

AGENDA ITEM: A-2

DATE: April 15, 2014

ACTION: APPROVED

**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.

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

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**

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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.

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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

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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