

AGENDA ITEM:   A-5  

DATE:   May 20, 2014  

ACTION:   APPROVED  

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 1, 2014  
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	John Fennacy Gerald Luhr Michael Lucas	Commissioner Commissioner Commissioner
ABSENT:	Robert Tefft	Commissioner
STAFF:	Rob Livick Whitney McIlvaine Cindy Jacinth	Public Services Director Contract Planner Associate Planner

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

PUBLIC COMMENT

Commissioner Luhr opened Public Comment period.

Rigmor Samuelsen, Morro Bay resident, spoke in favor of the 1000 Ridgeway project stating it does not block views and the owners should be able to build if the project is within the codes.

Commissioner Luhr 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 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.

**Motion:** Commissioner Lucas moved to continue A-1 and A-2 to the next meeting.

Commissioner Fennacy seconded and the motion passed unanimously. (3-0)

B. PUBLIC HEARINGS

- B-1 **Case No.:** #A00-019 (amendment to Planning permit #CPO-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

Jacinth presented the staff report noting this is an amendment to existing permit CPO-385 to allow a change in location for the proposed wood pole and data collector unit (DCU).

Commissioner Lucas asked if the City leases the Kings Tank area from the State why this area could not be subleased to the Gas Company. Livick stated the Gas Company is limited by the California Public Utilities Commission on the amount of lease payment they can pay which was less than what State Parks Department would require.

Commissioner Lucas discussed with staff the City's fee ownership of the property where the pole would be located and the R-2 zoned residential structures adjacent.

Commissioner Luhr asked about the co-location clause and whether it should be in the resolution or if it is already included. Jacinth replied it is included in the conditions of approval for CPO-385 and the condition in the resolution states the applicant shall satisfy all original conditions as approved with Coastal Development Permit CPO-385.

Livick stated City is a couple years out from the water meter conversion to AMR meter reading.

Commissioner Luhr opened Public Comment period.

Scott Loveless, Southern California Gas Co., stated he was available to answer questions.

Commissioners discussed with Applicant the details of the wood pole proposed for the Advance Meter project including wood type, whether the mounted data collector unit could be installed closer to the ground and the one-way communication nature of the technology.

Loveless stated this is a wireless technology that requires antennas to be at a minimum height. He also stated the DCU is on for less than two minutes per year as data gets transmitted to the billing center then is off when not in use.

Commissioner Luhr closed Public Comment period.

Commissioner Lucas stated he wished it were smaller and closer to the tanks but we are clustering infrastructure closer together so fundamentally it is sound.

Commissioner Fennacy expressed appreciation for working with City staff and stated he didn't have a problem with the project.

**MOTION:** Commissioner Fennacy motioned to adopt Resolution 05-14 to include the findings and conditions of approval for the project depicted on the site development plan dated March 26, 2014.

Commissioner Lucas seconded and the motion passed unanimously. (3-0)

C UNFINISHED BUSINESS

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

Jacinth reviewed the work program with the Commission.

D. NEW BUSINESS

D-1 Formation of Planning Commission subcommittee to serve as liaison between Cal Poly CRP Masters Design Studio and Planning Commission for the visioning process for the Rezone of the West Atascadero Road Area – Embarcadero to Main Street

Commissioner Luhr asked what would be the appropriate number of Commissioner's needed to form a sub-committee. Livick stated no more than two members from the Commission. He also described the visioning process and location.

Commissioner Fennacy asked what the deadline for having the subcommittee work with the Cal Poly students. Livick stated students just began their quarter and would like to meet this coming Friday noting this is on a tight time frame and the subcommittee needs to be formed tonight.

Commissioner Fennacy stated he didn't know if it was time sensitive and could be continued to see if Commissioner Tefft, who is not here tonight, wanted to participate. Livick noted Commission could appoint subcommittee tonight and change its members later.

Commissioner Fennacy stated he would not be able to be on the subcommittee because of time.

Commissioner Lucas stated he is interested but will be the Associate Dean at the college stating he did not want a conflict of interest.

Livick stated the group would report back to the Commission, providing background information and going through the visioning process similar to the Downtown project and noting to move this forward it would be more applicable as a Thesis Project.

Commissioner Luhr discussed with staff the project deliverables and asked if a community meeting would be held to inform the residents and get their suggestions. Livick stated a meeting would be on May 6, 2014 and another at the end of the project on June 3, 2014 to present results.

Commissioner Lucas stated he would not be able to attend the community meetings due to his teaching schedule.

Commissioner Luhr stated he would be able to be on the subcommittee.

**MOTION:** Commissioner Fennacy made a motion to nominate Commissioner Luhr to be on the subcommittee.

Commissioner Lucas seconded and the motion passed unanimously (3-0).

E. DECLARATION OF FUTURE AGENDA ITEMS - None

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ADJOURNMENT

The meeting adjourned at 6:39 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, April 15, 2014 at 6:00 pm.

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Gerald Luhr, Acting Chairperson

ATTEST:

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Rob Livick, Secretary