcotton@sitesafe.com.



A handwritten signature in black ink that reads 'David Cotton, Jr.' in a cursive script.

David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838, Expires 30-June-2015
Date: 2014-January-27

Director, RF Compliance



200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 • 703.276.1169 fax
info@sitesafe.com • www.sitesafe.com

**WFI on behalf of
AT&T Mobility, LLC
Site FA – 10548025-114216
Site ID- SLG40
USID – CLU1240
Site Name – Morro Bay DT
Quintana
Site Compliance Report**

**800 Quintana Road
Morro Bay, CA 93442**

Latitude: N35-22-00.96
Longitude: W120-50-32.94
Structure Type: Rooftop

Report generated date: January 27, 2014
Report by: David Cotton
Customer Contact: Tricia Knight

**AT&T Mobility, LLC Will Be Compliant based on
FCC Rules and Regulations.**

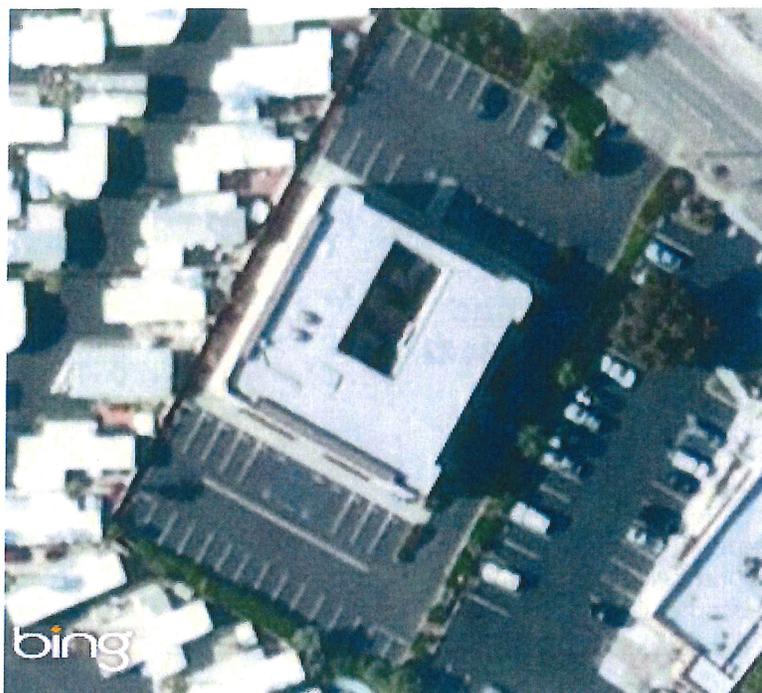
© 2014 Sitesafe, Inc. Arlington, VA



**David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838, Expires 30-June-2015
Date: 2014-January-27**



**WFI on behalf of AT&T Mobility, LLC
Morro Bay DT Quintana - 10548025-114216-
SLG40-CLU1240
Radio Frequency (RF) Site Compliance Report**



800 Quintana Road, Morro Bay, CA 93442



Table of Contents

1	EXECUTIVE SUMMARY	3
2	SITE COMPLIANCE	4
2.1	SITE COMPLIANCE STATEMENT	4
2.2	ACTIONS FOR SITE COMPLIANCE	4
2.3	ANTENNA INVENTORY	6



1 Executive Summary

WFI on behalf of AT&T Mobility, LLC has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, 10548025-114216-SLG40-CLU1240 - Morro Bay DT Quintana, located at 800 Quintana Road, Morro Bay, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

This report contains a detailed summary of the RF environment at the site including:

- diagram of the site;
- inventory of the make / model of all antennas
- theoretical MPE based on modeling.

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled." This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

This document and the conclusions herein are based on the information provided by AT&T Mobility, LLC.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.



2 Site Compliance

2.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the AT&T Mobility, LLC's proposed deployment plan could result in the site being rendered non-compliant.

2.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

This site will be compliant with the FCC rules and regulations.



Sitesafe found one or more issues that led to our determination. The site will be made compliant if the following changes are implemented:

- Restricted access to the site (by lock, alarm or sign-in sheet), preventing anyone from the general public access to the site;
- and,
- Posting RF signs that a person could read and understand the signs prior to accessing the site;

Site Access Location

Put lock on Site Access Hatch
 Information Sign 1 required, in English.
 Information Sign 1 required, in Spanish.
 Yellow caution sign required.

AT&T Mobility, LLC Proposed Alpha Sector Location

Information Sign 1 required, in English.
 Information Sign 1 required, in Spanish.
 Yellow caution sign required.

AT&T Mobility, LLC Proposed Beta Sector Location

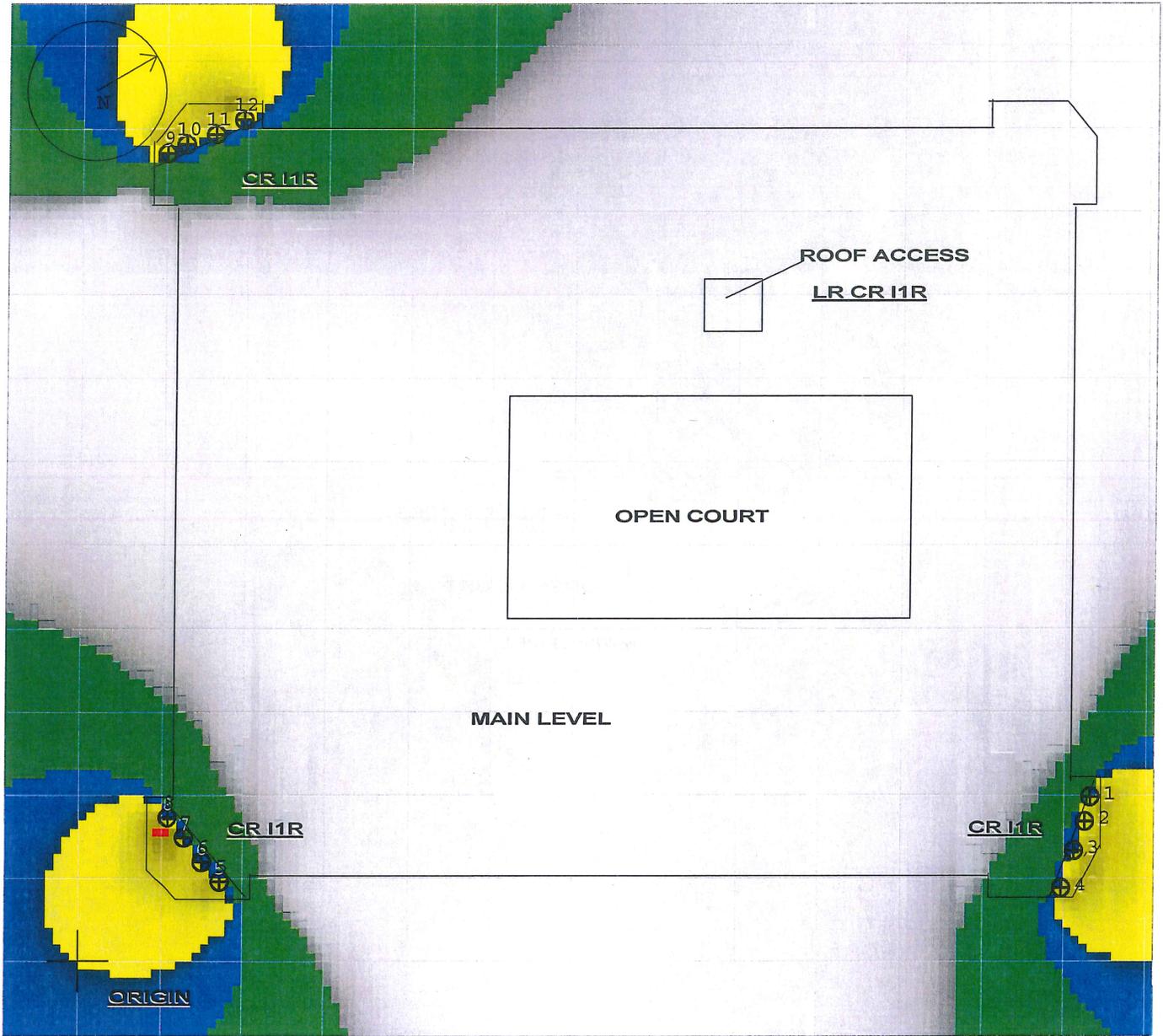
Information Sign 1 required, in English.
 Information Sign 1 required, in Spanish.
 Yellow caution sign required.

AT&T Mobility, LLC Proposed Gamma Sector Location

Information Sign 1 required, in English.
 Information Sign 1 required, in Spanish.
 Yellow caution sign required.

Table 1: RF Signage and Barrier Key					
RF Signage			Barriers		
Type	Existing Location	Recommended Location	Type	Existing Location	Recommended Location
Notice	NE	NR	Locked Door	LE	LR
Caution	CE	CR	Fencing	RE	RR
Warning	WE	WR	Rope Chain		
Info Sign 1	I1E	I1R	Paint Stripes		
Info Sign 2	I2E	I2R	Tape		
Info Sign 3	I3E	I3R			
Info Sign 4	I4E	I4R			
NOC Information	INOCE	INOCR			
10 Step Guideline	IOSE	IOSR			

RF Emissions Diagram for: Morro Bay DT Quintana Rooftop Level - Detailed View

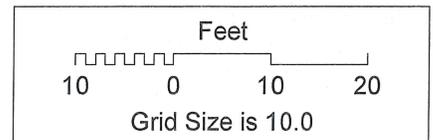


% of FCC Public Exposure Limit
Average from 0 feet above to 6 feet above origin

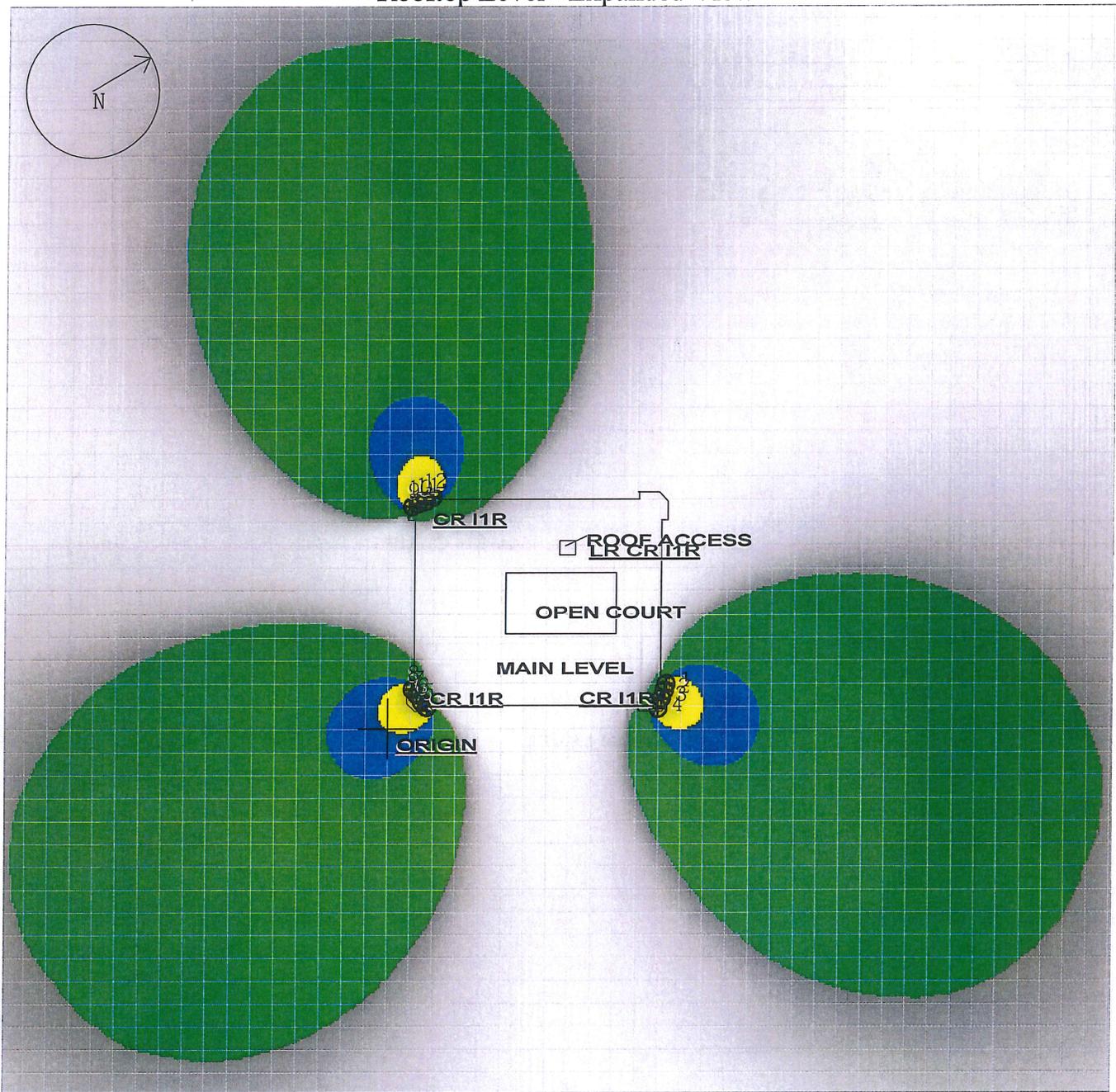
- 5000 ≤ X
- 500 ≤ X < 5000
- 100 ≤ X < 500
- 5 ≤ X < 100
- X ≤ 5

 **sitesafe**
www.sitesafe.com
 Sitesafe ID# 114522
 Site Name: Morro Bay DT Quintana

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
 Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
 SitesafeTC Version 2.81.00
 02/16/14



RF Emissions Diagram for: Morro Bay DT Quintana Rooftop Level - Expanded View

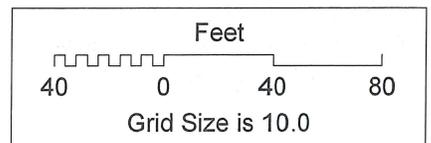


% of FCC Public Exposure Limit
Average from 0 feet above to 6 feet above origin

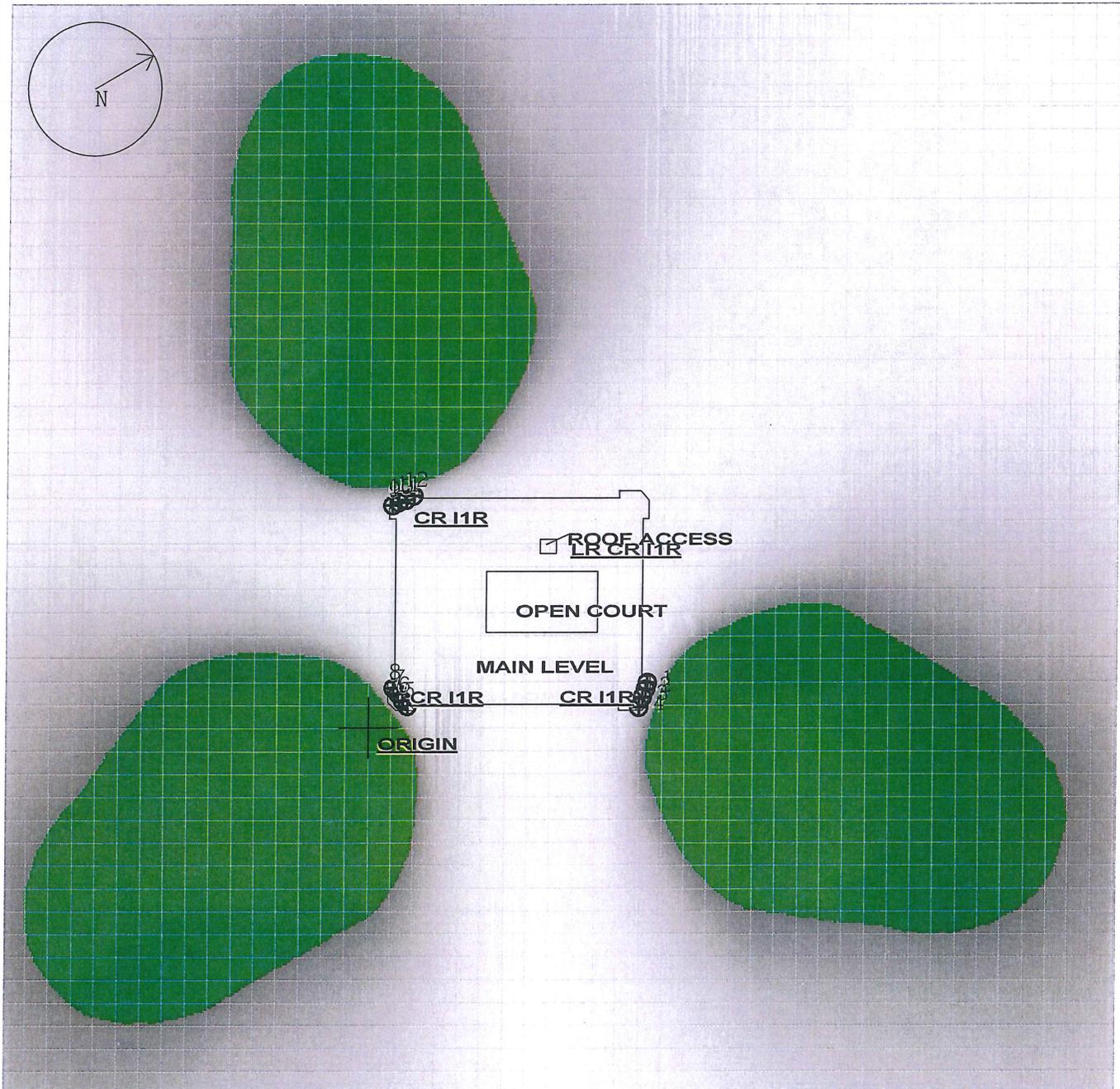
- $5000 \leq X$
- $500 \leq X < 5000$
- $100 \leq X < 500$
- $5 \leq X < 100$
- $X \leq 5$

sitesafe
www.sitesafe.com
 Sitesafe ID# 114522
 Site Name: Morro Bay DT Quintana

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
 Contact Sitesafe Inc. for modeling assistance (709) 276-1100.
 Sitesafe v. Version 2.91.03
 02/27/2014



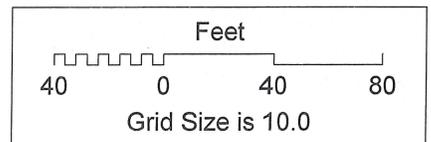
RF Emissions Diagram for: Morro Bay DT Quintana Ground Level



% of FCC Public Exposure Limit

Average from 30 feet below to 24 feet below origin

- $5000 \leq X$
- $500 \leq X < 5000$
- $100 \leq X < 500$
- $5 \leq X < 100$
- $X \leq 5$



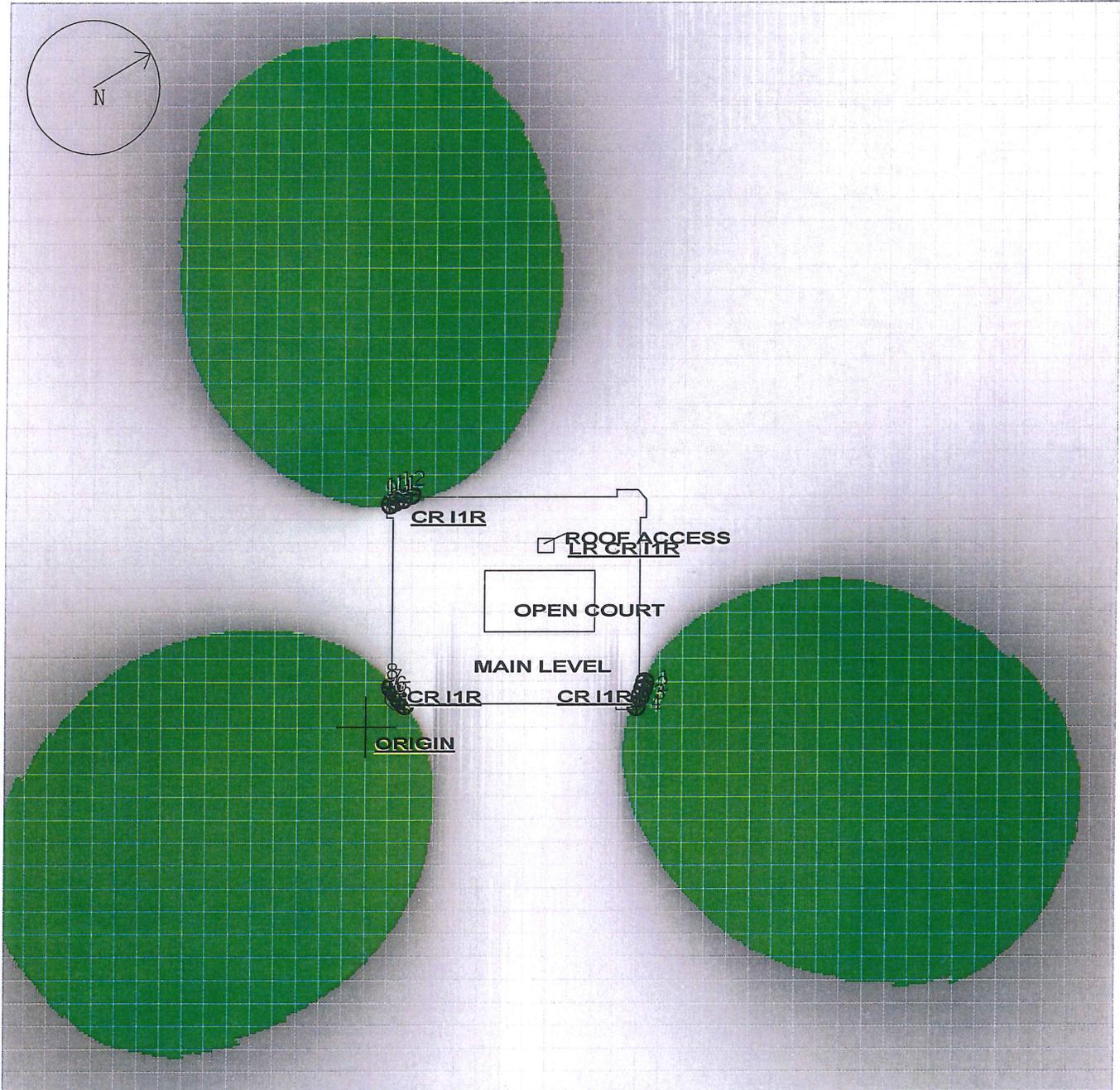
www.sitesafe.com

Sitesafe ID# 114522

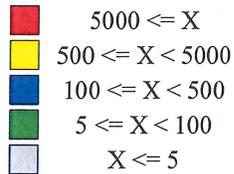
Site Name: Morro Bay DT Quintana

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
SitesafeTC Version 2.61.00
0270014

RF Emissions Diagram for: Morro Bay DT Quintana Home Roof Level

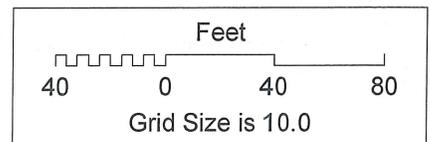


% of FCC Public Exposure Limit
Average from 15 feet below to 9 feet below origin



sitesafe
www.sitesafe.com
 Sitesafe ID# 114522
 Site Name: Morro Bay DT Quintana

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
 Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
 SitesafeTC Version 2.81.00
 01272014





2.3 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at 10548025-114216-SLG40-CLU1240 - Morro Bay DT Quintana. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.



The following antenna inventory, on this and the following page, were provided by the customer and were utilized to create the site model diagrams:

Table 3: Antenna Inventory

Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
1	AT&T Mobility LLC (Proposed)	746	373	7.94	50	Kathrein-Scala 84010525	Panel	2	72	123'	20'	2'
1	AT&T Mobility LLC (Proposed)	2100	873	10.38	50	Kathrein-Scala 84010525	Panel	2	68	123'	20'	2'
2	AT&T Mobility LLC (Proposed)	850	161	9.06	50	Kathrein-Scala 84010525	Panel	2	63	123'	17'	2'
3	AT&T Mobility LLC (Proposed)	850	644	9.06	50	Kathrein-Scala 84010525	Panel	2	63	121'	13'	2'
3	AT&T Mobility LLC (Proposed)	1900	1099	11.38	50	Kathrein-Scala 84010525	Panel	2	64	121'	13'	2'
4	AT&T Mobility LLC (Proposed)	746	373	7.94	50	Kathrein-Scala 84010525	Panel	2	72	120'	9'	2'
4	AT&T Mobility LLC (Proposed)	2100	873	10.38	50	Kathrein-Scala 84010525	Panel	2	68	120'	9'	2'
5	AT&T Mobility LLC (Proposed)	746	373	7.94	170	Kathrein-Scala 84010525	Panel	2	72	17'	10'	2'
5	AT&T Mobility LLC (Proposed)	2100	873	10.38	170	Kathrein-Scala 84010525	Panel	2	68	17'	10'	2'
6	AT&T Mobility LLC (Proposed)	850	161	9.06	170	Kathrein-Scala 84010525	Panel	2	63	15'	12'	2'
7	AT&T Mobility LLC (Proposed)	850	644	9.06	170	Kathrein-Scala 84010525	Panel	2	63	13'	15'	2'
7	AT&T Mobility LLC (Proposed)	1900	1099	11.38	170	Kathrein-Scala 84010525	Panel	2	64	13'	15'	2'

Table 3: Antenna Inventory

Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
8	AT&T Mobility LLC (Proposed)	746	373	7.94	170	Kathrein-Scala 84010525	Panel	2	72	11'	17'	2'
8	AT&T Mobility LLC (Proposed)	2100	873	10.38	170	Kathrein-Scala 84010525	Panel	2	68	11'	17'	2'
9	AT&T Mobility LLC (Proposed)	746	373	7.94	290	Kathrein-Scala 84010525	Panel	2	72	10'	97'	2'
9	AT&T Mobility LLC (Proposed)	2100	873	10.38	290	Kathrein-Scala 84010525	Panel	2	68	10'	97'	2'
10	AT&T Mobility LLC (Proposed)	850	161	9.06	290	Kathrein-Scala 84010525	Panel	2	63	13'	98'	2'
11	AT&T Mobility LLC (Proposed)	850	644	9.06	290	Kathrein-Scala 84010525	Panel	2	63	16'	99'	2'
11	AT&T Mobility LLC (Proposed)	1900	1099	11.38	290	Kathrein-Scala 84010525	Panel	2	64	16'	99'	2'
12	AT&T Mobility LLC (Proposed)	746	373	7.94	290	Kathrein-Scala 84010525	Panel	2	72	19'	101'	2'
12	AT&T Mobility LLC (Proposed)	2100	873	10.38	290	Kathrein-Scala 84010525	Panel	2	68	19'	101'	2'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the main site level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed. For other carriers at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.



City of Morro Bay
Public Services/Planning Division
Current Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning Division
New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.

Approved projects are deleted on next version of log.

Agenda No: C-1

Meeting Date: February 5, 2014

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	Volk	800 Quintana	10/14/13	CP0-413 & UP0-368	R/R Antennas & TMA Units	CJ- Project reviewed and ready for Planning Commission meeting 11/20/13. Project to include a height exception to increase height by 3 feet. Project approved by Planning Commission on November 20, 2013 but inadequate noticing was provided, project to be renoticed for the January 15, 2014 P.C. meeting. Applicant requesting continuance to the 2/5/14 PC meeting to allow time to revise RF report. Revised information received.	FD/TP-Cond. Approve 11/13/13. BC- conditionally approved.	RPS: Rcmd Approval with no comments	
2	Adamson	1000 Ridgeway	9/12/13	CP0-408	Admin Coastal Development Permit for Demo/Reconstruct of single family residence.	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. CJ. KM - Correction letter sent 10/11/13. Corrections received 11/18/13. Permit issued on 12/20/13 and project appealed on 12/30/13. Contacted applicant to request additional info for appeal hearing. Appeal to be heard by PC on or before 2/19/14.	Bldg -- Review complete, applicant to obtain building permit prior to construction	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
3		310 Kern	1/23/14	SE0-851	Appeal of Public Street Tree Removal	Appeal received on 1/23/14.			
30 -Day Review, Incomplete or Additional Submittal Review									
4	Francis	210 Andros	1/24/14	AD0-087	Parking Exception (concurrent with Building Permit application #30070)	Under initial review			
5	Groom	3039 Ironwood	1/15/14	CP0-422	New Single Family Home - concurrent permitting with Building Division	Under initial review	BC- conditionally approved.	BCR-under review	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
6	McAlexander	480 Arcadia	1/13/14	AD0-086	Parking Exception	Under initial review	BC-please route to building.		
7		1290 Embarcadero	1/13/14	CP0-421	Demolition of outlying buildings at Morro Bay Power Plant	Under initial review	BC-please route to building.		
8	Cockrill	3031 Beachcomber	1/13/14	CP0-420	Addition to Existing Single Family Home in Coastal Appeals Area - concurrent permitting	Under initial review	BC- conditionally approved.		
9	Frye	3420 Toro Lane	1/13/14	CP0-419	New Single Family Home	Under initial review	BC-disapproved- need geologic and engineering geology report.		
10	Leage	1185-1215 Embarcadero	1/9/14	UP0-058	Floating Docks - Phase 2	Under initial review			
11	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new SFR on vacant lot - concurrent permitting for Building Permit	Under initial review	BC- conditionally approved.	BCR-under review	
12	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for Non conforming single family residence	KM - Under intial review.	BC-under review.		
13	Turner	360 Cerrito	12/12/13	CP0-415	Admin CDP	Under review. Project noticing being prepared.	BC-approved.		
14	Jacober	456 Oahu	12/12/13	AD0-085	Parking Exception	KM- Under initial review. Submitted concurrently with building permit application for SF addition. Application deemed complete 1/8/14. In process.	BC-under review.	DH-comments provided 1.8.14	
15	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ.	BC- conditionally approved.TP-Cond Approve 11/25/13.		
16	Buquet	647 Estero	10/16/13	CP0-411	Admin Coastal Development Permit for new SFR	KM - Under review. Corrections returned 11/15/13. Meeting with applicant on 1-7-14 to discuss project. Applicant to resubmit plans per discussion with staff. Resubmittal received 1-22-14	Review complete, applicant to obtain building permit prior to construction. TP/FD Approves 11/6/13.	DH-Comments provided	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
17	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
18	Hough	279 Main	10/7/13	CP0-409 & UP0-366	CDP and CUP to construct a single family home on vacant lot	CJ- Project reviewed and additional info requested 11-21-13. Met with Applicant's representative 11-21-13. Resubmittal received and under review. CJ	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove 11/19/13	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
19	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP-Disapprove 11/19/13.	N/R	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips. EE 12/16/13
20	AT&T	788 Main St.	6/10/13	UP0-362 & CP0-403	Special Use Permit for Recycling Container Enclosure in Parking Lot	CJ- Application under Review. Deemed Incomplete. Letter sent 7-9-13. Resubmittal received 11-5-13. Letter of incompleteness sent 12-4 CJ.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP-FD Disapprove Express Check 3/18/13 & FD Disapprove	RS- Rvw complete no frontage improvements required	
21	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new SFR on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13.	BC-please route to building.	RS&DH-Plan revisions reqd per memo 5/29/13	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Continued projects									
22	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. Design contract currently under review.	
Projects in Process									
24	Parker/Steinmann	885 Embarcadero	11/6/13	UP0-372 (Amendment of CUP 28-02)	Amendment to Use Permit 28-02 to modify location of trash enclosure	KM - Corrections returned 11-21-13. Waiting on applicant to submit withdrawal letter.	BC- disapproved. Fire denied 11-26-13. TP-Disapprove 11/22/13.		
25	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. C.J. Spoke w/ applicant 10/3 re: traffic study. C.J. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13.	Bldg -- Review complete, applicant to obtain building permit prior to construction. FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17 and are awaiting their comment letter. Left messages for project Architect 10/18/13 advising him of Caltrans concerns.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
26	Frye	244 Shasta	3/6/13	CP0-396 and AD0-081	Secondary Unit and Parking Exception.	Proposed creation of secondary unit from garage. Parking exception. First Noticed 5-16-13. Setbacks noted on plan incorrect, therefore project required to be re-noticed on 6/26/13. Applicant now required to comply with or amend existing permit #CP0-013 before proceeding with proposed project. Met with applicant's representative regarding previously approved permit. Waiting for applicant's resubmittal. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	No review performed.	N/R	
27	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report needs to be prepared. Draft biological report received and under review. Project referred to environmental consultant and Coastal. MND in process. Applicant revising bio report.	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Environmental Review									
22	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	N/R	
28	Meissner	1387 Hillcrest	12/12/13	CP0-416	Admin CDP	<i>KM - Under review. Project within threshold for proximity to cultural resources. Project deemed not exempt from CEQA and subject to an initial study. Letter sent to applicant 1/6/14.</i>	<i>BC- conditionally approved.</i>		
29	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Letter to be prepared for request.	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
30	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14.	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Grants									
31	Sustainable Communities	City-wide			\$900,000 Grant Opportunity for funding for long-range planning activities including LCP update, General Plan. State has not released grant information for the next application cycle.	Draft guidelines not yet released for 3rd round of funding. Funding criteria changed for 3rd round to focus on transportation priorities. Consultant reviewing competitiveness options as of 1-29-14.	No review performed.	N/A	
32	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with Coastal Conservancy staff to commence grant contract. Grant activity start date expected to be February 2014.	No review performed.	N/A	
23	City of Morro Bay	City-wide			CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program	Staff has ongoing responsibilities for contract management.	No review performed.	N/R	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Project requiring coordination with another jurisdiction									
33	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
34	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 1/22/14.	
Preapplication projects									
35		Little Morro Creek Road			BMX park	Permit process info provided to applicant on 7-23-13. Staff met with applicant on 8/30/13 to provide further application requirement info. Provided additional clarifying information 11-19-13 to applicant who is finalizing use permit application package. No recent contact.	Met with applicant.	Met w/ applicant 10/15/13 to determine project scope	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Final Map Under Review									
36	Zinngarde	1305 Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs. Tentative map improvements.	Improvements under construction.	DH - PIP submitted PIP to be built prior to map recordation. Public Improvements under construction.	
37	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
38	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	
39	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted.	Please route project to Building upon resubmittal.	N/A	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects going forward to Coastal Commission for review									
40	City of Morro Bay		2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	Application for Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC working on addressing issues	No review preformed.	N/A	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects Appealed or Forwarded to City Council									
41	City of Morro Bay	N/A		n/a	Urban Forest Management Plan	Public Works anticipating to present plan at Nov. 20th PC meeting. Presented to Planning Commission at 11-20-13 meeting which provided comments to be forwarded to Council.	No review performed.		
42	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11 .-Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Second workshop in process of being scheduled.	No review performed.	N/R	
43	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check									
44	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013)	BC- Returned for corrections 1/9/13.	N/A	
45	Sherrod	938 Anchor	11/8/13	B-30053	SFR Add/ Remodel	KM -Under review. Corrections returned 12-9-13.	BC- RFC 12/12/13.		
46	Francis	210 Andros	12/16/13	B-30070	SFR Addition	KM - Denial letter sent 1-15-14	BC-Returned for Corrections.		
47	Skousen	175 Bali	11/18/13	B-30055	SFR Add/ Roof Deck	Requested corrections 11/19/13. CJ.	BC- Returned for corrections 11/21/13.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
48	Cockrill	3031 Beachcomber	12/16/13	B-30068	SFR Add/ Remodel	Addition exceeds 10% in appeals area. Needs CDP. CJ	BC-On hold during Planning process.		
49	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
50	Bowser	1364 Clarabelle	11/6/13	B-30051	SFR Remodel/ Deck	KM - Under review. Corrections returned 12-27-13.	BC- Issued 1/23/14.		
51	Foster	500 Dawson	8/15/13	B-29983	New SFR	KM - CDP approved 12-10-13. Building permit approved.	BC- Issued 1/23/14.	JW- correction given 9.10.13, frontage req.	
52	Bylo	593 Driftwood	3/12/13	B-29870	SFR Addition	Disapproved. Compact in-fill permit conditions not met. 3-27	BC-Returned for corrections 3/28/13.	DH- Provide SW mgmt, drainage rpt, EC.	
53	Imani	571 Embarcadero	4/23/12	B-29695	Commercial alteration, addition	CJ- Incomplete Memo 11/26/2012 sent to applicant's representative. Correction sent 7/22/13 and 9/8/13 and 10/29/13. Waiting on applicant to show compliance with environmental mitigations. Resubmittal received 12-19 and approved 12-20-13. CJ.	BC- RTI.	BCR- Approved 5/23/12	
54	Van Beuran	701 Embarcadero	1/14/14	B-30083	Repairs to existing piles in water		BC-under review.		
55	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Needs CDP	BC- on hold pending planning process.	Memo of 11029/13. CDP application should address soil	
56	Harbor	1620 Embarcadero	4/4/13	B-29888	Construct restroom and storage mezzanine within existing "Cal Poly Building."	CJ-requested corrections 4-15 CJ - Resubmittal received and correction sent 8/30/13 & 12/30/13. Requested project description included on plans	BC-Issued 1/27/14.	BCR- approved	
57	Jones	2424 Greenwood	12/30/13	B-30077	Rooftop PV system	CJ- approved	BC-Issued 1/21/14.		
58	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- under review.		
59	Friends of MB Library	625 Harbor	12/18/13	B-30071	Remodel Library	KM - Needs CDP.	BC- under review.		
60	Skiff	2639 Hemlock	1/6/14	B-30081	SFR Addition- construct shop		BC- met with applicant and returned plans for revision.		
61	Methodist Church	3000 Hemlock	8/16/12	B-29752	Construct new modular classroom, site work.	Approved by MR 8-30-12	BC- RTI. FD Approves 11/12/13	BCR- 11/01/13 Revised Drainage report received and is under review. 1/7/14 Drainage report and plans approved	
62	Ferguson	605 Ironwood	4/24/13	B-29861	New SFR	KM - Approved 10/15/13.	BC- RTI. FD Approval CPO 400 8/22/13	BCR-11/01/13- Developer reduced impervious area to reduce requirements.	
63	Groom	3039 Ironwood	1/15/14	B-30084	New SFR		BC-under review.		
64	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel	KM - Disapproved due to nonconforming issues 10/22/13.	BC- on hold pending planning process.	Plans returned w/o comment until Plng issue resolved	
65	Bell	335 Kings	12/12/14	B-30066	Rooftop PV system		BC-under review.		
66	Douglass	2587 Laurel	10/14/13	B-30030	SFR Addition/ Remodel	KM - Under review. Corrections returned 12-3-13.	BC- Issued 12/23/13.	JW: Plans returned w/o comment Returned 12-11-2013	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
67	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
68	Moodey	690 Monterey	12/30/13	B-30075	R&R existing staircases	CJ- approved	BC-RTI.		
69	Frantz	499 Nevis	9/23/12	B-29510	New SFR	CJ- approved	BC- RTI 9/16/2013.	N/A	
70	Jacobson	456 Oahu	12/11/13	B-30067	SFR Add/ voluntarily remove illegal garage conversion.	KM - Under review.	BC-under review.		
71	Heller	271 Palm	10/31/13	B-30045	Remodel	KM - Under review. Corrections returned 11-20-13.	BC- returned for corrections 11/22/13.		
72	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal.	BC- returned for corrections 12/30/13.	BCR: Revise plans per memo of 10/14/13	
73	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
74	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17 including need to modify planning permit. Resubmittal received and response sent 12-18 to amend planning permit. Minor amendment necessary.	BC- Returned for corrections 12/19/13.	RS - Referred to State Parks for comment on frontage imprvmts	
75	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects & Permits with Final Action									
1	Community Development Block Grant (CDBG) / HOME Program through Urban County Consortium	Downtown City-wide area	Yearly Funding Cycle		CDBG Applications received 10/12/12. Nine applications received. Draft funding recommendations to be adopted at 11/13/12 City Council Meeting. Final Funding Approval heard at 2-13-13 City Council Meeting. Final action taken by County Board of Supervisors 3-5-13.	Application recommended for funding is Pedestrian Accessibility Improvements for City of Morro Bay. Council approved on 11-13 funding for Senior Nutrition and Pedestrian Accessibility. 2nd Funding Workshop to be held at Community Center on 1/9/13. Subrecipient Agreement and NEPA Environmental Review under review. CEQA NOE filed. NEPA clearance obtained 6/21/13. FY2014 Funding Cycle: Applications released on 9/9/13 and due on 10/15/13. Needs Workshop held on 9/16/13 at City of Atascadero. Draft funding recommendations to Council on 11/12/13. Council approved staff recommendation on 11/12/13. 2nd public workshop held on 1/7/14. Final funding recommendations to be heard at City Council on 1/28/14.	No review performed.	2014 application submitted 10/14/13	
2	City of Morro Bay	Citywide		A00-018	Zoning Text Amendment	Review of amendments to Title 17 of the Morro Bay Municipal Code and Master Fee Schedule. Amendments proposed to implement programs identified in the 2009-2013 Housing Element of the Morro Bay General Plan. To be reviewed at the 1-15-14 Planning Commission meeting with recommendations to be forwarded to the City Council. Approved by City Council on 1-28-14.			



City of Morro Bay

Public Services/Planning Division

Advanced Planning Work Program

Work Item	Requested by	Date Requested	Comments	Estimated Staff Hours	Planning Commission	City Council	Coastal Commission
Updating the Strategic plan matrix for managing the greening process	City Council	Annually	Original green matrix went to P.C. on 7/6/09 and then to C.C. on 12/14/09. Now subject to annual updates	20 hours	Annual Updates	Annual Updates	
CEQA Implementation Guidelines	City Council	2006	CEQA guidelines were adopted in March 9, 1981 need to be updated.	120 to 160	TBD	TBD	NA
North Main Street Parking Plan	City Council	2011	Text amendment to be review by Planning Commission and PC to make recommendation to City Council 4/18/12 PC mtg. City Council took action on June 3, 2012 and Approved the amendment. Text Amendment ready to be submitted to California Coastal Commission	100	4/18/2012	6/4/2012	TBD
Sign Ordinance Update	City Council	2010	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item shall be brought back to City Council first meeting in November. Workshops scheduled September 29, 2011 and October 6, 2011.-Workshop results going to City Council December 13, 2011. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013	150 to 250 + consultant hrs	Project went to P.C. on May 16, 2012. At this meeting staff was given several tasks to accomplish prior to the June 20, 2012 meeting including the following: bring back survey results differentiating between the surveys, a new matrix with all definitions including those new definitions provided by the Commission, bring back pictures of signs, clarification of the difference between internally and externally illuminated signs, limitations on materials, encourage increase in window signs, add a column for staff recommendations, define shopping center, enlarge the downtown area.	TBD	
Wireless Ordinance	City Council	2009	Text amendment. Ready to be submitted to California Coastal Commission				
Updated Zoning Ordinance	CC based on CCC letter	2010	Project on hold pending direction.	1,800	TBD	TBD	TBD
Updated General Plan/LCP	CC based on CCC letter	2010	Subcommittee formed. Meetings held are: 11/9/11 to develop plan of action, 12/7/11 to review Access & Recreation Element. Changes were made but not yet finalized. 1/9/12 to review Harbor Resources Element Next meeting scheduled for 1/30/12 to discuss Visual Resources. No additional meetings held. Work plan for the update of the General Plan and LCP due back to City Council on June 25, 2013	1,800	TBD	TBD	TBD
2014 Housing Element Update		2013	The City of Morro Bay is required to update their Housing Element (5th Cycle). The update is due June 14, 2014. Staff will be sending out an RFP for a consultation to assist with the preparation of the update.				
Status report on Progress of Planning Study Committee Solutions (May '13)	City Council	2013					