



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 - Tuesday, April 1, 2014
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Vacant

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner John Fennacy
Commissioner Robert Tefft

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

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' Office Assistant at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. 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

- A-1 Approval of minutes from the Planning Commission meeting of January 15, 2014
Staff Recommendation: Approve minutes as submitted.
- A-2 Approval of minutes from the Planning Commission meeting of February 5, 2014
Staff Recommendation: Approve minutes as submitted.

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.:** #A00-019 (amendment to Planning permit #CP0-385)
Site Location: 0 Kings Avenue (also known as 490 Kings Avenue)
Proposal: Modification of Planning permit approval to change location of the installation of a 29 foot wood pole to City-owned property at 490 Kings Avenue for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
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: 1000 Ridgeway - Appeal Hearing Continued From 3-5-2014
3031 Beachcomber – Addition to Home in Coastal Appeals Area
Draft 2014-2019 Housing Element

D. NEW BUSINESS

- D-1 Formation of Planning Commission subcommittee to serve as liaison between CalPoly CRP Masters Design Studio and Planning Commission for the visioning process for the rezone of the West Atascadero Road Area - Embarcadero to Main Street - No staff report

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on April 15, 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 ITEM: A- 1

DATE: April 1, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014
VETERANS MEMORIAL HALL – 6:00 PM

Chairperson Grantham called the meeting to order at 6:00 p.m.

| | | |
|----------|---------------|--------------------------|
| PRESENT: | Rick Grantham | Chairperson |
| | John Fennacy | Commissioner |
| | Michael Lucas | Commissioner |
| | Robert Tefft | Commissioner |
| STAFF: | Rob Livick | Public Services Director |
| | Kathleen Wold | Planning Manager |
| | Cindy Jacinth | Associate Planner |
| | Jaime Hill | Contract Planner |

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

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period, and seeing none, closed Public Comment period.

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of December 18, 2013
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Tefft moved to approve the Consent Calendar.

Commissioner Fennacy seconded and the motion passed unanimously. (4-0).

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

B. PUBLIC HEARINGS

B-1 **Case No.:** A00-018 (Text Amendment)

Site Location: Citywide

Applicant/Project Sponsor: City of Morro Bay

Request: The City of Morro Bay is proposing a Local Coastal Program amendment modifying Municipal Code Title 17 (Zoning Ordinance) to provide for changes as established in the adopted 2009 Housing Element as follows:

- Update the City's Density Bonus regulations
- Remove single family dwellings units from multiple family zone districts,
- Add sections on supportive and transitional housing, farm worker housing, emergency shelters.
- Add a section allowing for a reasonable accommodation procedure to allow for necessary accessibility adjustments to homes.
- Address the needs of extremely low-income households.
- In addition, the City's Master fee schedule will be update to accommodate the proposed new procedures.

CEQA Determination: The proposed changes are exempt from environmental review pursuant to Section 15061(b)(3)

Staff Recommendation: Approve and forward the Local Coastal Programs Amendments to the City Council for adoption.

Staff Contact: Kathleen Wold, Planning Manager (805) 772-6211

Hill presented the staff report.

Commissioner Lucas confirmed accommodation for ramps in the side yard and things like that would be discretionary with staff and would not come to the Commission as a yard or setback violation. He inquired about the low income housing trigger and if staff had an idea of how many low-income housing units would have been produced in the last ten years under the proposed thresholds. Wold noted several projects such as Morro del Mar, Morro Mist, Project Center, Teresa subdivision, 500 Main. She stated it is not the norm since City is mostly demolishing and replacing single family homes.

Commissioner Lucas asked about ramifications of these changes. Hill stated changes recommended are for consistency with State law. Wold stated difference between 5 units and 8 units would not be much as most of what City does is single family homes or larger projects to maximize density.

Commissioner Lucas inquired about the in lieu fund. Wold explained how the in lieu fund works.

Commissioner Lucas asked if a motel can be turned into a SRO and ways could generate significant numbers of low income housing like an SRO. Wold explained a motel could be turned into an SRO. She added State is trying to remove regulations that are an obstacle.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

Commissioner Fennacy asked how consistent to current State law to permit building single family housing in the R3, R4 districts. Hill responded State law does permit or is silent to that effect. She add intent of adopted Housing Element is that City has committed on paper to identify where housing can be provided and if the few R3 and R4 remaining properties are allowed to build single family homes it would not be able to provide the amount of multi-family, and therefore affordable housing, that it's committed to and seen as necessary for the City's population.

Commissioner Fennacy asked if a single family home in an R3, R4 area could be rebuilt after a fire or would it be prohibited. Wold explained zoning code under nonconforming has a section that protects 3 units or less.

Commissioner Tefft asked about inclusionary units established through these provisions and if staff had an idea about the breakdown of moderate versus low versus very low versus extremely low. Wold responded City has generally allowed developer when proposing affordable housing to choose on their own. Since most units that have been developed are for sale, it is very difficult to bridge gap that occurs from anything beyond moderate. For housing which is rental, you start to see things beyond or lower than moderate. Ninety percent of projects pay an in lieu fee so City accumulates a large cash fund available for someone who wants to do a significant project like senior restricted.

Jacinth added it is a function of economics too. City may let applicant choose mix of target income and if it is a rental project, it depends on what kinds of subsidies developer has gotten. While they may want to target low income, the project has to pencil out for them financially. You need the right economic mix. Same thing goes for the for sale projects.

Commissioner Tefft indicated conclusion he would draw is current density bonuses and concessions are not necessarily sufficient to make an inclusionary project fly economically.

Hill noted they are flip sides of the same coin. There is an inclusionary requirement so if you build over 5 units you are either required to pay in lieu fees or build a unit. State also mandates you provide for density bonuses and other incentives or concessions should you chose to build onsite or build more. Number of concessions and density bonuses increase based on number of units and affordability of those units.

Commissioner Tefft asked staff to clarify Table 17 in relation to intent of farm worker housing changes since the table indicates single family. Hill explained key is looking at definitions where employee housing defined versus the sub-set of agricultural worker housing. Employee housing is 6 or fewer workers and deemed can be single family structure and Ag worker housing is 36 beds or 12 units.

Commissioner Tefft inquired about shelters, allowing them in the central business district and if another location, like industrial, might be more feasible. Hill responded this was a direct carryover from the Housing Element. Based on experience in other communities it is likely due to proximity of other services and geographically central and a safe haven in case of natural disasters.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

Commissioner Tefft stated it is not clear what constitutes employee non-farm worker housing. Need to define what is employee housing and recommend staff review this before going to Council.

Commissioner Tefft stated HCD defines income categories for SLO County based on medium income for 4 persons. He thinks should be defined according to household size. He stated should include how City defines household size.

Commissioner Tefft asked staff to look at State statute in relation to where it states rent and mortgage for low and very low income does not exceed 30% and make sure they line up with one another so it just isn't mortgage cost. He stated would be useful to include a list of what is included in monthly housing costs.

Commissioner Tefft inquired if occupancy restriction could be by sex as well for something like a women's shelter or transitional facility for women getting out of bad situations. Wold stated reason why not tailoring to Morro Bay is that these are State requirements that have been vetted and would need to go through legal staff to make sure could do that.

Commissioner Tefft inquired if under the reasonable accommodation procedure can address State laws regarding items that must be offered in new construction of multi-family residential and accessibility guidelines for multi-family dwellings that have been adopted by the State. Wold stated as things are changing and the building code is requiring certain things to go in multiple housing they are not put in the zoning ordinance as it goes to Coastal and can become a stagnant document rather than living. She added for dynamic things, it is easier to change these in the building code as they change.

Commissioner Tefft stated Section 17.50.020 regarding inclusionary housing requirements appears to have gone beyond what State law requires regarding density bonuses and/or concessions regarding moderate priced housing of common ownership developments like condominiums that do not apply to an apartment building to be rented at moderate rates. He wanted to know if intent is to broaden the definition or go with what the State suggests. Hill indicated she would go back to State law to review with the written policy.

Commissioner Tefft asked if it is warranted to leave room for exceptions not allowing single family residences in multi-family zones. Wold stated it would not be acceptable as you sign off with HCD you are making a commitment to change your behaviour, but what City could do is put an exception in for substandard lots that couldn't build multi-family. Hill added allowed density on a site is tied to its area based on their General Plan but that language could be added to address unusual circumstances that occur such as substandard size or naturally occurring features precluding reasonable development.

Commissioner Lucas stated City should incentivize density since we are almost built out.

Commissioner Fennacy echoed Commissioner Tefft's comments relative to single family housing and like staff's proposal to remedy that.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 15, 2014

MOTION: Commissioner Tefft moved to adopt Planning Commission Resolution 01-14 and recommend the City Council adopt the proposed amendments to Title 17 (Zoning Regulations) of the Municipal Code and Master Fee Schedule (Exhibit B) as presented.

Commissioner Lucas seconded the motion.

Wold requested Commission include in the motion direction to staff clarify those issues discussed. The State is offering streamlining of the next Housing Element that would be an extreme cost savings to the City. She asked that specific direction be included in the motion that the consultant can move forward with and not have to come back to the Commission.

AMENDED MOTION: Commissioner Tefft amended his previous motion to include direction to staff to review comments made by Commission and make necessary corrections prior to providing document to City Council.

Commissioner Lucas seconded and the amended motion passed unanimously. (4-0).

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
Upcoming Projects: 800 Quintana.

Wold reviewed the Work Program with the Commission.

NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS

- Regular Planning Commission and Joint Council meeting schedule
- Election of Chair and Vice-Chair

ADJOURNMENT

The meeting adjourned at 7:09 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, February 5, 2014 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A- 2

DATE: April 1, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – February 5, 2014
VETERANS MEMORIAL HALL – 6:00 PM

Chairperson Grantham called the meeting to order at 6:00 p.m.

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|----------|---------------|--------------|
| PRESENT: | Rick Grantham | Chairperson |
| | John Fennacy | Commissioner |
| | Michael Lucas | Commissioner |
| | Robert Tefft | Commissioner |

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|--------|---------------|--------------------------|
| STAFF: | Rob Livick | Public Services Director |
| | Cindy Jacinth | Associate Planner |

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioner Fennacy announced Rotary Club of Morro Bay fundraiser.

ELECTION OF CHAIR AND VICE CHAIR

Commissioners stated will wait to elect Chair and Vice Chair when the Commission has the full 5 members.

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Livick announced the City went to the next level of water conservation and there is information on the City's website.

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 5, 2014

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

Jacinth presented the staff report.

Livick addressed noticing issue stating how staff identifies properties with GIS system and the procedure change made to properties with multiple units to ensure all those residents will get notification for projects.

Applicant Trisha Knight of A T & T stated she and Mr. Cotton of Site Safe, who prepared the site report were available for any questions.

Commissioner Lucas expressed his appreciation for the new drawings because he was concerned about the nature of the way the frequencies distribute themselves. He stated his concern about the distribution curve and asked if there is some spherical distribution coming out. Cotton noted it is elliptical in how it comes out and cuts off so it points out in front of antennas not behind.

Commissioner Lucas clarified if looking at a section of the building you would see the same kind of distribution from that point where it is gaining distribution as you get off the ground, peaking at width at the roof level and losing distribution as you go higher above roof level.

Commissioner Lucas asked why the colors are bracketed. Cotton explained the FCC 5% rule and noted it breaks out the levels the FCC calls for signage.

Commissioner Lucas asked if anyone doing maintenance on the top of their RV would be close to the blue zone. Cotton replied, no, the modelling is very conservative and after the site would be installed the values tend to fall 5-10 times below the modelling.

Commissioner Tefft asked about the exposure within the corner offices to people who might be working there and if the views of 0-6 feet above the origin are similar 0-6 feet below the origin of the antennas. Cotton replied the 0-6 feet is the length of the antennas.

Commissioner Tefft asked if any studies were done to see what the exposure would be in the interior spaces. Cotton noted because of the construction, materials and the way the antennas are pointing out, the typical exposure is less than 1% of the general public limit because of the loss of the signal.

Chairperson Grantham noted he met with the applicants prior to the meeting to address concerns that had mostly to deal with the building manager to allow people on the roof.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 5, 2014

Commissioner Lucas inquired about zoning of the mobile home park asking if the property owner decided to take the trailers out and put in two story houses with occupyable roof decks, how this affects the owners' right to build to maximum height limit.

Jacynth replied zoning may be commercial zoning, and as a mobile home park is subject to the State Department of Housing guidelines. She noted residential uses are permitted in C-1 and it only allows apartments which could be two stories so an application submitted would be reviewed. She also stated that would be part of the due diligence the property owner would need to do to evaluate the constraints of existing conditions.

Livick noted the diagram showing the roof top of the building and the green would extent over, which is below what the federal government views as being potentially a hazard so there would be no regulatory restrictions in that area.

Commissioner Lucas inquired if field testing were to be found different this isn't grandfathered in. Livick noted if testing showing to be over this, they will not be able to operate the devices and the expert testimony said generally it is as much as an order of magnitude below what is shown in the modelling.

Commissioner Tefft asked if following the construction, there will be on site testing to determine what the actual levels are. Livick replied yes and there is a Planning condition in the resolution addressing that.

MOTION: Commissioner Fennacy moved to adopt Planning Commission Resolution 02-14 including the findings and conditions of approval for the project depicted on the site developed plans dated October 14, 2013.

Chairperson Grantham Seconded the motion.

Commissioner Tefft stated the site report set his mind at ease on a lot of the questions and would like to request the interior office spaces be included when the post construction testing is done.

AMENDED MOTION: Commissioner Fennacy amended his motion to include the interior office spaces when the post construction testing is done.

Chairperson Grantham seconded and the amended motion passed unanimously. (4-0).

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

Livick reviewed the Work Program with the Commission.

NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS

- Discussion of FAR/large homes

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 5, 2014

ADJOURNMENT

The meeting adjourned at 6:37 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, February 19, 2014 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1

MEETING DATE: April 1, 2014

Staff Report

TO: Planning Commissioners

DATE: March 27, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Amendment (#A00-019) to Coastal Development Permit (#CP0-385) to install a 29 foot wood utility pole on City-owned property at 490 Kings Avenue (formerly known as 0 Kings Avenue).

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 05-14 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated March 26, 2014.

APPLICANT/AGENT: Southern California Gas Company

LEGAL DESCRIPTION/APN: APN # 066-207-008. City owned property at Lat. 35 degrees 21' 46.08" N, Long W-120 degrees 50' 6" adjacent to Kings Water Tank property

PROJECT DESCRIPTION: The Applicant is seeking to amend Coastal Development Permit #CP0-085 which was approved by Planning Commission on May 15, 2013 for installation of a 29 foot wood utility pole with data collector unit (DCU) and solar panel. The original approved location was to be on California State Park property at the southwest corner of Kings Water Tank located at Kings Avenue, approximately 282 feet east of Kings Avenue. The nearest situs address was listed as 0 Kings Avenue, now known as 490 Kings Avenue.

The new location is proposed to be moved approximately 50 feet 5 inches west and 12 feet 6 inches north of the original location. The Applicant was not able to negotiate successful terms and conditions for a license agreement with State Parks to allow the network installation.

Prepared By: CJ _____

Dept Review: _____

PROJECT SETTING:

| <u>Adjacent Zoning/Land Use</u> | | | |
|--|-------------------------|-------|-------------------------|
| North: | R-2, Medium Residential | South | R-2, Medium Residential |
| East: | OA-2/PD, Open Space | West: | R-2, Medium Residential |

| <u>Site Characteristics</u> | |
|------------------------------------|---|
| Site Area | 13,504 square feet |
| Existing Use | Vacant |
| Terrain | Proposed area flat surrounding by sloping hillside. |
| Vegetation/Wildlife | None |
| Archaeological Resources | Property not within 300 feet of archeological resource. |
| Access | Kings Avenue and Pecho |

| <u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u> | |
|--|--|
| General Plan/Coastal Plan Land Use Designation | Medium Density |
| Base Zone District | R-2 |
| Zoning Overlay District | N/A |
| Special Treatment Area | N/A |
| Combining District | N/A |
| Specific Plan Area | N/A |
| Coastal Zone | Not within the original or appeals jurisdiction. |

BACKGROUND:

Southern California Gas Company is upgrading their metering system statewide by adding a communication device to all residential and business natural gas meters known as Advance Meter. The Applicant applied for and was granted Coastal Development Permit approval by Planning Commission for three locations in 2013. These permitted locations are 499 Little Morro Creek Road (CP0-383), intersection of Morro Bay Blvd and Harbor Street (CP0-384) and the location at 490 Kings Avenue (CP0-385). Because the Applicant is proposing to change the location of the 29 foot wood pole, the Planning Commission shall consider the request for approving a location change.

Staff has provided background information regarding the Advance Meter project included as Exhibit E with specifics below and as further described in the original May 8, 2013 staff report.

Advance Meter Project

In April 2010, the California Public Utilities Commission approved a budget of \$1.05 billion to

upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017. The Advanced Meter project would cover all residential and business consumers. The advanced meter will automatically read and transmit customer gas usage information to their customer service and billing center. The device, which will be installed on existing analog meters, is battery powered and turns on for a fraction of a second a day, for less than two minutes per year. The radio frequency output is hundreds of times less than other commonly used household devices. The metering is one way communication and the Gas Company cannot turn on or off gas service with this new metering program.

In order to ensure adequate network coverage but also minimize impact to the community, staff met with the Applicant in June 2012 and again in February 2013 to review proposed optimal locations. It was initially determined in 2012 that five locations would be necessary to meet the goals of the Advanced Meter project. After Planning Commission hearings in 2013 regarding this project, the project was re-analyzed and it was determined that the goals of the Advance Meter project could be met with three locations instead of five. The three permitted locations will be 499 Little Morro Creek Road, Intersection of Morro Bay Blvd and Harbor Street and the Kings Avenue location.

Project Specifics

The wood pole proposed for installation on Kings Avenue will be 29 feet above ground level and six feet below ground level for a total length of 35 feet. A data collector unit (DCU) will be installed at 26 feet that measures 25" H x 15.5" W x 9" D. A solar panel will be installed opposite the DCU. The solar panel serves to recharge the batteries contained within the DCU cabinet. The solar panel will be mounted at a 120 degree angle with the dimensions 31.3" L x 26.5" W x 2" D. A 4 foot wide antenna boom is proposed to be installed at 28 feet above ground level, or two feet above the DCU and solar panel. The attached plan reduction shows the overall height to be 31 feet above ground level due to the projection of the antenna. However, the Applicant has indicated that the antenna height can be lowered so as not to exceed 30 feet in overall height and this was a condition placed on the permit in 2013.

Environmental Determination

Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

General Plan

The General Plan has designated this area of the city as Moderate Density Residential. The Visual Resources and Scenic Highway Element addresses the issues of overhead utility lines which serves to "(1) create a jumbled, blighted appearance for those areas in which it is most predominant; (2) interfere with, obstruct, and in some cases render unsightly views that would otherwise be spectacular." Additionally, Policy VR-6 states that the City will work toward the undergrounding of utilities where feasible.

The Applicant's proposal avoids the unsightly maze of overhead utility lines because the proposed pole is wireless and does not contribute, add to, or interfere with existing network of overhead utility lines or existing utility poles. As a wireless pole, this pole and the others proposed within the City are all self-sufficient because the DCU to be installed at the top of the pole is operated by the solar panel, which would be infeasible to underground.

The community's desires for limiting height of antennas and wireless facilities was demonstrated by the City Council passage of ordinance 17.27 Antennas and Wireless Telecommunications Facilities in 2010. The ordinance is currently in the process of being sent to the Coastal Commission as part of the process to be codified by the City. As such, staff is applying these community standards to the Applicant's project. Section 17.27.020, paragraph G would exempt the project from a use permit since the utility is regulated by the California Public Utilities Commission.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on March 22, 2014 and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The proposed project as conditioned is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Installation of the wood pole with DCU is considered development under the Coastal Act and therefore requires a Coastal Development permit. Staff recommends that the Planning Commission conditionally approve the amendment to Coastal Development Permit (#CP0-385) to install a 29 foot above ground level wood utility pole for purposes of the Advanced Meter project which maintains the existing conditions as approved with CP0-385.

Exhibits:

Exhibit A – Planning Commission Resolution #05-14

Exhibit B – Letter Request from Applicant dated March 26, 2014

Exhibit C – Plans dated March 26, 2014

Exhibit D – Visual Simulation Graphics and Aerial Location Map dated March 26, 2014

Exhibit E – Advanced Meter Project Overview

RESOLUTION NO. PC 05-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING AN AMENDMENT (#A00-019) TO COASTAL DEVELOPMENT PERMIT (CP0-385) TO CHANGE LOCATION OF THE INSTALLATION OF A 29 FOOT WOOD UTILITY POLE ON CITY-OWNED PROPERTY AT 490 KINGS AVENUE (FORMERLY KNOWN AS 0 KINGS AVENUE).

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 April 1, 2014, for the purpose of considering an Amendment (#A00-019) to Coastal Development Permit #CP0-385 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. Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for gas and other utility extensions.

Coastal Development Permit Findings

1. 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 based on the analysis contained with the staff report dated March 27, 2014.

Section 2. Action. The Planning Commission does hereby approve the amendment (A00-019) to Coastal Development Permit #CP0-485 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 27, 2014, for the project depicted on plans dated March 26, 2014 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 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.

EXHIBIT A

Planning Commission Resolution #05-14

Amendment #A00-019 to CP0-385

Page 3

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.

PLANNING CONDITIONS

1. Applicant shall satisfy all original conditions as approved with Coastal Development Permit #CP0-385.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of APRIL, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 1ST day of APRIL 2014.



A  Sempra Energy utility®

EXHIBIT B

ADVANCEDmeter

RECEIVED

MAR 26 2014

City of Morro Bay
Public Services Department

Cindy Jacinth
Planner, Public Services Department
City of Morro Bay
955 Shasta Avenue
Morro Bay, CA 93442

Subject: Southern California Gas request to amend Coastal Development Permit (Case No. CPO-385)

Dear Ms. Jacinth:

On May 20, 2013, the Morro Bay Public Services Department approved Southern California Gas Company's (SoCalGas) request for a Coastal Development Permit to install its Advanced Meter network near a city-owned water tank on property owned by the State Parks Department near Kings Avenue (Case No. CPO-385).

Unfortunately, SoCalGas was unable to negotiate acceptable terms and conditions for a license agreement with State Parks to allow the network installation. Thus, SoCalGas requests to amend this permit to allow it to install the network on adjacent city-owned property instead of the approved location on property owned by State Parks.

As part of SoCalGas' request for an amendment to its Coastal Development Permit, the following documents were sent via e-mail on March 26, 2014:

- Amended coastal development permit application
- Amended site plans
- Amended Exhibit A aerial site sketch
- Amended photo simulation of proposed network location

Please let me know if you have any questions or need any additional information.

Sincerely, <

A handwritten signature in black ink that reads "Tina Costa".

Tina Costa
Contracts and Special Projects Manager
Advanced Meter Project
TCosta@semprautilities.com
(213) 244-2311

REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, STAR ANTENNA,
SOLAR PANELS AND ANCELLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.



A Sempra Energy utility®

EXHIBIT C

SITE NUMBER: RK091
 SITE TYPE: (N) 29' A.G.L. WOOD POLE SOLAR POWER, EMBEDDED

CITY: MORRO BAY
 COUNTY: SAN LUIS OBISPO COUNTY
 JURISDICTION: CITY OF MORRO BAY

PROJECT SUMMARY:

SITE ADDRESS
 KINGS AVE & PECHO ST,
 MORRO BAY, CA 93942

PROPERTY OWNER CONTACT: RIGHT OF WAY
 PUBLIC RIGHT OF WAY

LAT. N 35° 21' 45.98"
LONG. W 120° 50' 6"

APPLICANT:

SOUTHERN CALIFORNIA GAS CO.
 555 W. 5TH ST, SUITE 3RD., LOS ANGELES CA 90013
 REPRESENTATIVE: CARNELL WART (213) 598-0888
 DEVELOPMENT MANAGER:
 DEVELOPMENT MANAGER:
 PROJECT MANAGER:

PROJECT DESCRIPTION

THE PROJECT ENTAILS
 THE INSTALLATION OF ACLARA EQUIPMENT MOUNTED ABOVE GROUND LEVEL,
 A NEW 29' A.G.L. WOOD UTILITY POLE, CLASS 5.

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED WIRELESS TELECOMMUNICATION FACILITY
 CLASSIFICATION:
 BUILDING TYPE: NA

SHEET INDEX:

| SHEET NUMBER | DESCRIPTION |
|--------------|-----------------|
| 1 | TITLE SHEET |
| 2 | SITE PLAN |
| 3 | ELEVATIONS |
| 4 | DCU BOX DETAILS |
| 5 | MATERIALS LIST |

VICINITY MAP



CONSULTING TEAM:

SAZONING/PERMITTING:

SOUTHERN CALIFORNIA GAS CO.
 TAMMY STYLES-DANIELS GARCIA
 555 W. 5TH ST, 3RD FLOOR
 LOS ANGELES, CA 90013
 (213) 244-2217

CONSTRUCTION PROJECT MANAGER

SOUTHERN CALIFORNIA GAS CO.
 SCOTT JACOBSON
 555 W. 5TH ST, 3RD FLOOR
 LOS ANGELES, CA 90013

CONTRACTOR

A.M. ORTEGA
 10125 CHANNEL RD.
 LAKESIDE, CA 92040
 (619) 390-1988

NETWORK CONSTRUCTION ENGINEER

SOUTHERN CALIFORNIA GAS CO.
 JUAN MALDONADO
 555 S. GRAND AVE, 3RD FL.
 LOS ANGELES, CA 90013
 (213) 244-2324

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND
 AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED
 HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL
 BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

| | PRINT NAME | SIGNATURE | DATE |
|-----------------|------------|-----------|------|
| LANDLORD | CALTRANS | | |
| PRECON. MGR | | | |
| DEVELOP. MGR | | | |
| CONST. MGR | | | |
| PROJECT. MGR | | | |
| SR. RF ENGINEER | | | |
| RF ENGINEER | | | |
| OPERATIONS | | | |
| SAC REP. | | | |

PERMIT #:

REVISION HISTORY

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE
 2010 CALIFORNIA BUILDING CODE
 UNIFORM MECHANICAL CODE
 ANSIEIA-222-F LIFE SAFETY CODE NFPA-101
 2010 UNIFORM PLUMBING CODE
 2010 NATIONAL ELECTRIC CODE
 LOCAL BUILDING CODE
 CITY/COUNTY ORDINANCES

REVISION HISTORY

REVISED POLE LOCATION
 3-25-14

RECEIVED

MAR 26 2014

City of Morro Bay
 Public Services Department

Synergy
 Development Services, Inc.
 1617 Wyandotte St. Van Nuys, CA 91410
 Office: (818) 940-0888 Fax: (818) 940-0788

Southern California Gas Company
 Sempra Energy utility®

35' WOOD
 CLASS 5 POLE
 PERMIT #:

TITLE SHEET

DESIGNER: P.C.
 CAD DRAFTER: W.C.
 DATE: 4/11/13
 SCALE:
 RK091
 SHEET

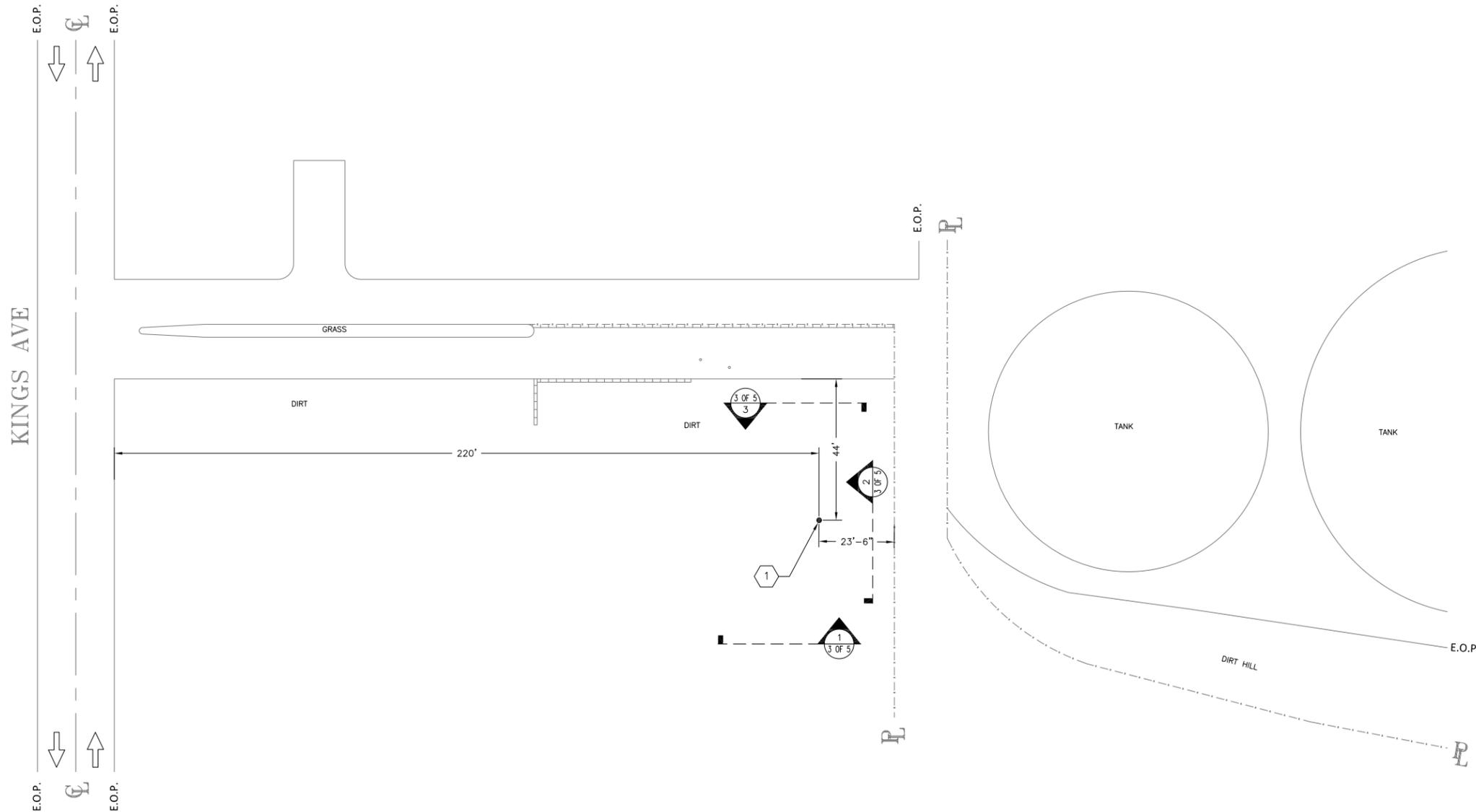
1 of 5

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, STAR ANTENNA, SOLAR PANELS AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

PLACEMENT AND CONSTRUCTION DATA

1 PL. 35' CLASS 5 WOOD POLE
SEE DETAILS SHEETS FOR EQUIPMENT.



LEGEND

- PROPOSED TRENCH
- GAS — GAS LINE
- PWR — POWER LINE
- TEL — TELCO LINE
- WTR — WATER LINE
- CATV — CABLE TV LINE
- OIL — OIL LINE
- STL — STREET LIGHT LINE
- SWR — SEWER LINE
- STD — STORM DRAIN LINE
- — PROPERTY LINE
- — CENTER LINE
- x — x — CHAIN LINK FENCE
- — BLOCK WALL
- — DRIVEWAY

- × GUY POLE
- ⊗ JOIT POLE
- FIRE HYDRANT
- ▲ CURVE DATA
- # DETAIL NUMBER
- # SHEET NUMBER
- # DETAIL NUMBER CROSS SECTION SHEET NUMBER
- # PLACEMENT DATA
- P PROPERTY LINE
- ⊕ CENTER LINE
- E.O.P. EDGE OF PAVEMENT.
- E.O.D. EDGE OF DIRT
- R/W RIGHT OF WAY

SITE ADDRESS
KINGS AVE. & PECHO ST.
MORRO BAY, CA 93442

CONSTRUCTION NOTE
LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK,



SCALE 1" = 20'
0 10' 20' 50'

EXHIBIT C

| | |
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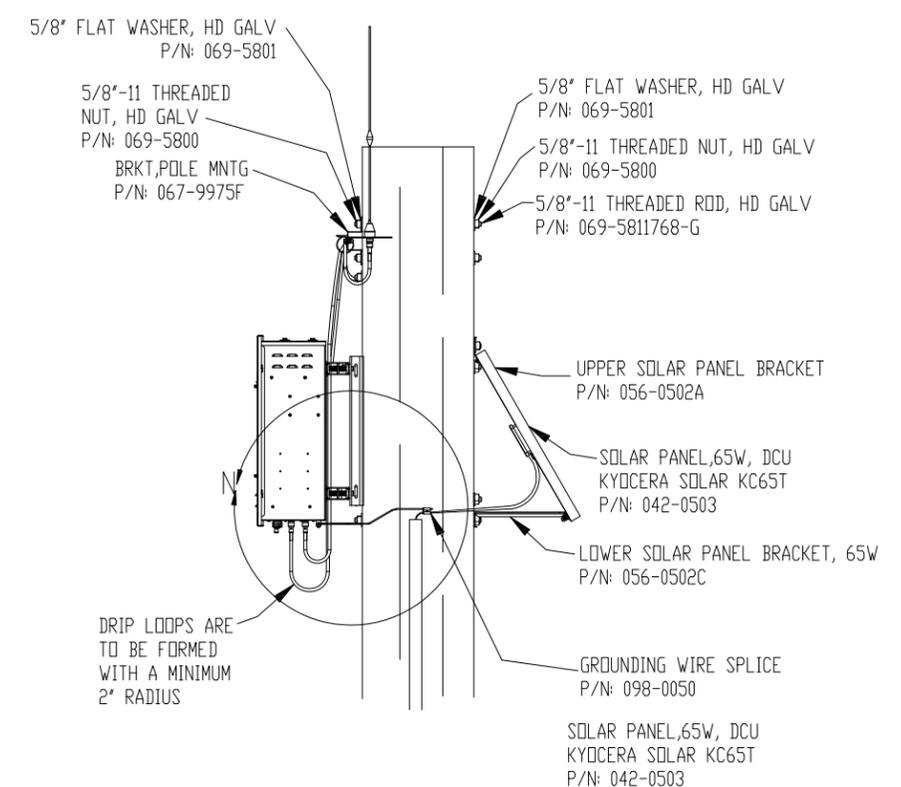
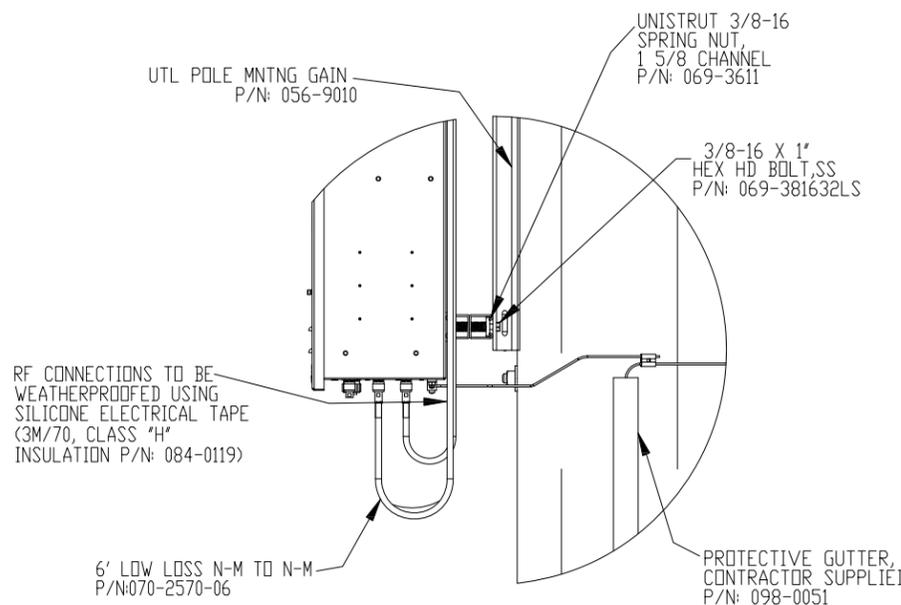
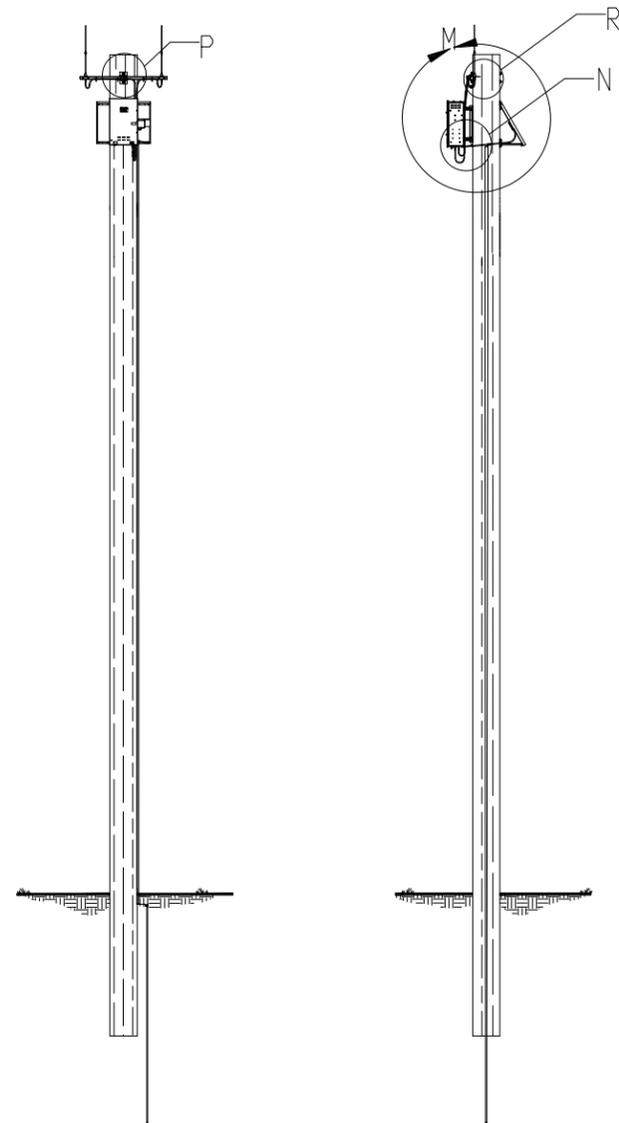
Synergy
Development Services, Inc.
16147 Wyandotte St., Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708



35' WOOD
CLASS 5 POLE
PERMIT #:

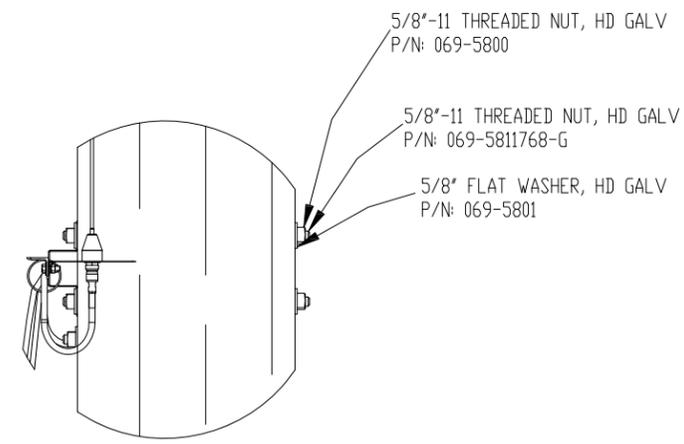
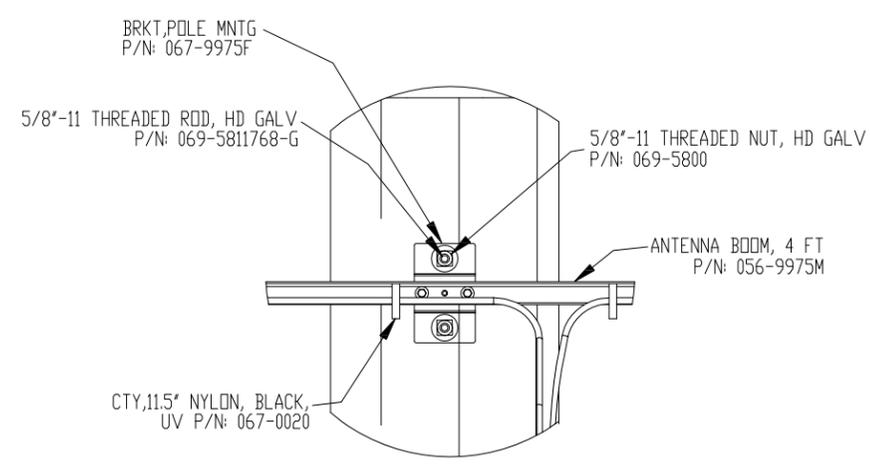
SITE PLAN

DESIGNER
P.C.
CAD DRAFTING
CHECKED
W.C.
DATE
4/11/13
SCALE
RK091
SHEET
2 of 5



2 DETAIL N

3 DETAIL M



4 DETAIL P

5 DETAIL R

1 USED TO CREATE DETAIL VIEWS

- NOTES:
1. MAXIMUM ACENDANT CABINET WEIGHT NOT TO EXCEED 55#.
 2. ENCLOSURE RATED NEMA 3R.
 3. DRAWING NOT TO SCALE.
 4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
 5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
 6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, STAR ANTENNA, SOLAR PANELS AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

| | |
|---|--|
| (C) 2011 ACLARA TECHNOLOGIES LLC. ALL RIGHTS RESERVED. PROPRIETARY AND CONFIDENTIAL. | |
| UNLESS OTHERWISE SPECIFIED: | NAME DATE |
| DIMENSIONS AS SHOWN | DRAWN SMR 05.04.12 |
| TOLERANCES: | CHECKED DJG 05.04.12 |
| FRACTIONAL ± | ENG. APPR. |
| ANGULAR: MACH ± BEND ± | MFG. APPR. |
| TWO PLACE DECIMAL ± | |
| THREE PLACE DECIMAL ± | |
| INTERPRET GEOMETRIC TOLERANCING PER: | Q.A. |
| MATERIAL: | COMMENTS: |
| FINISH: | PROPRIETARY AND CONFIDENTIAL |
| | THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED. |
| SIZE DWG. NO. | REV. |
| B 35'-WOOD-SOL-EMB | C |
| ND SCALE WEIGHT: | |

Synergy
Development Services, Inc.
16147 Wardsville St., Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

Southern California Gas Company
Sempra Energy utility

35' WOOD
CLASS 5 POLE
PERMIT #:

DCU BOX DETAILS

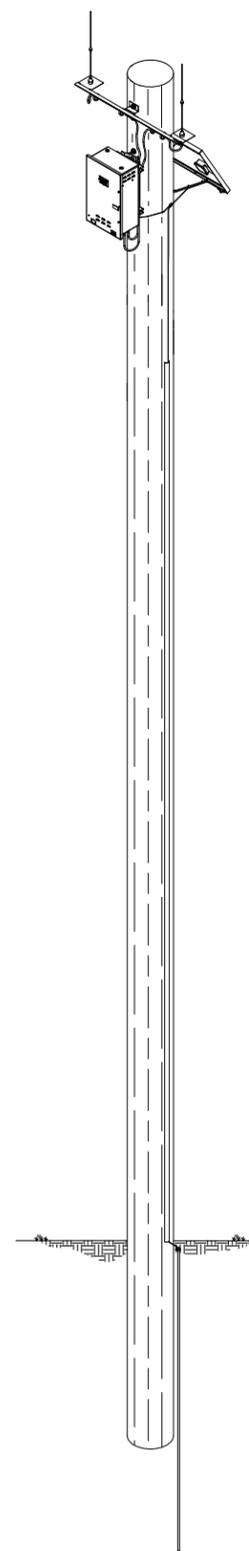
DESIGNER P.C.
CAD DRAFTING
CHECKED W.C.
DATE 4/11/13
SCALE
RK091
SHEET
4 of 5

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REFERENCED EQUIPMENT- DCU, BOOM MOUNTED ANTENNAS, STAR ANTENNA, SOLAR PANELS AND ANCILLARIES ARE "ACLARA" PROPRIETARY PRODUCTS.

EXHIBIT C

| MATERIALS LIST | | | |
|----------------|---------------|---|-----------|
| ITEM NO. | PART NUMBER | DESCRIPTION | QTY. |
| 1 | 073-0010 | 455-470MHz ANT,DCUII | 2 |
| 2 | 109-9975D | UHF ANT BASE ASSY | 2 |
| 3 | 109-9975F65 | 65W SOL PANEL W/ MNTG | 1 |
| 4 | 056-9975M | ANTENNA BOOM, 4 FT | 1 |
| 5 | 067-0020 | CTY,11.5' NYLON, BLACK, UV | 4 |
| 6 | 109-11700-01 | MTG KIT, WOOD POLE, SOLAR | 1 |
| | 056-0120 | CLAMP BRACKET | 2 |
| | 069-0101 | U-BOLT,2 DD,5/16-18 X 1 1/2, SS | 2 |
| | 056-0100 | MAST MNTNG BRACKET | 1 |
| | 069-381632LS | 3/8-16 X 1" HEX HD BOLT,SS | 4 |
| | 069-3611 | UNISTRUT 3/8-16 SPRING NUT, 1 5/8 CHANNEL | 4 |
| | 056-9010 | UTL POLE MNTNG GAIN | 1 |
| | 069-3306 | 5/16-18 HEX NUT SS | 2 |
| | 069-3305 | 5/16 F/WASH METAL,SS | 2 |
| | 069-3304 | 5/16" SPR LW, .32 ID X .59 OD, 18-8 SS | 2 |
| | 069-561832LS | 5/16-18 X 1", HEX HEAD BOLT,SS | 2 |
| | 067-9975F | BRKT,POLE MNTG | 1 |
| | 070-2570-06 | 6' LOW LOSS N-M TO N-M | 2 |
| *7 | 069-5801 | 5/8" FLAT WASHER, HD GALV | 16 |
| *8 | 071-1509 | GROUNDING WIRE 4 GA, CU, SOLID | 2 |
| *9 | 098-0051 | PROTECTIVE GUTTER, CONTRACTOR SUPPLIED | 1 |
| *10 | 098-0049 | GROUNDING CLAMP | 1 |
| *11 | 098-0050 | GROUNDING WIRE SPLICE | 1 |
| *12 | 098-0048 | GROUND ROD, 5/8" X 8' | 1 |
| *13 | 069-5811768-G | 5/8"-11 THREADED ROD, HD GALV | 8 |
| *14 | 069-5800 | 5/8"-11 THREADED NUT, HD GALV | 16 |
| *15 | 098-0054 | CABLE MGMT. BRACKETS, (TRAP BOX) | AS NEEDED |
| *16 | TBD | SNAP-IN CLAMP | AS NEEDED |
| *17 | 098-0056 | LMR-400 2 HOLE BOOM CLAMP | AS NEEDED |
| *18 | 084-0119 | FUSION TAPE | AS NEEDED |
| *19 | 098-0057 | LMR-400 4 HOLE BOOM CLAMP | AS NEEDED |
| | | *CONTRACTOR SUPPLIED MATERIALS | |



NOTES:

1. MAXIMUM ACENDANT CABINET WEIGHT NOT TO EXCEED 55#.
2. ENCLOSURE RATED NEMA 3R.
3. DRAWING NOT TO SCALE
4. RF COAXIAL CABLES ARE TO BE SECURED USING TRAP BOXES, STAINLESS STEEL BANDING, SNAP LOCKS, ETC.
5. DRAWING DEPICTS AN ACLARA RECOMMENDED INSTALLATION, LOCAL CODES AND INDEPENDENT EVALUATION SHOULD BE USED TO CERTIFY THE METHOD OF INSTALLATION AT THE SPECIFIC SITE.
6. CONTRACTOR TO PERFORM GROUND TEST PER G095 REQUIREMENTS.

| | | | |
|---|------------|--------------|---|
| (C) 2011 ACLARA TECHNOLOGIES LLC. ALL RIGHTS RESERVED. PROPRIETARY AND CONFIDENTIAL. | | | |
| UNLESS OTHERWISE SPECIFIED: | NAME | DATE |  |
| DIMENSIONS AS SHOWN | DRAWN | SMR 05.04.12 | |
| TOLERANCES: | CHECKED | DJG 05.04.12 | TITLE: TYPICAL INSTALLATION, ACENDANT NODE, WOOD POLE, SOLAR |
| FRACTIONAL ± | ENG. APPR. | | |
| ANGULAR: MACH ± BEND ± | MFG. APPR. | | |
| TWO PLACE DECIMAL ± | Q.A. | | COMMENTS: PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACLARA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACLARA IS PROHIBITED. |
| THREE PLACE DECIMAL ± | | | |
| INTERPRET GEOMETRIC TOLERANCING PER: | | | SIZE DWG. NO. B 35'-WOOD-SOL-EMB |
| MATERIAL | | | REV. D |
| FINISH | | | NO SCALE WEIGHT: |

| | |
|--|--|
| | |
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| | |
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| | |

Synergy
Development Services, Inc.
16147 Wandalia St., Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

Southern California Gas Company
Sempra Energy Utility

35' WOOD
CLASS 5 POLE
PERMIT #:

MATERIALS LIST

DESIGNER
P.C.
CAD DRAFTING
CHECKED
W.C.
DATE
4/11/13
SCALE
RK091
SHEET
5 of 5

SITE ID:
RK091

KINGS AVE & PECHO ST, MORRO BAY, CA 93442



VIEW NOTE:
LOOKING EAST AT PROPOSED PROJECT

Synergy
Engineering Services, Inc.
16147 Wyandotte St. Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

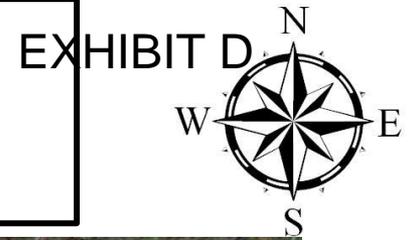




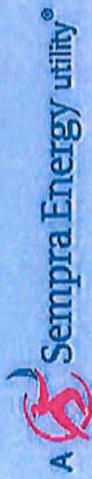
A Semptra Energy utility
ADVANCEDmeter

EXHIBIT A
SITE ID: RK091-D

ON CITY OWNED PARCEL (APN:066-207-008)
 490 KINGS AVENUE MORRO BAY, CA 93442
 THOMAS GUIDE PAGE: 611-H7



SCG TO INSTALL A 29 FT AGL C5 WOOD POLE
 220 FT EAST OF THE EAST EDGE OF PAVEMENT OF KINGS AVENUE
 AND
 44 FT SOUTH OF THE SOUTH EDGE OF PAVEMENT OF CITY WATER ACCESS ROAD



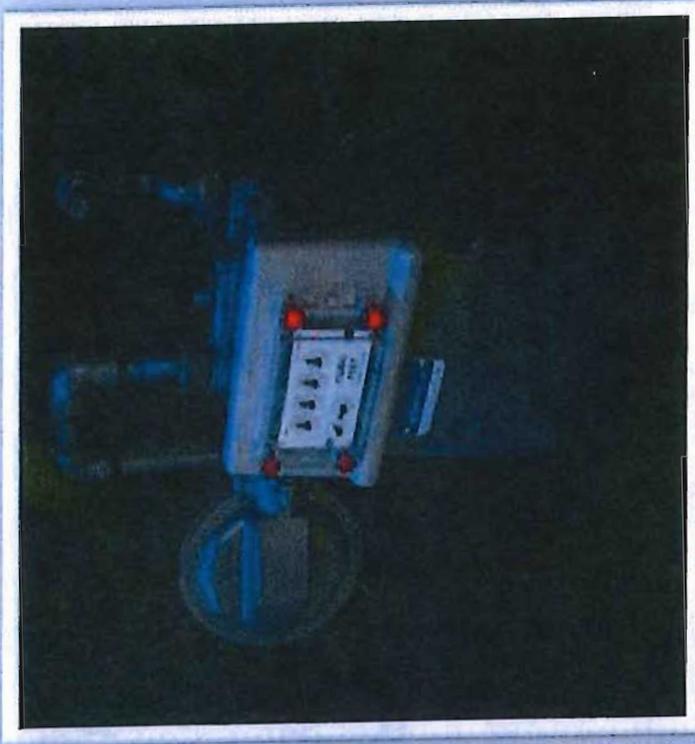
ADVANCEDmeter

PROJECT OVERVIEW

May 2012

What is the Advanced Meter Project?

- California Public Utilities Commission (CPUC) decision received in April 2010 authorizing \$1.05 billion to upgrade approximately 6 million existing natural gas meters with a wireless communication device by 2017
- Automatically reads and securely transmits hourly gas usage information on a “next day” basis
- Provides more frequent and detailed information to help customers better control energy use and costs
- SoCalGas employees will perform installations



PHOTOS FOR DISCUSSION PURPOSES ONLY

ADVANCEDmeter

What are the Benefits?



**Get
Information**



**Save
Money**

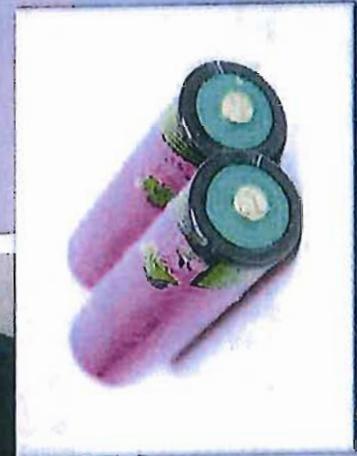


**Help the
Environment**

ADVANCEDmeter

How Does it Work?

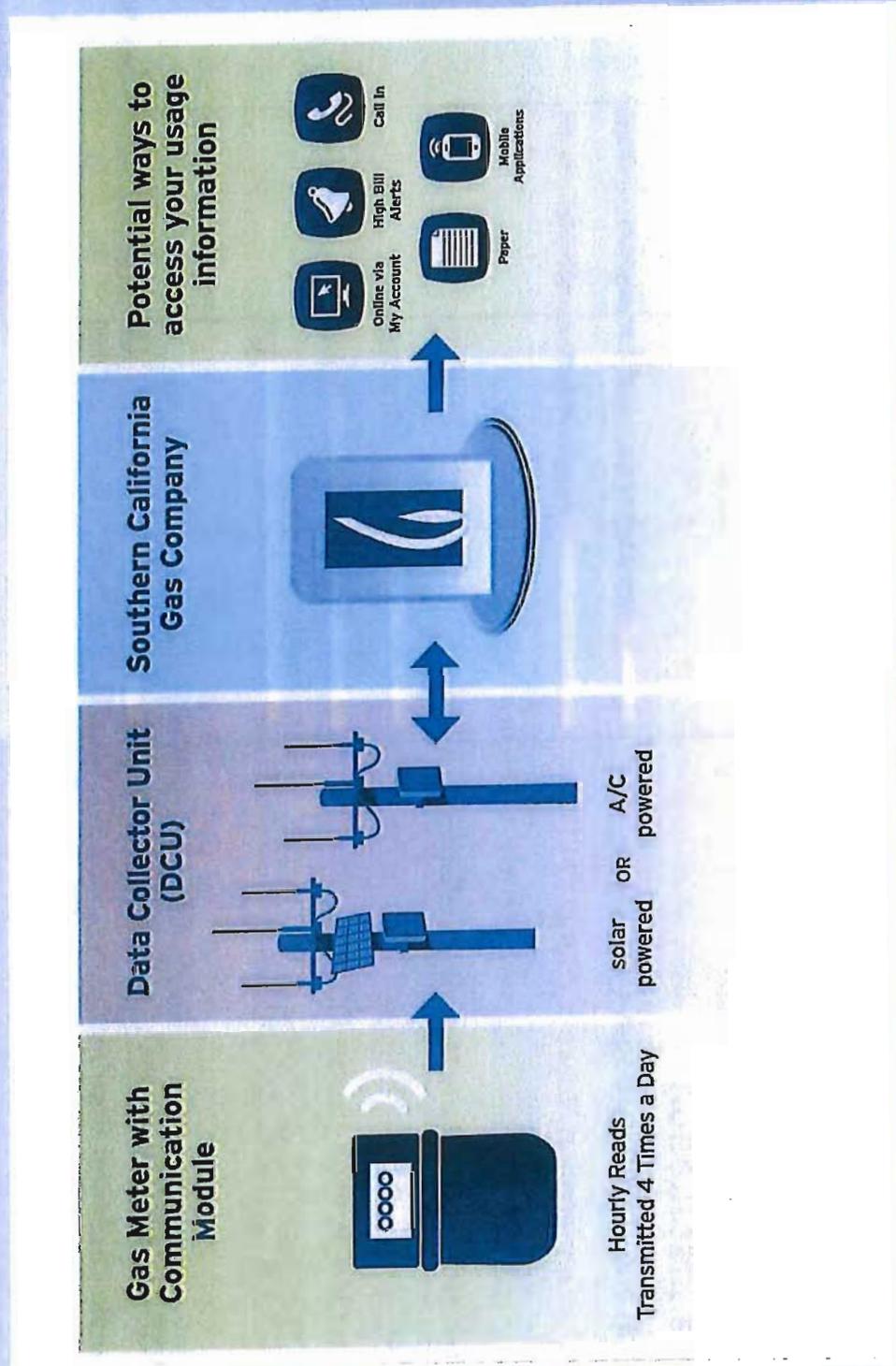
Gas usage is still recorded in the traditional way, it's a new wireless communication device that transmits the information electronically



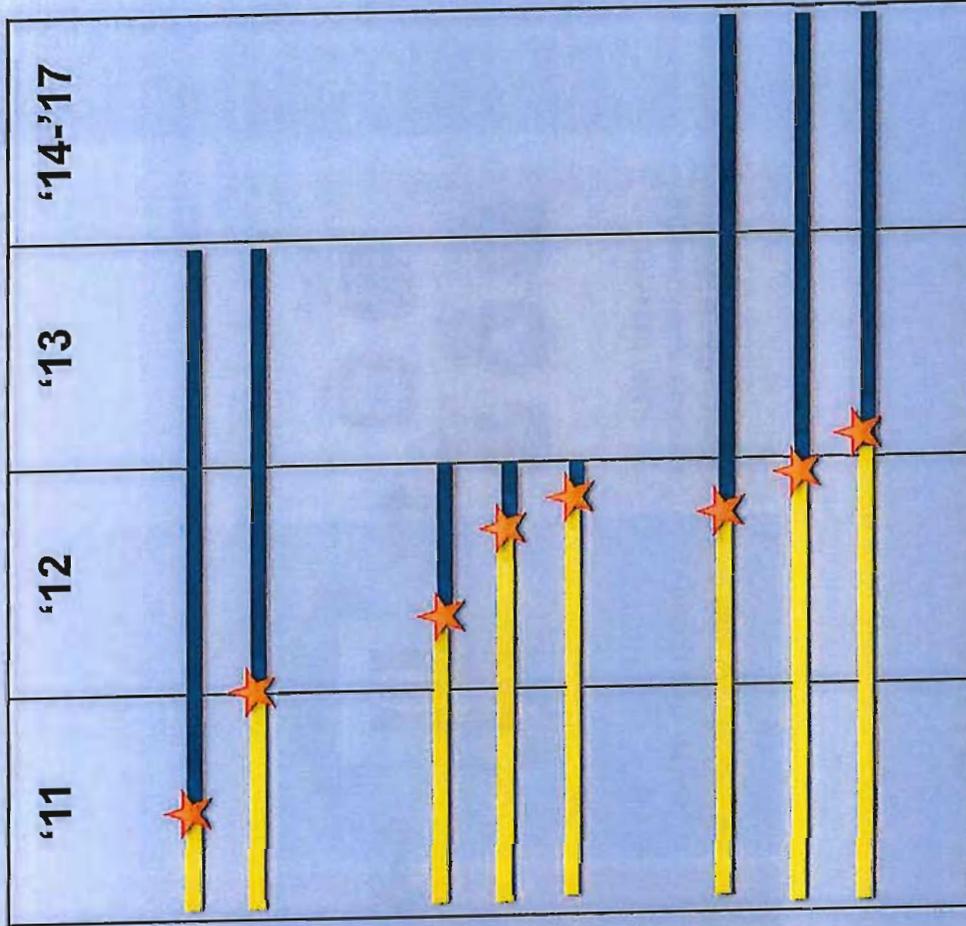
- Does not change the functionality of the gas meter; No remote connect / disconnect capabilities
- Device is **off** most of the time
- Securely transmits 12 hours of data 4 times per day to a Data Collector Unit (total "on" time is less than 2 minutes per year)
- **Battery-powered**
- Does not communicate with other meters
- Does not communicate with appliances in the home

ADVANCEDmeter

How is the information transmitted?



High Level Timeline



- ★ Milestone
- Planning
- Implementation

Network Installation

- Outreach and Briefings (Begin May '11)
- Install Communication Network (Begin Q1 '12)

End-to-End Test (Early Module Installation)

- Community Outreach (Begin Q2 '12)
- Customer Notification (Begin Q3 '12)
- Early Installation (Begin Q4 '12)

Mass Installation

- Community Outreach (Begins Q4 '13)
- Customer Notification (Begins Q1 '13)
- Mass Installation (Begins Q1 '13)

About the Communication Network – Data Collection Units (DCUs)



- Installing approximately 4,000 DCUs throughout SoCalGas' service territory beginning early 2012
- Pole mounted at 30 feet or higher
- A/C or Solar Powered
- DCU cabinet is 25" H x 15.5" W x 9" D and weighs 80 lbs
- Built-in Redundancy: advanced meters will communicate with two to three DCUs

PHOTO FOR DISCUSSION PURPOSES ONLY
Final Product Will Depend on Local Conditions

Community Outreach Efforts

- **Phase 1: Communication Network Installation Outreach**

SoCalGas' local outreach efforts include notifying customers within the geographic area where DCUs will be installed

- **Phase 2: Advanced Meter Installation Outreach**

SoCalGas' will implement local community outreach and customer communication to prepare customers for advanced meter installation

Phase 2: Local Communication & Community Outreach

90 to 60 Days Prior to Installation:

Briefings with Local Elected Officials, Community Leaders, Chambers, etc.

60 to 30 Days Prior to Installation:

Local Community Involvement & Events

30 Days Prior to Installation:

Customer receives notification letter
(geographically distributed)

Installation Day:

Customer receives door hanger confirming installation has occurred

Post Installation:

Obtain feedback on installation experience

ADVANCEDmeter

Contact Information

- To learn more about the project, visit:

socialgas.com/advanced

- For questions, please contact:

- Timothy Mahoney
tmahoney@semprautilities.com
805-681-7930

- Lizette Verduzco
lverduzco@semprautilities.com
213-244-4427

- Scott Loveless
slopeless@semprautilities.com
213-244-2218



ADVANCEDmeter

Advanced Meter Radio Frequency

- Communication device is **battery-powered** and transmits a signal for **less than 2 minutes per year**
- RF energy emitted is considerably less than common, everyday-living items such as laptops, cell phones wireless routers and handheld radios
- Advanced meters will be located in the same place as the existing meter
- When transmitting, the exposure level is thousands of times lower than the general population exposure limits set by the Federal Communications Commission

Radio Frequency Emission Comparison Chart

| | | | |
|---|---|---|--|
| Natural gas advanced meter | Using a laptop computer with a wireless internet connection | Maximum exposure level operating a microwave oven (8 inches from the door) | Talking on a cellular phone* |
|  |  |  |  |
| Reference level | up to 5,000 times more | up to 500,000 times more | up to 1,000,000 times more |

ADVANCEDmeter

Advanced Meter Radio Frequency Comparisons to Similar Wireless Technologies

| Source | Radio Frequency Output Compared to Maximum Output from an Advanced Meter |
|--|--|
| Bluetooth Headset | Up to 400 times more |
| Most Electric Smart Meters | Up to 500 times more |
| Cordless Phones | Up to 700 times more |
| Baby Monitors | Up to 2,400 times more |
| Laptop computer with a wireless internet connection | Up to 5,000 times more |
| Car or plane remote controllers | Up to 7,500 times more |
| Maximum exposure level operating a microwave oven (8 inches from the door) | Up to 500,000 times more |
| Talking on a cellular phone | Up to 1,000,000 times more |

ADVANCEDmeter



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: April 1, 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 | The Gas Company | 0 Kings Ave | 1/30/14 | A00-019 (amendment of CP0-385) | Advance Meter Project - amend existing CDP to change location of 29' pole for DCU | Under initial review. Requested additional info from applicant 3-18-14. Noticed for 4-1-14 PC meeting. CJ. | No review performed. | | |
| 2 | Adamson | 1000 Ridgeway | 9/12/13 | CP0-408 | Admin Coastal Development Permit for Demo/Reconstruct of 4,829sf SFR with 1,201sf garage | 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. Continued to the 3/5/14 PC mtg. Project continued for 60 days to allow for project revisions. | 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. Continued by PC to the April 16, 2014 meeting. | No review performed. | | |
| 30 -Day Review, Incomplete or Additional Submittal Review | | | | | | | | | |
| 4 | Romero | 2931 Ironwood | 3/6/14 | CP0-428 | New 2,496 SFR with 64 sf garage- Admin CDP | | BC- conditionally approved. | | |
| 5 | Strasburg/Oehler | 371 Piney | 2/28/14 | CP0-427 | New SFR - Admin CDP | Received 3/25/14. Under Initial review. CJ. | ? | | |
| 6 | Carver | 431 Kern | 2/5/14 | CP0-426 | Demo 1100sf SFR / Reconstruct 2274sf SFR | | BC- corrections/ incomplete | | |

| # | 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 |
|----|---------------------------|-----------------------|---------------------|-------------------|---|---|---|------------------------------------|-------------------------------------|
| 7 | Najarian | 325 Zanzibar | 2/3/14 | CP0-425 | New 3,192sf SFR with 868sf garage- Admin CDP | Under initial review. Corrections comments emailed to Applicant 3-13-14. Spoke with applicant. Project Noticed 3-17-14. WM | TP-conditionally approved | | |
| 8 | PG&E | 1290 Embarcadero | 1/21/14 | CP0-421 | Environmental Monitoring Wells | | | | |
| 8 | AT&T | 590 Morro | 1/16/14 | CP0-126 / UPO-084 | Upgrade of unmanned telecommunications facility | Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM | BC- conditionally approved. | | |
| 9 | Groom | 3039 Ironwood | 1/15/14 | CP0-422 | New 2,206sf Single Family Home with 510sf garage - concurrent permitting with Building Division | Under initial review Correction letter sent 3-13-14. GN | BC- conditionally approved. | BCR-under review FD/TP Approve. | |
| 10 | Dynegy | 1290 Embarcadero | 1/13/14 | CP0-421 | Demolition of outlying buildings at Morro Bay Power Plant | Under initial review. Spoke w/ Applicant representative 2-26-14 re status of project. Emailed update status re process to Applicant representative 3-3-14. CJ. Conducted site visit 3-24-14. WM/CJ | BC-please route to building. | | |
| 11 | Cockrill | 3031 Beachcomber | 1/13/14 | CP0-420 | Addition to Existing Single Family Home in Coastal Appeals Area - concurrent permitting a total of 1,940 sf | Under initial review. Spoke w/ Applicant 2-27-14 re status of project. Project to be agendized for 4-15 PC mtg. | BC- conditionally approved. FD/TP-Cond App 2/24/14 | | |
| 12 | Frye | 3420 Toro Lane | 1/13/14 | CP0-419 | New Single Family Home | Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. Correction letter sent 2-20-14 CJ Met w/ Applicant 2-28-14 to review process - CJ. | BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14 | | |
| 13 | McAlexander | 480 Arcadia | 1/13/2014 & 3/25/14 | ADO-086 | Parking Exception and Conditional Use Permit | Under initial review. Spoke w/ Applicant 1-30-14 regarding Building Permit app. Review determined non-conforming setback which require CUP for additions in excess of 25%. Spoke w/ Architect 3-13-14. WM/CJ. | BC-please route to building. | | |
| 14 | Leage | 1185-1215 Embarcadero | 1/9/14 | UPO-058 | Floating Docks - Phase 2 | Under review | BC-under review. | | |
| 15 | Wammack | 505 Walnut | 12/31/13 | CP0-417 | Coastal Development Permit for new 3,236sf SFR including 489sf garage on vacant lot - concurrent permitting for Building Permit | GN - Incomplete letter sent 1/31/14 | 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 |
|----|---------------------------|---------------------|----------|-------------------|--|--|---|--|--|
| 16 | Gonzalez | 481 Java | 12/30/13 | UP0-374 | Conditional Use Permit for Non conforming single family residence | KM - Under intial review. GN - Incomplete letter sent 1/30/14. | BC-under review. | | |
| 17 | Jacober | 456 Oahu | 12/12/13 | AD0-085 | Parking Exception (concurrent with Building Permit application #30067) | KM- Under initial review. Submitted concurrently with building permit application for SF addition. Application deemed complete 1/8/14. Corrections requested 2-14. Resubmittal received and under review 3-12. CJ.Review detrmind non-conforming lot coverage which require CUP additiosn in excess of 25%. Correction Memo sent 3/14/014 GN | BC- conditionally approved. | DH-comments provided 1.8.14 | |
| 18 | Turner | 356 Yerba Buena | 10/30/13 | CP0-412 | Single Family Addition & Remodel to a total of 2,767sf with 599sf garage | Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ. Resubmittal received | BC- conditionally approved.TP-Cond Approve 11/25/13. | | |
| 19 | Hough | 289 Main | 10/16/13 | CP0-410 & UP0-369 | CDP and CUP to construct a 2,578sf single family home on vacant lot | CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. | BC- conditionally approved. TP-Disapprove 12/6/13. | BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13 | |
| 20 | Hough | 279 Main | 10/7/13 | CP0-409 &UP0-366 | CDP and CUP to construct a 2,617sf 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. Project deemed complete. CJ. | Bldg -- Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove w/corrections 10/17/13. | BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13 | |
| 21 | 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. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ. | 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. |
| 22 | 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. Resubmittal received 3-6-14 | 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 | |
| 23 | Goodwin | 2920 Juniper | 5/21/13 | CP0-399 | Coastal Development Permit for new 3,645sf SFR with 1,028sf garage on vacant lot | CJ- Application deemed incomplete. Requested corrections 6/10/13. | BC-please route to building. | RS&DH-Plan revisions rqd per memo 5/29/13 | |

Continued projects

| # | 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 |
|-----------------------------|---------------------------|-----------------|---------|---------------------|--|---|--|---|-------------------------------------|
| 24 | 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 | | | | | | | | | |
| 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. | |
| 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 resubmital. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned. | No review performed. | N/R | |
| Environmental 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 |
|----|---------------------------|-----------------|----------|-------------------|---|--|---|---|-------------------------------------|
| 27 | 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 for 2,088sf SFR with a 507sf garage | 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. Resubmitted with Phase 1 Archaeological. Under review | BC- conditionally approved. | | |
| 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. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. CJ/ WM | 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. FD Disapprove 1/31/14. | 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 |
|---|---|------------------|---------|----------------|--|--|---|---|-------------------------------------|
| 31 | 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 and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. | 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 |
| Grants | | | | | | | | | |
| 37 | 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. RFP in process. | No review performed. | N/A | |
| 38 | 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 | |
| Project requiring coordination with another jurisdiction | | | | | | | | | |
| 39 | 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 | |

| # | 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 |
|---|-------------------------------|-------------------------|---------|----------------|--|--|--------------------------------------|--|-------------------------------------|
| 40 | 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 | | | | | | | | | |
| 41 | | 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 | |
| Final Map Under Review | | | | | | | | | |
| 42 | 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. | |
| 43 | 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. | |
| Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive | | | | | | | | | |

| # | 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 |
|---|---|-------------------------|----------|----------------------|--|---|--|---|-------------------------------------|
| 44 | 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. | |
| 45 | 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 | |
| Projects going forward to Coastal Commission for review | | | | | | | | | |
| 46 | City of Morro Bay | | Citywide | 2/1/13 Ordinance 556 | <i>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.</i> | <i>Application for Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC working on addressing issues</i> | <i>No review preformed.</i> | <i>N/A</i> | |
| Projects Appealed or Forwarded to City Council | | | | | | | | | |

| # | 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 |
|---------------------------------|---------------------------|------------------|----------|----------------|--|--|---|------------------------------------|-------------------------------------|
| 47 | City of Morro Bay | Citywide | 10/16/13 | A00-013 | Zoning Text Amendment - Second Unit | Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. | No review performed. | | |
| 48 | 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. | | |
| 49 | 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. Downtown workshop held March 2014 with remaining two in progress of being scheduled. CJ. | No review performed. | N/R | |
| 50 | Perry | 3202 Beachcomber | 9/8/11 | ADO-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 | | | | | | | | | |

| # | 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 |
|----|---------------------------|---------------------|----------|----------------|--|---|---|---|-------------------------------------|
| 51 | 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 | |
| 52 | Sherrod | 938 Anchor | 11/8/13 | B-30053 | SFR Add/ Remodel | KM -Under review. Corrections returned 12-9-13. Nonconforming rear yard setback requires a CUP. | BC- Returned to applicant 3/21/14 | | |
| 53 | McAlexander | 480 Arcadia | 2/20/14 | B-30110 | SFR Add/ Remodel | Correction memo 3/14/14 -Needs CUP. GN | BC- under reiev. | | |
| 54 | 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. | | |
| 55 | 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. | |
| 56 | Bowser | 580 Downing | 1/27/14 | B-30091 | SFR Addition/ Remodel | CJ- Requested corrections 2-10-14 | BC-under review. | | |
| 57 | Jeffers | 2740 Elm | 3/12/14 | B-30126 | SFR Demo/ Reconstruct | | BC-under review. | | |
| 58 | Van Beuran | 701 Embarcadero | 1/14/14 | B-30083 | Repairs to exisiting piles in water | CJ- Waiting on Coastal Commission waiver | BC-RTI 2/28/14 pending ACOE permit. | | No Harbor comments-EE |
| 59 | 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 | |
| 60 | Ennis | 595 Estero | 2/19/14 | B-30102 | SFR Addition | | BC- under reiev. | | |
| 61 | Buquet | 647 Estero | 3/14/14 | B-30129 | New SFR | | BC- under reiev. | | |
| 62 | Conrad | 2820 Greenwood | 12/30/13 | B-30079 | SFR Add/ Second Unit | Under review. 2nd unit will require CDP. | BC- returned for corrections 2/28/14. | | |
| 63 | Friends of MB Library | 625 Harbor | 12/18/13 | B-30071 | Remodel Library | KM - Needs CDP. | BC- out for corrections 02/03/2014 | | |
| 64 | Skiff | 2639 Hemlock | 1/6/14 | B-30081 | SFR Addition- construct shop | | BC- met with applicant and returned plans for revision. | | |
| 65 | Jones | 2771 Ironwood | 3/11/14 | B-30125 | Rooftop PV system | | BC-under review. | | |
| 66 | Groom | 3039 Ironwood | 1/15/14 | B-30084 | New SFR | Needs CDP. | BC-under review. | | |
| 67 | Gonzalez | 481 Java | 10/6/13 | B-30029 | SFR Addition/ Remodel | KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions, | BC- on hold pending planning process. | Plans returned w/o comment until Plng issue resolved | |
| 68 | Ramsay/ Chivens | 431 Kern | 3/11/14 | B-30078 | SFR Demo/ Reconstruct | | BC-under review. | | |
| 69 | Schlesinger | 2636 Koa | 2/28/14 | B-30118 | SFR Remodel | | BC-out for corrections. | | |
| 70 | Gong | 217 Main | 2/27/14 | B-30115 | New SFR | | BC-under review. | | |
| 71 | Solu | 1050 Morro | 2/13/14 | B-30103 | Remodel Motel, create 3 new guest units | | BC-resubmitted 3/24/14. | | |
| 72 | 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 | |
| 73 | Grandma's | 307 Morro Bay Blvd. | 2/19/14 | B-30105 | Tenant Improvements for yogurt shop | Approved 2-27. CJ. | BC-Issued 3/24/14. | | |
| 74 | Jacobser | 456 Oahu | 12/11/13 | B-30067 | SFR Add/ voluntarily remove illegal garage conversion. | KM - Under review. Corrections sent. Project needs CUP, Correction Memo sent 3/14/14 | BC-resubmitted 3/12/14. | | |

| # | 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 |
|---|---------------------------|--------------------|----------|-------------------|--|---|---|---|-------------------------------------|
| 75 | Heller | 271 Palm | 10/31/13 | B-30045 | Remodel | KM - Under review. Corrections returned 11-20-13. | BC- resubmitted 3/14/14. | | |
| 76 | Bridges | 498 Piney | 3/13/14 | B-30127 | Construct Attached Carport/ Deck | | BC-under review. | | |
| 77 | Rock Harbor | 1475 Quintana | 3/3/14 | B-30119 | Commercial Alteration | | BC-under review. | | |
| 78 | Guardado | 197 Rennell | 2/23/14 | B-30111 | SFR Addition | Approved. - CJ. | BC-under review. | | |
| 79 | 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 | |
| 80 | 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 | |
| 81 | 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 | |
| 82 | Wammack | 505 Walnut | 12/31/13 | B-30076 | New SFR | CJ - needs CDP | BC-under review. | | |
| 83 | Haeuser | 501 Zanzibar | 3/21/14 | B-30133 | SF Addition | | | RS: Comments provided 3/21/14 | |
| Projects & Permits with Final Action | | | | | | | | | |
| 1 | Inn at MB | 60 State Park Road | 1/28/14 | CP0-429 & UP0-376 | Commercial Improvements to Hotel | Under initial review. Project routed to City staff for review. Project consistent with previous building permit submittal. Comments received from State Park regarding trail. Project to be agendized for 3-19-14 PC meeting | Bldg -- Review complete, applicant to obtain building permit prior to construction | | |
| 2 | Turner | 360 Cerrito | 12/12/13 | CP0-415 | Admin CDP for Demo/ Reconstruct 2,126sf SFR with 490sf garage | Under review. GN - Submittal complete. To be noticed for Administrative CDP with 10 day comment period. CJ. GN - Project Noticed 2/25/14. Admin CDP Permit issued 3/10/14. | BC- conditionally approved. | | |
| 3 | Buquet | 647 Estero | 10/16/13 | CP0-411 | Admin Coastal Development Permit for new 1,662sf SFR with 577sf garage | 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. Correction letter sent 2-27-14. Resubmitted and noticed 3-3-14. CJ. | Review complete, applicant to obtain building permit prior to construction. TP/FD Approves 11/6/13. | DH-Comments provided | |



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 |
| Climate Action Plan / Greenhouse Gas Stakeholder Meeting | | | With adoption of Climate Action Plan by Council, staff working with Cities and County in a GHG Stakeholder meeting to discuss implementation, monitoring and report, status of grant applications to implement Climate Action Plan. | | | | |
| 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 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 Revised Sign Ordinance presented in October 2013 with direction to staff to conduct sign workshops in each of the four sign districts. Sign meetings held in the Quintana and Downtown districts as of March 2014. Remaining two workshop to be held. | 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. Submitted as an LCP amendment to Coastal Commission. Comments received. Staff working to address comments from Coastal staff. | | | | |
| Updated Zoning Ordinance | CC based on CCC letter | 2010 | Project on hold pending additional grant funding. | 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. PC Special Workshop to be held 3/12/14. Stakeholders Round Table Meeting to be held 3/18/14. | | | | |