



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, November 24, 2015
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Richard Sadowski

Vice-Chair Katherine Sorenson
Commissioner Michael Lucas

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 Community Development 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 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

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.: #CP0-461 and UP0-405

Site Location: 800 Quintana, Morro Bay, CA

Project Description: Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of an antenna on a short pole on the roof of an existing two-story commercial building. New Verizon telecommunication facility would be co-located with existing telecommunications provided by other wireless carrier. The project is located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

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

B-2 Case No.: #CP0-460 and UP0-402

Site Location: 485 Piney Way, Morro Bay, CA

Project Description: Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of 3 new directional panels antennas on the roof of an existing church screened with a faux chimney. Project also includes installation of associated equipment of 2 new equipment cabinets adjacent to church. The project is located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Continue the hearing item to the December 1, 2015 Planning Commission for full consideration at that time.

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

C. UNFINISHED BUSINESS

- C-1** Planning Commission review of General Plan conformity for disposition of vacant City owned property located at Mindoro Street, West of Highway, APN: 065-113-066.

Staff Recommendation: Adopt Resolution 33-15

Staff Contact: Scot Graham, Community Development Manager

D. NEW BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 1, 2015 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 Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 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 Community Development 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 Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development 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 Community Development 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 Community Development 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 \$263 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.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow. Building items highlighted in green are pending action from the applicant.
 Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date: November 24, 2015

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready										
1	Knight / Verizon	800 Quintana	1/29/15	CP0-461 & UP0-405	CDP / CUP for Verizon wireless telecommunications facility	CJ - under review. Incomplete letter sent 3-2-15. Revised RF report submitted 6-5-15. Requested RF clarification via email 7-9-15. Received revised RF report		RPS approved		cj
2	Knight / Verizon	485 Piney Way	1/29/15	CP0-460 & UP0-402	CDP /CUP for Verizon wireless telecommunications facility (panel antennas & equipment cabinet)	CJ - RF Compliance Report under review. Incomplete letter sent 3-2-15. Revised RF report submitted 6-5-15. Requested RF clarification via email 7-9-15. Received revised RF report.		ME conditionally approved per memo 2/3/15		cj
3	Verizon Wireless	1401 Quintana	6/12/15	CP0-483/UP0-421	Coastal Development and Conditional Use Permits to construct unmanned telecommunications facility	JG - Under Initial Review. Correction letter sent 7/31. Partial resubmittal recv'd via email 10/6. To be noticed for 12-1-15 PC hearing		PN- Conditionally approved per memo dated 7/8/15		jg
30 -Day Review, Incomplete or Additional Submittal Review										
4	Moore	379 Orton St.	11/17/15	CP0-494	New SFR (Manufactured home) on vacant lot. 1493sf living, 528sf garage					
5	Najarian	986 Las Tunas	11/17/15	CP0-493	Administrative Coastal Development Permit for New SFR - 1679 sf living plus 434 sf garage					
6	Crafton	430 Olive Street	11/13/15	UP0-433	Conditional Use Permit for a 500 sq. ft. addition to an nonconforming structure	JG. Under Review				jg
7	Najarian	325 Sicily	10/30/15	CP0-491	Administrative Coastal Development Permit for New SFR - 1686 sf living plus 507sf garage					
7	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15.				cj
8	Elliott/ Bernal	2620 Laurel Ave	9/30/15	CP0-489	Admin CDP for new 2,461sf Single family home w/ 710 sf garage and 1495sf of balcony	JG. Under Initial Review. Correction letter sent 10/27		PN- Conditionally approved per memo dated 10/22/15		jg

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9	Black Hill Villas	485 South Bay Blvd	8/7/15	A00-027	Precise Plan CUP modification to reflect Coastal Commission approved changes to CDP	Precise Plan requires modification for City approvals to be consistent with Coastal Commission approvals.. Under review. Traffic Study update to be performed.				cj
10	SLCUSD	235 Atascadero	7/20/15	CP0-485 / UP0-427	CDP & CUP for new pool and student services building at Morro Bay High School	Under initial review. Incomplete letter sent. Resubmitted 9-10-15. Incomplete letter sent 10-9-15. C.J.. Resubmittal received 10-27-15. Project review complete. Initial study/ environmental review in process.				cj
11	DeGarimore	1001 Front St.	7/14/15	A00-026	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process.				cj
12	Tobin	326 Panay	6/11/15	UP0-425/ CP0-480	New SFR in R-4 zone. AD0, CDP and MUP for 1486sf SFR and 446sf garage with setback variance request	WM Under review. Incomplete letter sent 9/30/15				wm
13	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/25/15		wm
14	Verizon / Knight	702 Morro Bay Blvd	4/15/15	UP0-412 & CP0-466	Conditional Use Permit & Coastal Development permit for new Verizon antenna and cabinets, associated facilities	JG. Under review. Correction letter sent. Partial resubmittal rcv'd via email 10/6. Correction email sent to Agent 11/10/15		ME- Conditionally approved per memo 4/22/2015		jg
15	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM. Incomplete letter sent 4/28/15. Change in agent.				wm
16	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
17	Verizon / Knight	184 Main	11/19/14	UP0-394	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street		RPS disapproved on 12/15/14 since proposed pole site will be removed during undergrounding project		jg
18	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompleated. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj

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19	Wordeman	2900 Alder	7/28/14	CP0-447	Admin Coastal Dev. Permit for new construction of duplex in R-4 zone. Unit A: 1965 sf w/605 sf garage. Unit B: 1714 sf w/605 sf garage.	Under Review. Correction letter sent 8-27-14. Resubmittal received 1-26-15. JG. Correction letter sent. Partial resubmittal rcv'd 2/23. Under Review. JG. Correction letter sent 1/30 JG. Resubmittal received 6/8/15. Under review. Correction letter sent. Resubmittal rcv'd 9/22/15. corrections required, letter sent 10/15/15.	BC- conditionally approved.	PN-Disapproved for plan corrections per memo dated 10/5/15		jg
20	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. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. 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. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Reviewing initial study for pending route to State Clearinghouse. Stormwater Control Plan also being reviewed.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13.9/9/14 FD App TP. 2/10/15 FD Not App TP.	PN- on hold until Sonic submits Preliminary Stormwater Requirements. RPS: Intial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj
21	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	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. Incomplete letter for CDP sent 12/13/12. No response since 2012. Sent Intent to Deem Withdrawn Letter 9-2-14. JG. Applicant responded with Request for Meeting to keep CDP application open. SG.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 6/11/12		

Planning Commission 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	Project Planner
19	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	SD-- Incomplete Letter 12/12/11. Letter sent 4/11/2012 requesting environmental study. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Project referred to env. 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. Spoke w/ env. consultant re environmental 4/7 CJ. Met with application 7-18-14 to request addendum to bio report in order to complete CEQA. Bluff determination and snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Coastal Commission comment letter received 10-20-14. City responded to Coastal on 10-27. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14 and 1/20/15. Received plans revisions and sent request for Coastal concurrence 9-2-15. CJ. Continued to a date uncertain to redraw ESH buffer setback.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 11/20/12	Conditionally approved, per memo 9/22/15	cj
20	Merrifield	1147 West St.	4/24/15	CP0- 469 & UP0-414	Coastal Development and Conditional Use Permits to construct new SFR subject to bluff development stds.	WM Phase 1 arch report req'd. Continued to a date uncertain		PN - Conditionally approved with comments-6/1/15		wm
21	Wright	1149 West St.	4/24/15	CP0-470 & UP0-415	Coastal Development and Conditional Use Permits to construct new SFR subject to bluff development stds.	WM Phase 1 arch report req'd. Continued to a date uncertain		PN - Conditionally approved with comments-6/1/15		wm
22	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

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23	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. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	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. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		?
Environmental Review										
24	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Grants										
25	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 CA Ocean Protection Council staff to commence grant contract.	No review performed.	N/A		
26	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14. 2016 Program year applications due 10/23/15	No review performed.	N/R		

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27	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				
Project requiring coordination with another jurisdiction										
28	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. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
29	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. Discussed project with Coastal staff in meeting 11-18-14.	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 7/22/14.		
Final Map Under Review										
	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot					
30	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 buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map.	No review performed.	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.		cg sg/cj
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive										

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31	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. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
32	James Maul	530, 532, Morro Ave 534	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. Sent Intent to Deem Withdrawn Letter 8-28-14. Applicant requested to keep project open 9-25-14.	Please route project to Building upon resubmittal.	N/A		cj
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing										
33	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. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission.	No review performed.			wm

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
34	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "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".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues.	No review performed.	N/A		sg
Projects Appealed or Forwarded to City Council										
37	Frye	3420 Toro Lane	1/13/14	CP0-419 & UP0-383	Coastal Development Permit and Conditional Use Permit for New 2,209sf SFR and 551sf garage w/ approx. 300 sf of decking on vacant lot.	WM. Revising MND. MND complete and routed to State Clearinghouse on 6-6-15. hearing on August 18, 2015. Approved by PC on 10-6-15. Appealed to Council and pending hearing date.	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14	RPS conditionally approved per memo of 7/20/14		wm
38	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. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. 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. 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 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, North Main business workshop held 4/28/14 and Embarcadero business workshop held 5/19/14. Result of sign workshops discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
Projects in Building Plan Check										
39	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN	BC- Returned for corrections 1/9/13.	N/A		
40	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit on hold until Planning process complete. CJ.	BC- Application on hold during planning process of 4-2-2012	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
41	Tays	982 Carmel	10/1/15	B-30684	SFR Alteration and 65sf addition (includes new bathroom)	Disapproved 11-17-15. SG.	Plans denied 10-05-2015 cdl	PN- Disapproved. Requires Sewer video & plan updates, per memo dated 10/12/15		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
42	Diaz	365 Driftwood	8/14/15	B-30601	SFR Addition of 328sf upstairs to create Master bedroom and bathroom.	JG. Plans disapproved, incomplete.	Approved 10-13-2015 cdl	PN- Approved 10/5/15		
43	Leage	1205 Embarcadero	9/10/15	B-30651	686sf second story addition	Correction letter sent. Not compliant w/ Planning conditions. CJ	Plans Denied 09-24-2015 cdk	PN- Approved 10/1/15, no memo.		
44	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process. Plans have been denied.	Memo of 11/29/13. CDP application should address soil revegetationor		
45	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
46	Decker	430 Fresno	6/8/15	B-30491	Convert existing laundry room into bathroom.	Approved. SG 6/15/15	Plans approved. 07-02-15 cdl	PN- Disapproved, needs sewer video & bwv 6/12/15		
47	Jackson, Addis	2860 Greenwood	9/2/15	B-30639	Detached 160sf Guest cottage	Disapproved 9-28-15. JG	Perit Denied 9-9-15 cdl	PN-Disapproved, needs sewer video & EC-9/8/15		
48	Hurless	2265 Hemlock	8/27/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom.	Disapproved 8-28-15. JG	05-15-15 Plans denied. Cdl	PN- Disapproved needs sewer lateral video-		
49	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
50	Nisbet	500 Kings	10/20/15	B30710	New 2,434 sf SFR with 672 sf garage and 228 sf of decking & shared driveway with adjacent lot		Plans under review. 10-21-15 cdl	PN-Disapprovedper memo dated 10/27/15		
51	Nisbet	570 Kings		B30600	New 2,317sf SFR w/ 583sf garage and separate detached 735sf 3-car garage.	Disapproved 8-31-15. CJ.	Plans denied 08-19-15 cdl	PN-Disapproved for plan corrections per memo dated 8/31/15		
52	Banuelos	350 Las Vegas	8/19/15	B-30613	Demo 832sf SFR & 384sf non-conforming detached garage. Build new 1,600sf SRF & 484sf garage.	Approved 11-12-15. JG.	Plans denied 10-16-15 cdl	PN-Approved 11/12/15		
53	Ryan	1125 Las Tunas	10/8/15	B-30695	New SFR with 2185sf & 580sf garage	Disapproved 10-27-15. JG	Plans denied 10-19-15 cdl	PN-Disapproved for plan corrections per memo dated 10/19/15		
54	Douglas	2587 Laurel	7/27/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck	Under Review. JG. Denial	Plans Denied 08-05-15 cdl	PN 9/30/15 Approved as submitted. No memo		
55	Peter	890 Main	10/15/15	B-30702	76sf concrete accessible ramp at building entrance	Approved 10-21-15. SG	Plans Approved 10/19/15 cdl	PN-Disapproved, 10/16/15		
56	Candy Fish Sushi	898 Main	2/23/15	B-30380	Demise wall to add inside seating in restaurant	Approved 2/26/15 JG	Plans denied 3-2-15 cdl			
57	Dyson	117 Main	8/18/14	B-30248	Covered Patio	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
58	Boisclair	900 Main	8/5/15	B-30587	Commerical Interior Remodel, with new restrooms, removing existing driveway & street trees	Approved 10-8-15. JG	Building plans Approved 10-13-2015 cdl	PN- Disapproved, need update to Arborist Report, 10/12/15		
59	Zanovich	380 Marina	10/2/15	B-30685	Enclose existing deck on SFR	Disapproved 10-23-15. JG.	Bldg. Plans approved. 10-19-2015 cdl	PN- Conditionally Approved, 10/16/15		
60	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per memo of		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
61	Sciortino	966 Pecho	10/26/15	B30715	575sf addition to single level SFR & 77sf deck addition	Approved 10-27-15. JG	Permit issued 8-6-15 cdl	PN- Approved 10/30/15		
62	Dennis	290 Piney	2/13/15	B-30382	New SFR	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG	Permit Issued 8-24-2015 cdl	ME approved 4/16/2015		
63	Humarian	781 Quintana	9/2/15	B-30631	Remodel exterior & interior w/ADA restrooms & parking lot upgrades.	Approved 11-13-15. JG.	Permit Issued 10-16-2015 cdl	PN- Approved 10/10/15		
64	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
65	Dow	670 Shasta	10/12/15	B-30699	Addition to SFR of 238sf living space and Demo & reconstruct of 276sf garage	Disapproved 10-27-15. JG	Permit issued 10-27-2015 cdl	PN- Disapproved per memo 10/23/15		
66	Reddell	310 Trinidad	6/1/15	B-30508	New 1763sf SFR w/427sf garage & 150sf storage/deck.	JG. waiting on planning permit approval.		PN- Plans disapproved. Need lateral sewer video & plans update -9/14/15		
67	Barbis	166 Vashon	8/27/15	B-30623	186sf Addition to front exterior of SFR	Approved 10-2-15. WM	Building plans approved 10-09-2015 cdl	PN- Plans disapproved for plan corrections - 9/30/15		
Projects & Permits with Final Action										
1	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. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ. Visited site to review project 10-24-14. Concurrent request sent re bluff to Coastal Commission 10-27-14. Discussed project with Coastal staff 11-18-14 with referral to CCC Geologist 1-2015. Met w/ Coastal geologist 2-12-15 on site. Resubmittal received and review complete for PC hearing. Denied at 10-6-15 hearing. Resolution for denial on 10-20-15 agenda. DENIED 10-20-15. Appealed to be heard by City Council on 1-12-16.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13. Began resubmittal review 3/18/15		cj

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
2	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. Info hold letter sent 9-2-14. Resubmitted 10-28-14. Initial Study/MND complete & routed to State Clearinghouse 1-2-15. Anticipate 2-17-15 PC hearing. Comments received from Coastal Commission regarding eelgrass mitigation. Dock revision in progress. Project continued to 3-17-15 mtg to ensure legal noticing. Applicant submitted revised dock plans based on Coastal Commission feedback re: MND. Supplemental info sent to Coastal on 5/12/15. Applicant consulting with Coastal staff regarding MND environmental 7-2015. C.J. Requested continuance at 10-6-15 PC meeting to modify project description. Continued to a date uncertain upon applicant request.	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-Disapprove 11/19/13.	PW requirements will be addressed with Building Permit review	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips. EE 12/16/13	cj



AGENDA NO: B-1

MEETING DATE: November 24, 2015

Staff Report

TO: Planning Commissioners

DATE: November 17, 2015

FROM: Cindy Jacinth, Associate Planner

SUBJECT: 800 Quintana: Coastal Development and Conditional Use Permits (CP0-461 & UP0-405) approval for installation of an unmanned telecommunication wireless facility which consists of an antenna on a short pole on the roof of an existing two-story commercial building. New Verizon telecommunication facility would be co-located with existing telecommunications provided by other wireless carrier.

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 45-15 which includes the Findings and Conditions of Approval for the project depicted on site development plans date stamped February 3, 2015.

APPLICANT/AGENT: Tricia Knight, Agent for Verizon Wireless

LEGAL DESCRIPTION/APN: 066-280-015

PROJECT DESCRIPTION: The Applicant, Verizon Wireless, is requesting coastal development and conditional use permit approval to establish a Verizon unmanned telecommunications facility (aka "cell site") to be co-located with other telecommunication facility (existing AT&T Mobility) at 800 Quintana. Specifically, the proposal includes installation of 1 new Verizon wireless



Prepared By: CJ

Department Review:

antenna and associated equipment including 6 new remote radio units (RRU)* and a wireless GPS antenna to be installed on the rooftop encompassed in an area of 9' 6" x 7' 4". Associated equipment also includes an equipment cabinet on a concrete pad approximately 3 feet tall to be installed at ground level adjacent to the building as shown on the attached plans date stamped February 3, 2015 (Exhibit D). New Verizon wireless DC power and fiber will be routed from the ground-mounted equipment cabinet to the rooftop antenna location.

**An RRU (remote radio unit) is also known as a wireless base station. RRUs facilitate wireless communication between user equipment and the network.*

REGULATIONS:

Per sections 17.30.030(F) and 17.30.030(P) of the Zoning Ordinance antennas and public utility facilities can be located within any zoning district after obtaining a Conditional Use Permit. Establishment of a new wireless facility is considered development and therefore requires a Coastal Development Permit also.

PROJECT SETTING:

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

<u>Site Characteristics</u>	
Overall Site Area	Approximately 12,000 square feet (Property size 0.9 acre)
Existing Use	Commercial building
Terrain	Level. Paved and developed
Vegetation/Wildlife	No vegetation
Access	Quintana Road
Archaeological Resources	Site is not located within 300 feet of an archeological resource
<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	General Commercial
Base Zone District	C-1
Zoning Overlay District	S-4
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, but not within appeals jurisdiction

PROJECT ANALYSIS:

Background / Discussion: There are existing wireless facilities on the commercial building

rooftop. The Planning Commission previously approved in 2002 and again in 2014, planning permits for wireless antenna cell site facilities by AT&T Mobility. The application by Verizon would co-locate with this existing facility. The wireless antenna is proposed to be sited in the south central area of the rooftop approximately 35 feet above ground level consistent with the height of existing whip antennas, whereas the AT&T facilities are located on the rooftop in three of the four corners.

Visual Analysis:

Staff reviewed the project for impacts to visual aesthetics via submission of photo visual simulations existing and proposed (Exhibit B). The proposed Verizon facility would be co-located on an existing commercial building rooftop where currently AT&T Mobility has existing facilities. The 1 wireless antenna would be installed at a height 35 feet above ground level consistent with existing whip antennas of the same height. The proposed antenna itself measures 18 inches wide by 2 feet tall mounted on new support poles as shown on plan sheet A-3 (Exhibit D) and in the visual simulations (Exhibit B). The proposed remote radio units would be mounted to the base of the new support poles and screened from public view by the roof parapet. The ground mounted equipment cabinet encompasses an area of 3 feet by 2 feet 6 inches on the west side of the building away from the public street.

Hazards/Hazardous Materials

A Radio Frequency (RF) report was prepared by Hammett & Edison, Inc., dated September 23, 2015, to evaluate the proposed project for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. The report (Exhibit C) also analyzed the cumulative exposure levels with the existing AT&T Mobility antennas which are located in 3 of the 4 corners of the roof. The report concluded that for a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation would be 2.4% of the maximum exposure limit. With simultaneous operation of both carriers, the maximum calculated cumulative level at ground is 9.1% of the public exposure limit. With the mobile home park located north of the property, the report concluded that the maximum calculated cumulative level at any nearby residence is 7.8% of the public exposure limit. It should be noted that these results include several worst-case scenarios assumptions and therefore are expected to overstate actual power density levels.

The RF report recommends various measures in its conclusion which have been added as conditions of approval namely locked roof access, training authorized personnel, marking roof areas, and posting explanatory sign at the roof access hatch in order to establish compliance with FCC public and occupational exposure limits. With the recommended measures, the report concludes that the project would be well within FCC maximum exposure limits.

U.S. Federal Communications Commission

The project has been designed to be in compliance with FCC regulations. The Federal Communications Commission (FCC) regulates interstate and international communications by radio, television, wire, satellite and cable. It was established by the Communications Act of

1934 and operates as an independent U.S. government agency overseen by Congress. Section 332(c)(7) of the Communications Act was added by Congress in the Telecommunications Act of 1996 which imposes limitations on local governments that they may not unreasonably discriminate among providers of functionally equivalent services, may not prohibit provision of personal wireless services, must act on requests within a reasonable period of time, must make any denial decision in writing, supported by substantial evidence, and may not regulate radio frequency (RF), but may require applicant to satisfy FCC rules.

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on November 13, 2015, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

Improved wireless communication abilities are a community need from the standpoint of both convenience and public safety. Based upon the photo simulations and RF report submitted by the applicant and required conditions as recommended by the RF report, staff has determined that the proposed project would not significantly degrade the aesthetics of the site nor present unmitigated hazards to surrounding uses. The project, as proposed, is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

Staff recommends that the Planning Commission approve the requested Coastal Development Permit and Conditional Use Permit for installation of 1 new Verizon wireless rooftop antenna and associated equipment with the incorporation of the conditions of approval attached herein.

EXHIBITS:

Exhibit A – Planning Commission Resolution 45-15

Exhibit B – Visual Simulation, Existing and Proposed

Exhibit C – Radio Frequency Compliance Report dated September 23, 2015

Exhibit D – Graphics/Plan Reductions date stamped February 10, 2015

EXHIBIT A

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RESOLUTION NO. PC 45-15

RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-461) AND CONDITIONAL USE PERMIT (UP0-405) FOR INSTALLATION OF UNMANNED TELECOMMUNICATION WIRELESS FACILITY WHICH CONSISTS OF AN ANTENNA ON A SHORT POLE ON THE ROOF OF AN EXISTING TWO-STORY COMMERCIAL BUILDING WITH ASSOCIATED EQUIPMENT INCLUDING A GROUND-MOUNTED EQUIPMENT CABINET AT 800 QUINTANA ROAD.

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on November 24, 2015, for the purpose of considering Coastal Development Permit CP0-461 & Conditional Use Permit # UP0-405 to allow a proposed installation of an unmanned telecommunication facility to include an antenna on a rooftop pole with associated equipment including a ground-mounted equipment cabinet at a commercial building where an existing wireless telecommunication facility exists by another carrier at 800 Quintana (APN Number 066-280-015) in an area outside of the Coastal Commission Appeals Jurisdiction; and

WHEREAS, notice of the public hearing was provided 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; and

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 Planning Commission makes the following findings:

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3: New construction of small structures. This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment.

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

EXHIBIT A

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Morro Bay. “Antennas” and “Public Utility Facilities” are both listed as uses that may be permitted in any zone district with an approved Conditional Use Permit (Zoning Ordinance Section 17.30.0030 (F) & (P), respectively).

Conditional Use Permit Findings

1. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use in that the project will be consistent with all applicable zoning and plan requirements as indicated in the attached staff report, and potential public health impacts were studied and addressed in an RF report prepared by Hammett & Edison, Inc., dated September 23, 2015; and
2. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be constructed consistent with all applicable City regulations and will limit access to the roof hatch, provide occupational training and post explanatory warning signs to ensure compliance with occupational exposure limits.

Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit CP0-461 and Conditional Use Permit #UP0-405 for property at 800 Quintana (APN number 066-280-015) subject to the following conditions:

STANDARD CONDITIONS

1. Permits: This Coastal Development Permit and Conditional Use Permit are granted for the uses described in the November 17, 2015 staff report and all attachments thereto, and as shown on the plans received by the Community Development Department on February 3, 2015. In addition to satisfying all of the foregoing Conditions of Approval for the proposed use, the applicant shall obtain and maintain compliance with all other required permits and approvals.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced within two (2) years of 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 Community Development Manager, 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.

EXHIBIT A

3. Changes: Any minor change may be approved by the Community Development Manager. Any substantial change, as so deemed by the Community Development Manager, will require the filing of an application for an amendment to be reviewed by the Planning Commission.
4. Compliance with the Law: 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.
5. Compliance with Conditions: Prior to issuance of a building permit for the proposed use or development, the owner or designee accepts and agrees to comply with 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 Community Development Manager 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.
6. 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 Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
7. 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. This condition and agreement shall be binding on all successors and assigns.
8. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities and routine maintenance activities shall be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday, and 8:00 A.M. to 7:00 P.M. on Saturday and Sunday, unless an exception is granted by the Community Development Manager pursuant to the terms of this regulation.
9. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

EXHIBIT A

PLANNING CONDITIONS

1. Antenna and Equipment Screening: As presented in the photo simulations of the proposed project, the color and texture of the proposed antennas and coaxial cables shall be painted a non-reflective gray to match with the surrounding rooftop.
2. Exposure Signs: Prior to final inspection, as recommended by the RF study dated September 23, 2015 explanatory warning signs shall be posted at the roof access hatch, readily visible from any angle of approach to persons who might need to work within that distance. Content of explanatory sign shall include summary results of the post construction RF compliance report and inform personnel of the maximum permissible exposure (MPE) levels. The applicant shall submit building plans illustrating the placement of the required explanatory warning signs. As discussed in the Radio Frequency (RF) exposure study, the warning signs should be utilized to establish awareness as long as they provide information in a prominent manner on the risk of potential exposure and instructions on methods to minimize such exposure risk.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
4. Conditions of Approval: 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.
5. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.
6. A post construction RF compliance report shall be submitted to the Community Development Manager within 90 days of construction completion. Study shall measure cumulative RF emission levels for all antennas on the rooftop including those proposed as part of this permit.
7. The roof access hatch shall be kept locked at all times, limiting access only to authorized personnel or emergency services officials as noted in Fire Condition 6.
8. Prior to final inspection, Applicant shall provide evidence of appropriate RF safety training to all authorized personnel who have access to the roof, including but not limited to employees and contractors of the wireless carriers and of the property owner.

EXHIBIT A

9. No access shall be allowed within 60 feet directly in front of the rooftop antenna, such as might occur during certain maintenance activities, shall be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Prior to final inspection, a blue boundary line which delineates a 60 feet buffer in front of the antenna shall be painted on the rooftop to identify areas that are calculated to exceed the public FCC limits as evaluated in the RF report prepared by Hammett & Edison, Inc. dated September 23, 2015.

BUILDING CONDITION

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

FIRE CONDITIONS

The following Fire Department conditions shall be satisfied prior to issuance of a building permit:

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.
2. Fire extinguishers. Provide 1 wall mounted class 10-B: C fire extinguisher and signage, in accordance with California Code of Regulations, Title 19, Division 1, inside the doorway of the equipment room or cabinet.
3. Cabinet signage. Cabinets shall have exterior labels that identify the manufacturer and model number of system and electrical rating (voltage and current) of the contained battery system. Applicant shall provide signage within the cabinet that indicates the relevant electrical, chemical and fire hazard. (CFC 608.7.2).
4. Stationary storage battery systems, and equipment room and building signage shall be in accordance with 2013 California Fire Code, (Section 608) and will be examined closely during Building Permit phase and verified during field inspection. Applicant shall provide appropriate signage relative to Stationary Storage Battery Systems.
5. Equipment room door signage. Provide approved signage of "CAUTION-ENERGIZED ELECTRICAL EQUIPMENT". Sign shall have red lettering ¼ inch stroke and 3 inches high on white reflective background of durable material so to withstand a marine environment. (CFC 605.3.1) Applicant shall provide above signage relative to energized electrical equipment.
6. Required access to roof. Exterior doors and openings required by this code or the

EXHIBIT A

Planning Commission Resolution #45-15
CP0-461 & UP0-405
800 Quintana
Page 6

California Building Code shall be maintained readily accessible for emergency access by the fire department (CFC 504.1). The access ladder to the roof shall remain unlocked from the interior and be free of storage to maintain a clear aisle width of 36 inches (minimum). Applicant shall provide and maintain roof access and appropriate keys inserted in the on-site Knox Box.

7. Roof access signage. So that emergency response personnel may identify the location of the roof access ladder, provide approved signage of ROOF ACCESS LADDER. (CFC 404 and CFC 504) Applicant shall provide roof access signage.

8. Documentation of EPCRA reporting. Pursuant to Federal Emergency Planning Community Right-to Know Act (EPCRA), Section 311 and 312, USEPA regulations at 40 CFR Part 355 implementing EPCRA, and corresponding state and local requirements. Applicant shall provide a Tier Two Emergency and Hazardous Chemical Inventory (form OMB 2050-0072).

PUBLIC WORKS CONDITIONS

1. None.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 24th day of NOVEMBER, 2015 upon motion of Commissioner _____ and seconded by Commissioner _____ on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Planning Secretary

EXHIBIT A

Planning Commission Resolution #45-15
CP0-461 & UP0-405
800 Quintana
Page 7

The foregoing resolution was passed and adopted this 24th day of November, 2015.

VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



EXHIBIT B

MORRO BAY SC4
PSL# 270036
800 QUINTANA RD
MORRO BAY, CA 93442



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-8828



PHOTOSIMULATION VIEW 1
LOOKING NORTH



EXHIBIT B

MORRO BAY SC4
PSL# 270036
800 QUINTANA RD
MORRO BAY, CA 93442

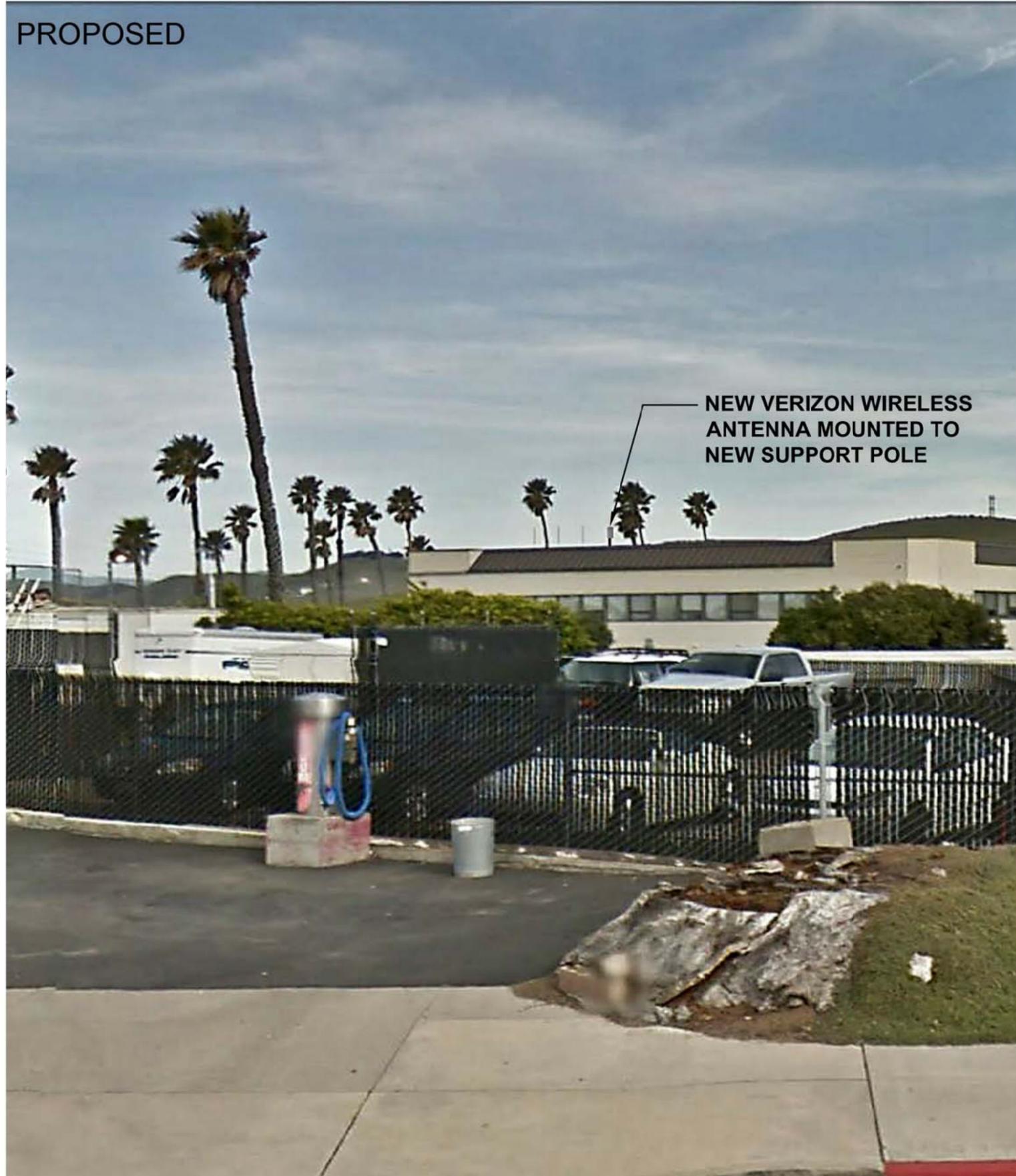


5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828

EXISTING



PROPOSED



PHOTOSIMULATION VIEW 2
LOOKING NORTHWEST



EXHIBIT B

MORRO BAY SC4
PSL# 270036
800 QUINTANA RD
MORRO BAY, CA 93442



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-8828

EXISTING



PROPOSED



PHOTOSIMULATION VIEW 3
LOOKING NORTHEAST



EXHIBIT B

MORRO BAY SC4
PSL# 270036
800 QUINTANA RD
MORRO BAY, CA 93442



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828

EXISTING



PROPOSED



**Verizon Wireless • Proposed Base Station (Site No. 270036 “Morro Bay SC4”)
800 Quintana Road • Morro Bay, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 270036 “Morro Bay SC4”) proposed to be located at 800 Quintana Road in Morro Bay, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install an antenna on a short pole on the roof of the two-story commercial building located at 800 Quintana Road in Morro Bay. The proposed operation will, together with the existing base station at the site, comply with the FCC guidelines limiting public exposure to RF energy; certain mitigation measures are recommended to comply with FCC occupational guidelines.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The

**Verizon Wireless • Proposed Base Station (Site No. 270036 “Morro Bay SC4”)
800 Quintana Road • Morro Bay, California**

transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC Wireless Engineering Group, dated June 13, 2014, it is proposed to install one Amphenol Model CWB070X06 dual-direction antenna on a short pole above the roof of the two-story commercial building located at 800 Quintana Road in Morro Bay. The antenna would employ no downtilt, would be mounted at an effective height of about 34 feet above ground, 7½ feet above the roof, and would have its maximum power oriented toward 120°T and 300°T. The maximum effective radiated power in those directions would be 2,420 watts, representing simultaneous operation at 1,090 watts for AWS, 970 watts for PCS, and 360 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site.

Presently located on the building are twelve similar antennas for use by AT&T Mobility, arranged in groups of four at the east, south, and west corners of the roof. For the limited purpose of this study, the transmitting antennas for that carrier are assumed to be Andrew Model SBNH-1D6565A, employing 2° downtilt at an effective height of about 31 feet above ground, oriented toward 50°T, 170°T and 290°T, and operating at a maximum effective radiated power of 10,000 watts, representing simultaneous operation at 2,100 watts for AWS, 5,300 watts for PCS, 1,600 watts for cellular, and 1,000 watts for 700 MHz service.

**Verizon Wireless • Proposed Base Station (Site No. 270036 “Morro Bay SC4”)
800 Quintana Road • Morro Bay, California**

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.014 mW/cm², which is 2.4% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 9.1% of the public exposure limit. The maximum calculated cumulative level at any nearby residence* is 7.8[†]% of the public exposure limit. The maximum calculated cumulative level at any nearby commercial building[‡] is 2.8% of the public limit; this and other representative calculated levels are shown in Figure 3. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

Recommended Mitigation Measures

It is recommended that the roof access hatch be kept locked, so that the Verizon antenna is not accessible to unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the roof, including employees and contractors of the wireless carriers and of the property owner. No access within 60 feet directly in front of the antenna itself, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that the boundary lines be marked on the roof with blue paint to identify areas that are calculated to exceed the public FCC limit, as shown in Figure 4. It is further recommended that explanatory signs[§] be posted at the roof access hatch, readily visible from any angle of approach to persons who might need to work within that distance. Similar measures should already be in place for the other carrier at the site; the applicable keep-back distance and boundary markings for that carrier has not been determined as part of this study.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 800 Quintana Road in Morro Bay, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The

* Single-story mobile homes located at least 60 feet away, based on photographs from Google Maps.

† Reduced from level reported earlier.

‡ Located at least 165 feet away, based on photographs from Google Maps.

§ Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

**Verizon Wireless • Proposed Base Station (Site No. 270036 “Morro Bay SC4”)
800 Quintana Road • Morro Bay, California**

highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the roof access hatch is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

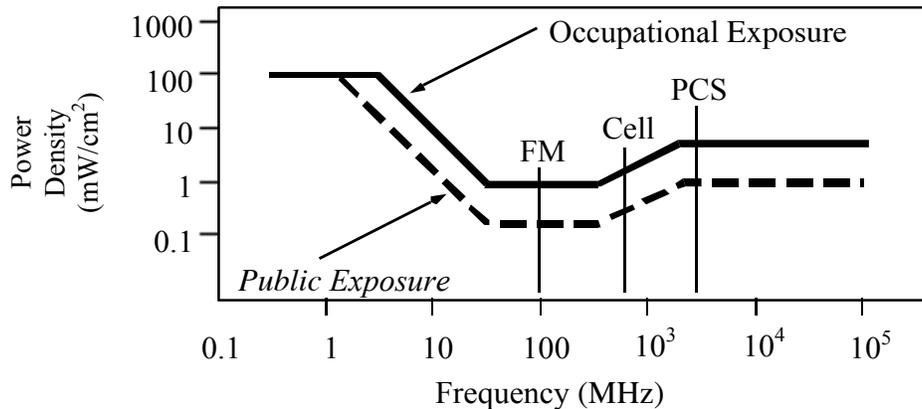
September 23, 2015

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/ f	<i>823.8/f</i>	4.89/ f	<i>2.19/f</i>	900/ f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
 D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

EXHIBIT C

**Verizon Wireless • Proposed Base Station (Site No. 270036 “Morro Bay SC4”)
800 Quintana Road • Morro Bay, California**

**Calculated Cumulative Exposure Levels
at Nearby Single-Story Residences
(includes AT&T Mobility antennas on same building)**



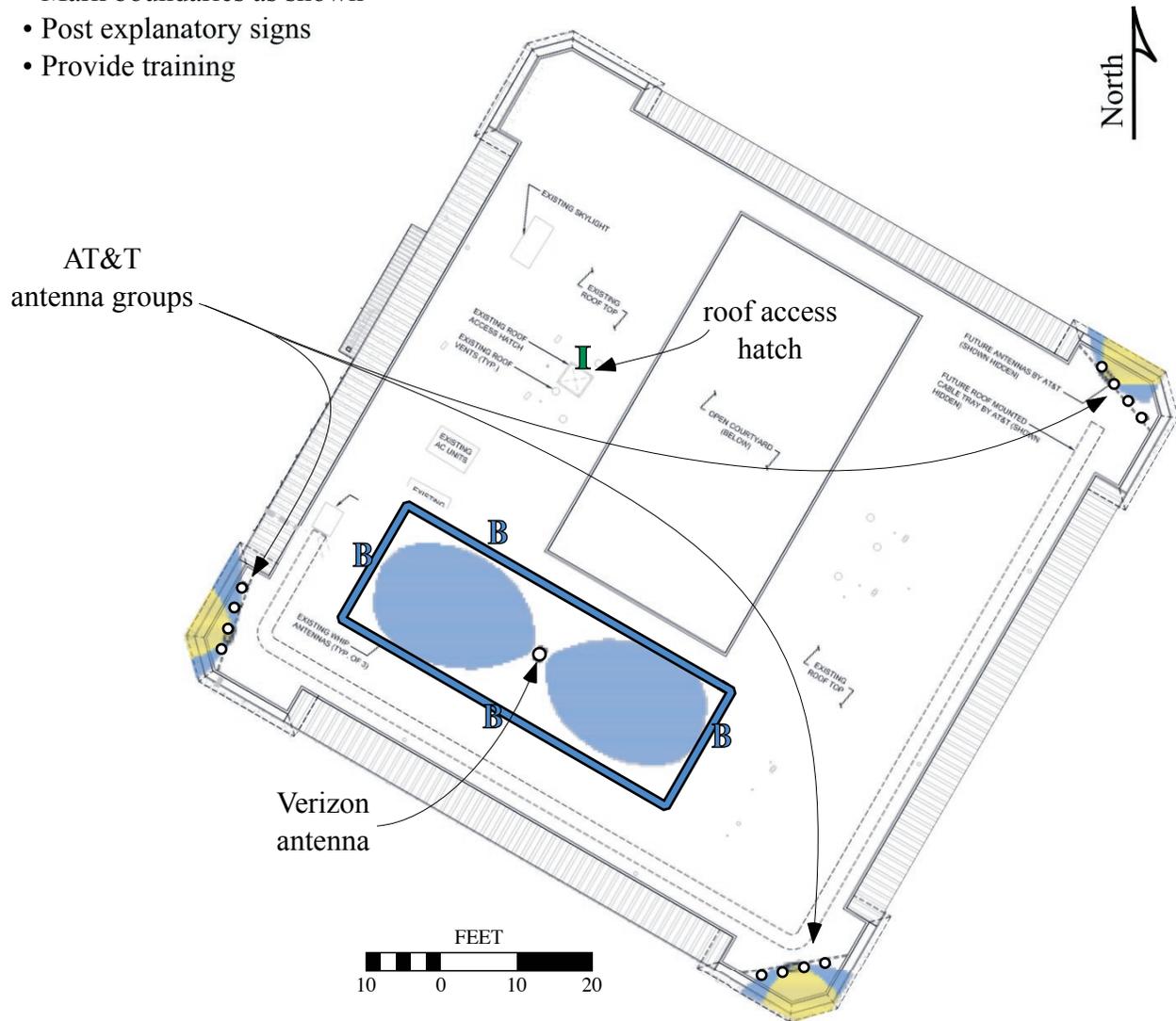
Calculations performed according to OET Bulletin No. 65, August 1997.
Maximum cumulative level at any nearby residence is 7.8% of public limit.
See text.

Verizon Wireless • Proposed Base Station (Site No. 270036 “Morro Bay SC4”)
 800 Quintana Road • Morro Bay, California

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

- Lock all roof access locations*
- Mark boundaries as shown
- Post explanatory signs
- Provide training



Notes:

Base drawing from SAC Wireless Engineering Group, dated June 13, 2014.

Calculations performed according to OET Bulletin 65, August 1997.

Recommended mitigation measures do not include AT&T antennas.

Training should be provided to all persons with access to the roof (or just to areas within barricades, if installed).

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Shaded color	N/A	Blue	Yellow	Orange
Boundary marking	N/A	Blue line	Yellow line	Orange line
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING

* If all roof access locations cannot be locked, install secure barricades at same locations, and in place of, outermost boundary markings shown above.





**MORRO BAY SC4
PSL # 270036**
800 QUINTANA RD.
MORRO BAY, CA 93442

811 CALL 811
WWW.CALL811.COM

CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

Know what's below.
Call before you dig.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	04/11/14	95% ZONING	JE
2	05/09/14	REVISED 95% ZD	JE
3	06/13/14	100% ZONING	MD

SAC WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

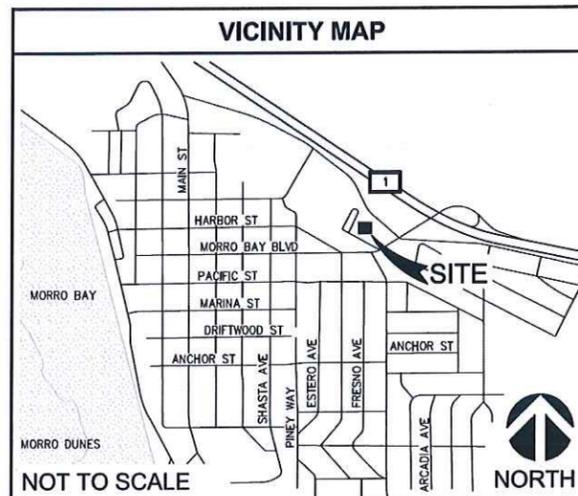
verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

RECEIVED
FEB 03 2015
City of Morro Bay
Public Services Department

**MORRO BAY
SC4
PSL # 270036**
800 QUINTANA RD.
MORRO BAY, CA 93442

SHEET TITLE:
T-1

PROJECT TEAM	
<p>SITE ACQUISITION SAC WIRELESS, LLC. 211 EAST CARILLO STREET SUITE 201 SANTA BARBARA, CA 93101 CONTACT: JAY HIGGINS TELEPHONE: (805) 637-6870 JAY.HIGGINS@SACW.COM</p>	<p>PLANNING TEK CONSULTING INC. PERMIT PROCESSING SERVICES 123 SEA CLIFF DR PISMO BEACH, CA 93449 CONTACT: TRICIA KNIGHT TELEPHONE: (805) 448-4221 FAX: (805) 888-2807 TEK-CONSULTING.NET</p>
<p>ARCHITECT: SAC WIRELESS, LLC. NESTOR POPOWYCH, AIA 5865 AVENIDA ENCINAS SUITE 142-B CARLSBAD, CA 92008 CONTACT: CARLOS CASTELLANOS TELEPHONE: (760) 795-5211 FAX: (760) 931-0908</p>	<p>ENGINEER: SAC WIRELESS, LLC. TAHZAY RAMIREZ, P.E. 5865 AVENIDA ENCINAS SUITE 142-B CARLSBAD, CA 92008 TELEPHONE: (760) 795-5207 FAX: (760) 931-0908</p>
<p>SURVEYOR: SMITHCO SURVEYING ENGINEERING P.O. BOX 81626 BAKERSFIELD, CA 93380 CONTACT: GREG SMITH TELEPHONE: (661) 393-1217</p>	<p>UTILITY COORDINATOR: SAC WIRELESS 1057 LA VISTA ROAD SANTA BARBARA, CA 93110 CONTACT: CRAIG ENGEL TELEPHONE: (805) 440-0038</p>



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DR. WALNUT CREEK, CA 94598	TO: 800 QUINTANA RD. MORRO BAY, CA 93442
---	---

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN RIGHT ONTO OAK GROVE RD
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD
4. CONTINUE ONTO HILLSIDE AVE
5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE
6. MERGE ONTO I-680 S
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
8. TAKE THE MORRO RD/CA-41 EXIT
9. TURN RIGHT ONTO CA-41 S/MORRO RD
10. TURN LEFT ONTO MAIN ST
11. TURN LEFT ONTO QUINTANA RD

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- (1) NEW VERIZON WIRELESS ANTENNA TO BE INSTALLED
- (1) NEW VERIZON WIRELESS EQUIPMENT CABINET TO BE INSTALLED
- (6) NEW VERIZON WIRELESS RRUS TO BE INSTALLED
- (1) NEW VERIZON WIRELESS GPS ANTENNA TO BE INSTALLED

PROJECT SUMMARY

<p>APPLICANT/LESSEE verizon wireless 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 279-6000</p>	<p>ASSESSOR'S PARCEL NUMBER 066-280-015</p> <p>GEODETTIC COORDINATES ROOF PEAK AT NORTH 35° 22' 00.9" N (NAD 83) 120° 50' 33.5" W (NAD 83) 138.4' NAVD 88 (BASIS OF DRAWING)</p>
<p>APPLICANT'S REPRESENTATIVE SAC WIRELESS 1057 LA VISTA ROAD SANTA BARBARA, CA 93110 CONTACT: CRAIG ENGEL TELEPHONE: (805) 440-0038</p>	<p>PROPERTY OWNER: OWNER: DAVID M. VOLK ADDRESS: P.O. BOX 12160 SAN LUIS OBISPO, CA 93401</p>
<p>PROPERTY INFORMATION: SITE NAME: MORRO BAY SC4 SITE NUMBER: 270036 SITE ADDRESS: 800 QUINTANA RD. MORRO BAY, CA 93442 JURISDICTION: SAN LUIS OBISPO COUNTY</p>	
<p>CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: N/A OCCUPANCY: U TYPE OF CONSTRUCTION: V-B CURRENT ZONING: RESIDENTIAL HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.</p>	

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

1. 2010 CALIFORNIA ENERGY CODE	5. 2010 CALIFORNIA GREEN BUILDING CODE (NEW)
2. 2013 CALIFORNIA BUILDING CODE	6. 2013 CALIFORNIA MECHANICAL CODE
3. 2013 CALIFORNIA ELECTRICAL CODE	
4. 2013 CALIFORNIA FIRE CODE	

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
C-1	SITE SURVEY	2
A-1	SITE PLAN	3
A-2	ROOF PLAN, EQUIPMENT AND ANTENNA LAYOUT	3
A-3	SOUTHWEST & NORTHWEST ELEVATIONS	3
A-4	DETAILS	3
ZONING DRAWINGS		

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

NOTE: THE ORIGINAL SET OF THIS PLAN IS 24" X 36". SCALE AND DIMENSIONS SHALL BE THAT OF THE ORIGINAL SET OF DRAWINGS.

NOTES:

OWNER(S): DAVID M. VOLK, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

APN: 066-280-015

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4621474, DATED APRIL 7, 2014. WITHIN SAID TITLE REPORT THERE ARE TWELVE (12) EXCEPTIONS LISTED, FOUR (4) OF WHICH ARE EASEMENTS, AND TWO (2) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060307, PANEL NO. 1026G, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

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

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 PARCEL A OF PARCEL MAP MB-72-218, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED MARCH 21, 1973 IN BOOK 11, PAGE 2 OF PARCEL MAPS.

PARCEL 2:
 A NON-EXCLUSIVE EASEMENT LOCATED ON A 15 FOOT SQUARE IN THE SOUTHEAST CORNER OF PARCEL B OF PARCEL MAP MB-72-218, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED MARCH 21, 1973 IN BOOK 11, PAGE 2 OF PARCEL MAPS, FOR UTILITIES AS GRANTED TO D.J.M. ENTERPRISES BY DEED RECORDED FEBRUARY 13, 1987 IN BOOK 2952, PAGE 753 OF OFFICIAL RECORDS.

APN: 066-280-015

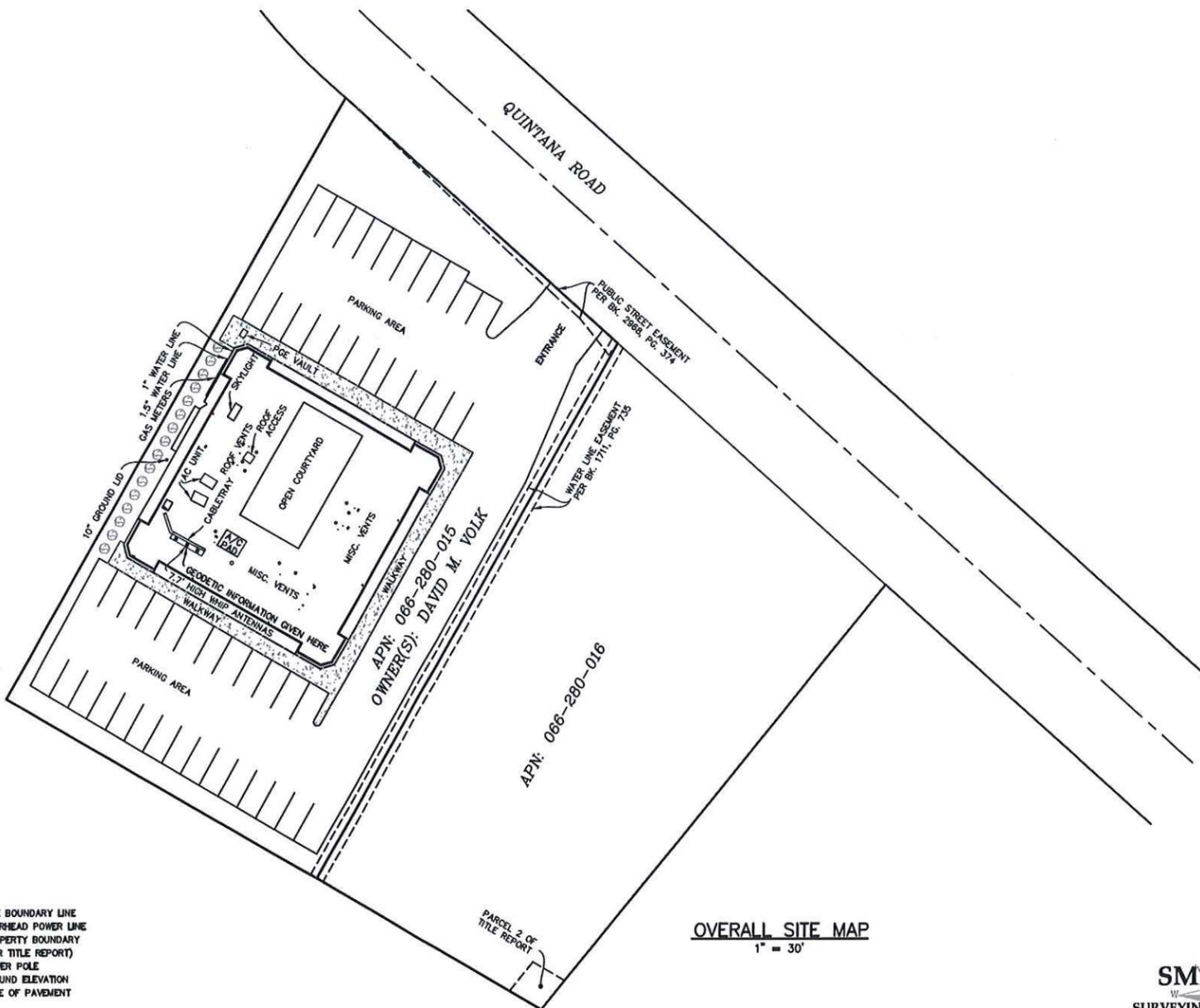
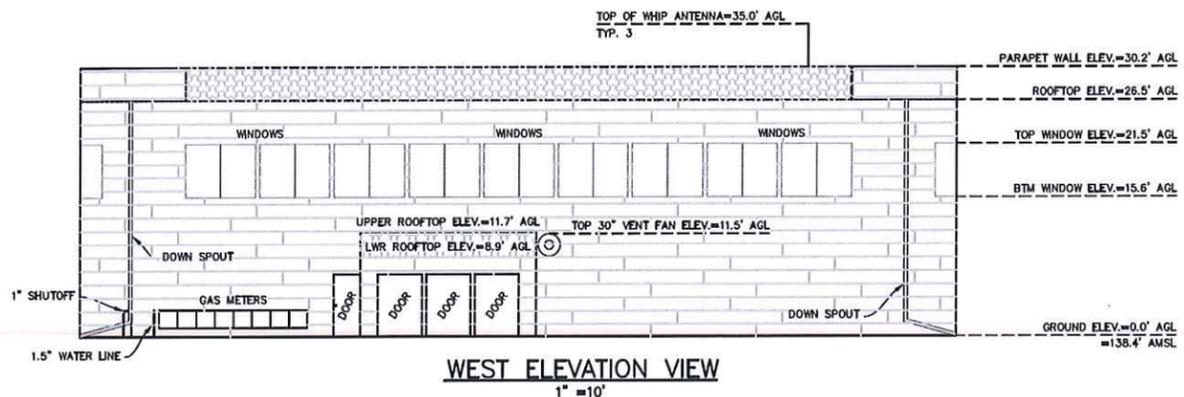
EASEMENT(S) PER TITLE REPORT:

3. AN EASEMENT FOR A WATER LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1973 AS BOOK 1711, PAGE 735 OF OFFICIAL RECORDS.
 IN FAVOR OF: CITY OF MORRO BAY
 AFFECTS: AS DESCRIBED THEREIN
 *** PLOTTED AS SHOWN HEREON ***

6. AN EASEMENT FOR PUBLIC STREET PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1987 AS BOOK 2968, PAGE 374 OF OFFICIAL RECORDS.
 IN FAVOR OF: CITY OF MORRO BAY
 AFFECTS: AS DESCRIBED THEREIN
 *** PLOTTED AS SHOWN HEREON ***

7. AN UNRECORDED LEASE DATED JANUARY 23, 2003, EXECUTED BY DAVID VOLK AS LESSOR AND SLO CELLULAR INC., A CALIFORNIA CORPORATION DBA CELLULARONE OF SAN LUIS OBISPO AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF STANDARD MULTI-TENANT OFFICE LEASE - GROSS RECORDED APRIL 21, 2003 AS INSTRUMENT NO. 2003-41716 OF OFFICIAL RECORDS.
 DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 *** NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM RECORD ***

9. AN UNRECORDED LEASE DATED DECEMBER 15, 2011, EXECUTED BY DAVID M. VOLK AS LESSOR AND NEW CINGULAR WIRELESS PCS, LLC, SUCCESSOR-BY-MERGER TO SLO NEWCO LLC AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 24, 2012 AS INSTRUMENT NO. 2012- 4047 OF OFFICIAL RECORDS.
 DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 *** NOT PLOTTABLE-EXACT LOCATION IS NOT DEFINED BY RECORD ***



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB
- POC
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/02/14	PRELIMINARY	SL
1	04/30/14	ADD A/C PAD	SL
2	05/23/14	TITLE REVIEW	SL

SMITHCO JOB NO.: 82-245



WIRELESS
 6885 AVENIDA ENRIQUAS, SUITE 142B,
 CARLSBAD, CA 92008
 Office (760) 795-6200
 Fax (760) 931-0908

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



PRELIMINARY

270036
 MORRO BAY
 SC4

800 QUINTANA RD.
 MORRO BAY, CA 93442

SAN LUIS OBISPO
 COUNTY

SHEET TITLE:
 SITE SURVEY
 FOR EXAMINATION ONLY

C-1

SMITHCO
 SURVEYING ENGINEERING
 P.O. BOX 81626 BAKERSFIELD, CA 93380
 PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	04/11/14	95% ZONING	JE
2	05/09/14	REVISED 95% ZD	JE
3	06/13/14	100% ZONING	MD



ENGINEERING GROUP
 5665 AVENIDA ENCINAS
 CARLSBAD, CA 92008
 www.sdcw.com
 760.795.5200

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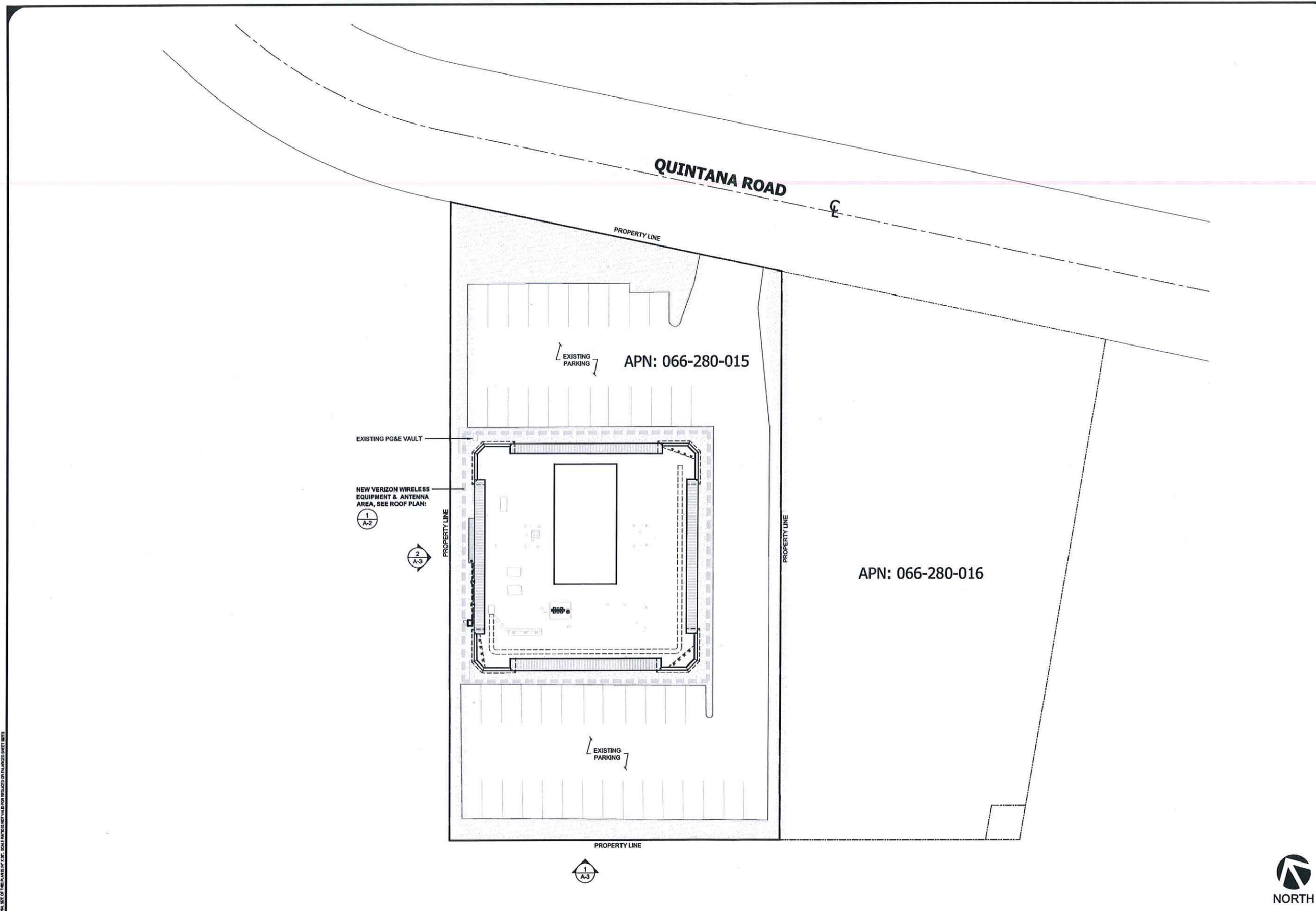


**MORRO BAY
 SC4
 PSL # 270036**
 800 QUINTANA RD.
 MORRO BAY, CA 93442

SHEET TITLE:

SITE PLAN

A-1



SITE PLAN

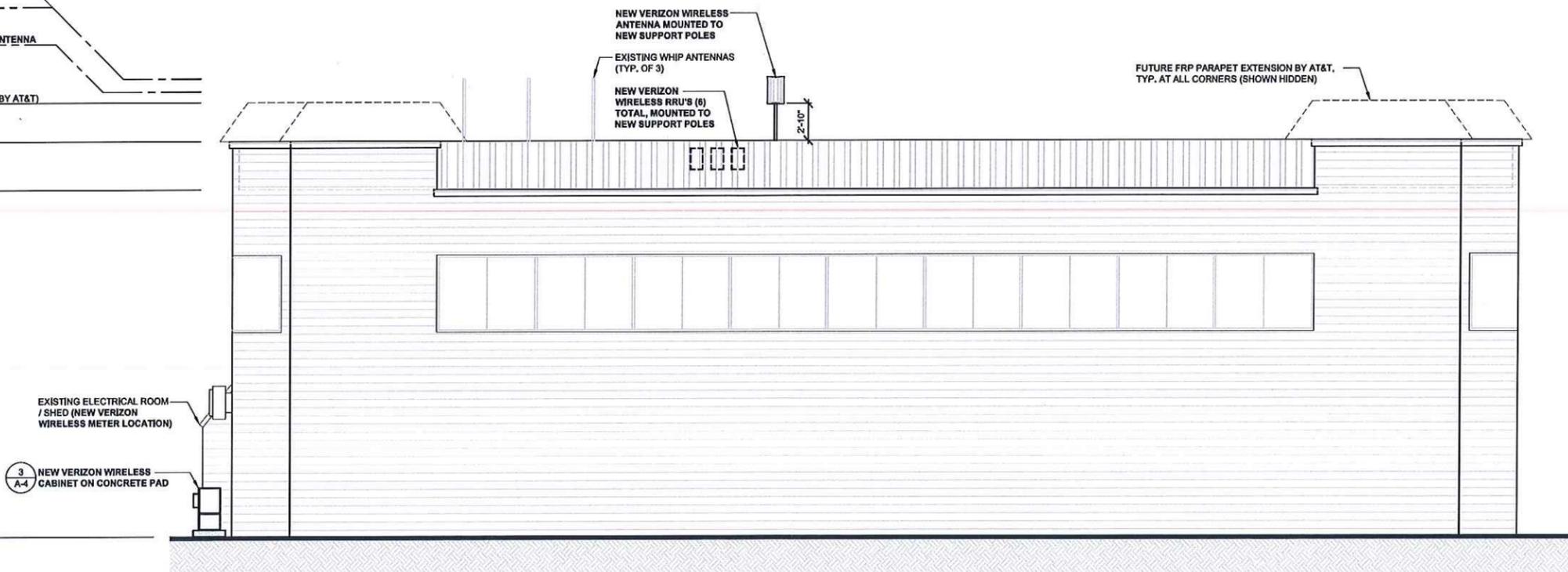
SCALE: 1" = 20'-0" (24x36)
 (OR) 1/2" = 20'-0" (11x17)



1

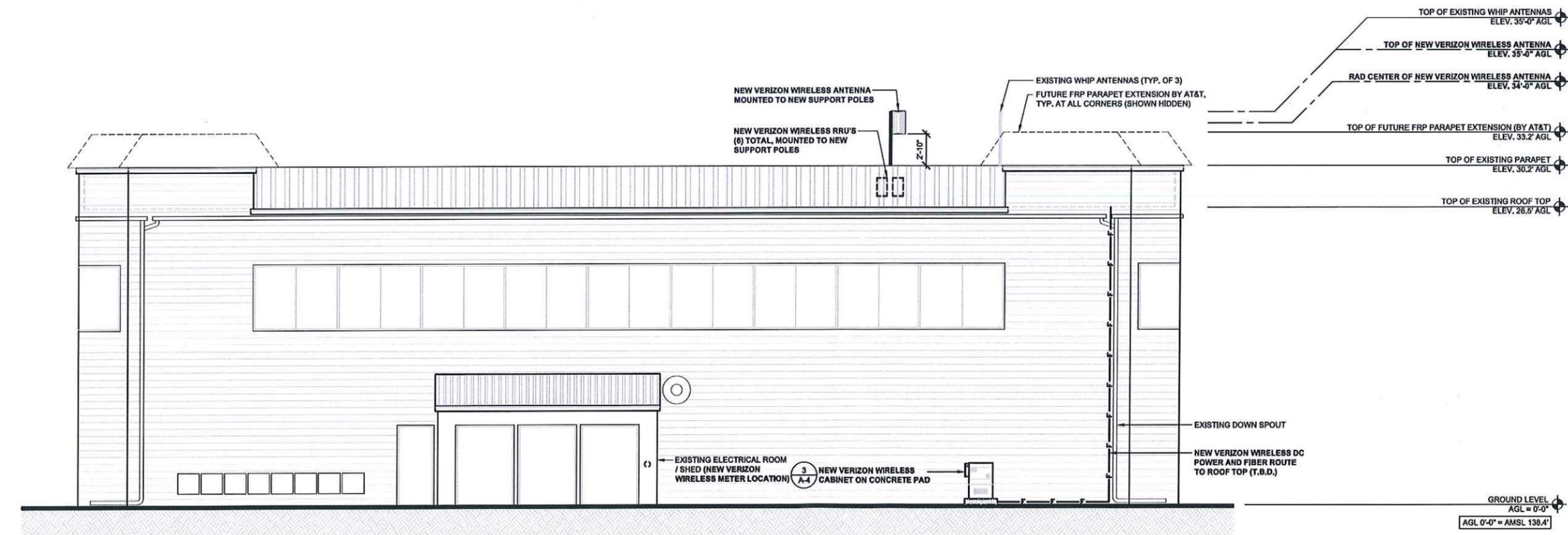
NOT TO SCALE. SEE THE PLAN SET OF THIS PROJECT FOR THE SCALE AND DIMENSIONS. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

- TOP OF EXISTING WHIP ANTENNAS
ELEV. 35'-0" AGL
- TOP OF NEW VERIZON WIRELESS ANTENNA
ELEV. 35'-0" AGL
- RAD CENTER OF NEW VERIZON WIRELESS ANTENNA
ELEV. 34'-0" AGL
- TOP OF FUTURE FRP PARAPET EXTENSION (BY AT&T)
ELEV. 33.2' AGL
- TOP OF EXISTING PARAPET
ELEV. 30.2' AGL
- TOP OF EXISTING ROOF TOP
ELEV. 28.5' AGL



SOUTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) **1**



NORTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) **2**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	04/11/14	95% ZONING	JE
2	05/09/14	REVISED 95% ZD	JE
3	06/13/14	100% ZONING	MD



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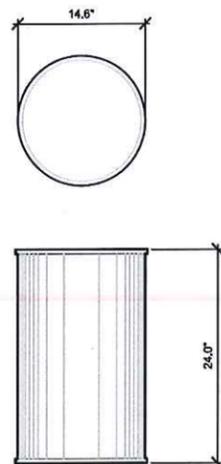


MORRO BAY
SC4
PSL # 270036
800 QUINTANA RD.
MORRO BAY, CA 93442

SHEET TITLE:
SOUTHWEST & NORTHWEST ELEVATIONS

A-3

AMPHENOL
CWT070X08Fxy-0
LENGTH: 24.0"
DIAMETER: 14.6"
WEIGHT: 25 LBS



ANTENNA DETAIL

SCALE
N.T.S. 1

NOT USED

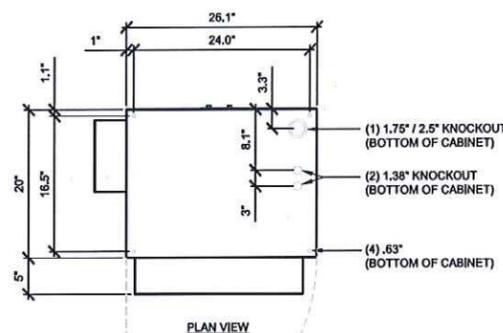
SCALE
N.T.S. 2

NOT USED

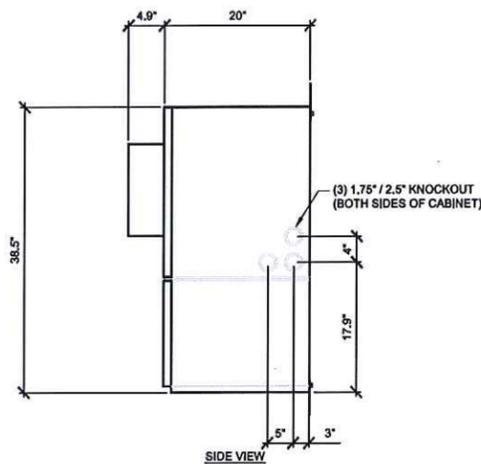
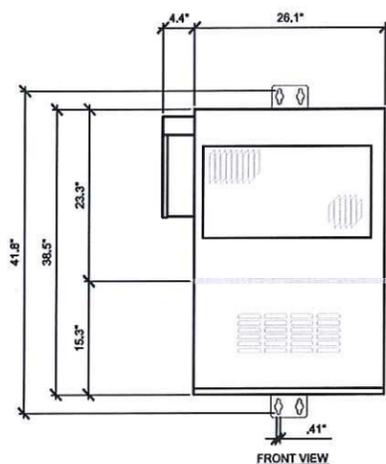
SCALE
N.T.S. 4

NOT USED

SCALE
N.T.S. 5



CHARLES UNIVERSAL BROADBAND ENCLOSURE (CUBE) RL21221	
REGULATORY SPECIFICATIONS:	
DIMENSIONS AND WEIGHT (W/ OUT BATTERIES)	38"H x 26"W x 20"D 150LBS
19" EQUIPMENT RACK SPACE AND HOLE SPACING	19" (12RU) EIA TAPPED 12-24
COLOR	OFF WHITE
MATERIAL	.125" WELDED ALUMINUM
MAXIMUM HEAT DISSIPATION	580W WITH HEAT EXCHANGER
OPTIONAL 24VDC TO 48VDC CONVERTER	97-DCDC2448-A
OPTIONAL 10 POSITION GMT FUSE PANEL	99-004207-0
BOUNDING AND GROUNDING	ONE 2x8 POSITION GROUND BAR
OPTIONAL MOUNTING KITS	POLE: #97-CABPMTKIT H-FRAME: #97-001971-A
OPERATING TEMP. RANGE, INSIDE ENCLOSURE	-40° TO +149°F, -40° TO 65°C
OPERATING TEMP. RANGE, OUTSIDE ENCLOSURE	-40° TO +115°F, -40° TO 46°C
HUMIDITY	0 TO 95% (NON-CONDENSING)
ALTITUDE	UP TO 12,000 FEET



CABINET DETAILS

SCALE
N.T.S. 3

NOT USED

SCALE
N.T.S. 8

NOT USED

SCALE
N.T.S. 9

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	04/11/14	95% ZONING	JE
2	05/09/14	REVISED 95% ZD	JE
3	06/13/14	100% ZONING	MD

SAC WIRELESS
ENGINEERING GROUP
5855 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
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verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

NOT USED

MORRO BAY
SC4
PSL # 270036
800 QUINTANA RD.
MORRO BAY, CA 93442

SHEET TITLE:
DETAILS

A-4



AGENDA NO: B-2

MEETING DATE: November 24, 2015

Staff Report

TO: Planning Commissioners

DATE: November 19, 2015

FROM: Cindy Jacinth, Associate Planner

SUBJECT: 485 Piney Way: Coastal Development and Conditional Use Permits (CP0-460 & UP0-402) approval for installation of an unmanned telecommunication wireless facility which consists of 3 new directional panel antennas on the roof of an existing church screened with a faux chimney. Project also includes installation of associated equipment of 2 new equipment cabinets adjacent to church located at 485 Piney Way.

CONTINUANCE RECOMMENDATION:

Open the public hearing item and move to continue the hearing item to the December 1, 2015 Planning Commission for full consideration at that time.

REASON FOR CONTINUANCE:

Due to an error in the mailed noticing postcards, not all property owners and occupants of record within 500 feet were duly noticed. A notice of public hearing on this item was posted at the site and published in the Tribune newspaper on November 13, 2015. To ensure compliance with legal noticing requirements, staff is recommending that the Planning Commission continue the item to the December 1, 2015 meeting.

Prepared By: ___CJ___

Department Review: _____



AGENDA NO: C-1

MEETING DATE: November 24, 2015

Staff Report

TO: Planning Commissioners

DATE: November 19, 2015

FROM: Scot Graham, Community Development Manager

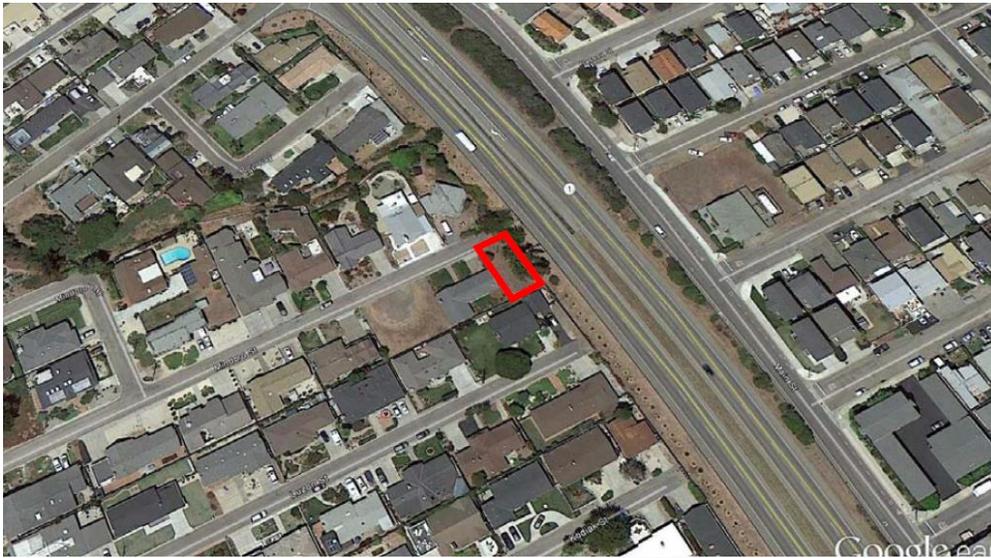
SUBJECT: Planning Commission review of General Plan conformity for disposition of vacant City owned property located on Mindoro Street, West of Highway 1, APN: 065-113-066.

RECOMMENDATION:

Adopt Resolution 33-15 finding the disposition of the subject property consistent with the City of Morro Bay General Plan

APPLICANT/AGENT: City of Morro Bay

LEGAL DESCRIPTION/APN: Mindoro Street on the West side of HWY 1; APN No. 065-113-066



PROJECT DESCRIPTION:

Vacant Mindoro Street lot, on the west side of Highway 1; APN: 065-113-066. Planning

Prepared By: SG

Department Review: _____

Commission review of General Plan conformance in association with the City sale of City owned property on Mindoro Street. The City has listed the subject property for sale and prior to any sale of publically owned property, California Government Code Section 65402(a) requires the Planning Commission to review and report on the property disposition as to conformity with the City's General Plan.

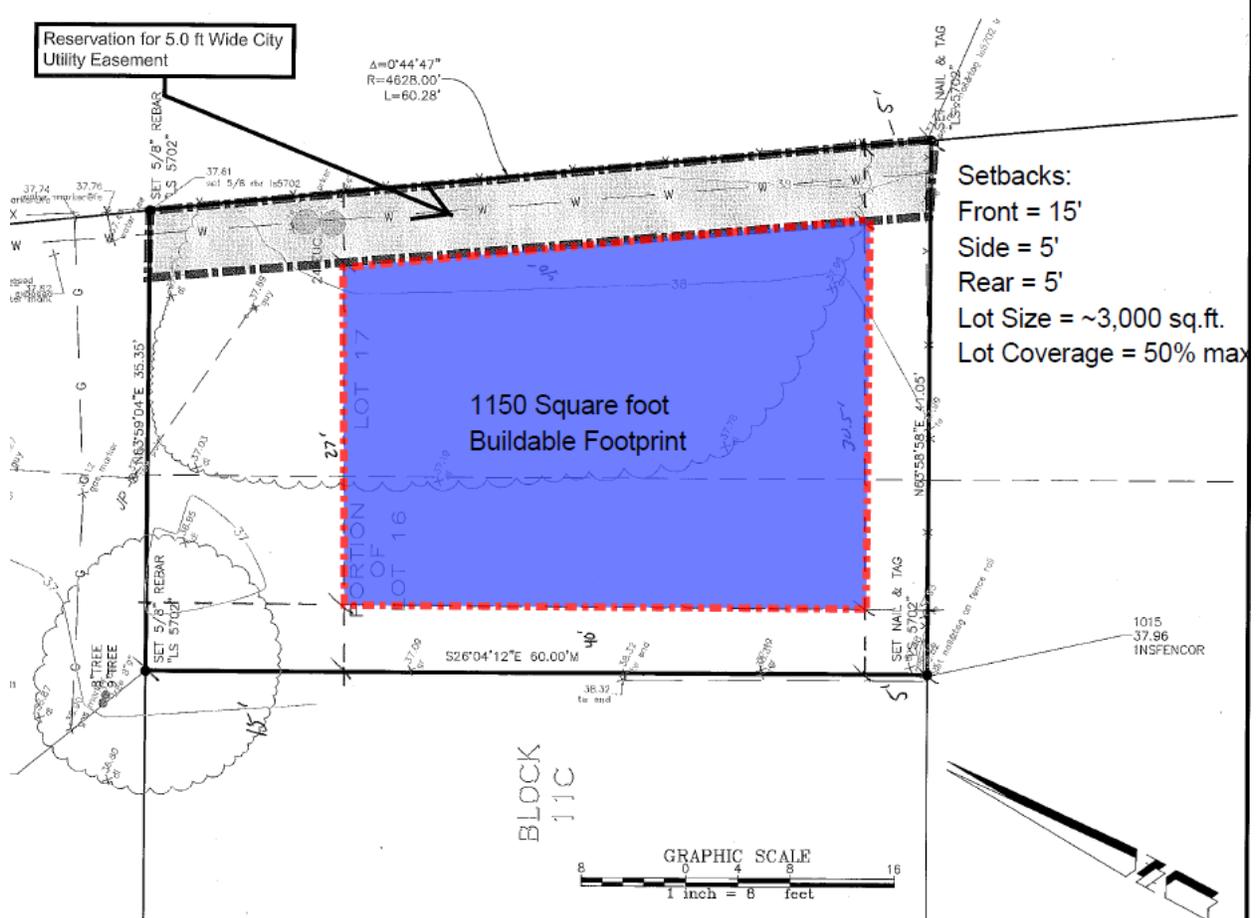
DISCUSSION:

Lot Evaluation

The Planning Commission reviewed the vacant Mindoro Street lot for General Plan conformance at the meetings of September 15, 2015 and October 6, 2015. The item was continued with direction that staff return with an evaluation of the available developmental footprint, taking into consideration the accurate lot size and configuration and future need for a water line easement.

The Public Works Department contracted with MBS Land Surveys for preparation of a property survey with inclusion of a 5' water line easement over the existing water line that runs along the northeast property line abutting the Highway 1 right of way.

The survey and easement documents have been completed and staff has evaluated the developable footprint that is available, taking into consideration the water line easement and applicable development standards. The lot is approximately 2,300 square foot in size, with a developable footprint of approximately 1,150 square feet. See figure showing the lot below.



The property is located in the R-1/S.2A zone which allows for residences under 1,400 square feet on lots under 3,500 square feet to have either a single car garage or carport.

Several of the lots in the immediate vicinity of the subject property contain homes similar in square footage to that allowed on the subject property. Some examples include:

- 187 Luzon = 1,362 sq.ft.
- 182 Mindoro = 1,158 sq.ft.
- 159 Mindoro = 1,150 sq.ft.
- 146 Mindoro = 1,100 sq.ft.
- 276 Mindoro = 1,237 sq.ft.

Lot Sale

The City Council has directed sale of a vacant lot located on Mindoro Street, on the west side of Highway 1, abutting the Highway 1 right of way. Before the City can sell the property, California government Code Section 65401(a) requires review of the property by the Planning Commission for conformance with the City's General Plan. Basically, the Planning Commission is reviewing the property against General Plan policies outlining the land use and any other policies in the City's General Plan that might call out a specific use for the project.

Section 65401(a) of the California Government Code Reads as follows:

If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, **and no real property shall be disposed of**, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

The subject property is shown outlined in red on the aerial provided above and is zoned R-1/S.2A (Residential with an Special Treatment Overlay) with a General Plan land use designation of Moderate Density Residential.

Ultimately, the property has been identified in both the General Plan and Zoning Ordinance as having a residential land use designation. There are no other policies in the General Plan that suggest any other use for the property and as such the Planning Commission can make the requisite findings that the property is consistent with the General Plan.

CORRESPONDENCE

Staff has received correspondence from two individuals: 1) Ted Schade, the neighboring property owner to the west (See Exhibits B & C) and 2) Doug Castro, a person interested in purchasing the property (See Exhibit D).

ENVIRONMENTAL DETERMINATION

The disposition of City owned property is exempt from the California Environmental Quality Act consistent with Section 15601(b)(3) of the guidelines covering the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA. The activity in question is not a project, but instead is the sale of property. Any future project that comes forward will be required to undergo environmental review.

PUBLIC NOTICE:

A notice of a public hearing on this item was published in the Tribune newspaper on September 4, 2015, and mailed directly to all property owners and occupants of record within 300 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the subject of the notice.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 33-15 finding that the subject property and potential future disposition of said property is in conformance with the City of Morro Bay General Plan.

EXHIBITS:

- A – Planning Commission Resolution 33-15
- B – Ted Schade, September 12, 2015 Letter
- C – Ted Schade, September 29, 2015 Letter
- D – Doug Castro, November 17, 2015 Letter

EXHIBIT A

RESOLUTION NO. PC 33-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION DETERMINING THAT THE DISPOSITION OF A VACANT CITY OWNED RESIDENTIAL LOT ON MINDORO STREET IS CONSISTENT WITH THE MORRO BAY GENERAL PLAN

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted hearings at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on September 15, 2015, October 6, 2015 and November 24, 2015 for the purpose of considering General Plan conformant of a vacant City owned lot on Mindoro; APN: 065-113-066; and

WHEREAS, pursuant to California Government Code Section 65402(a), the Planning Commission shall determine that the proposed disposition of publicly owned property is in conformance with the adopted General Plan; and,

WHEREAS, the Planning Commission has duly considered all evidence, including public testimony, testimony of 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) Findings

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15601(b)(3) of the guidelines consistent with the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The activity in question is not a project, but instead is the sale of property.
2. The exceptions to the categorical exemptions identified in Section 15300.2 of the guidelines do not apply.

Section 2. Action. The Planning Commission does hereby find that the disposition of City owned property located on Mindoro Street is in conformance with the adopted City of Morro Bay General Plan.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 24th day of November, 2015 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 24th day of November, 2015.

Theodore D. Schade

182 Mindoro Street
Morro Bay, California 93442

Tel: 760-937-3360 E-mail: tedschade@gmail.com

September 12, 2015

Honorable Planning Commissioners
Community Development Department
City of Morro Bay
955 Shasta Avenue
Morro Bay, California 93442

PUBLIC COMMENT - Planning Commission
Meeting of SEPTEMBER 15, 2015
AGENDA ITEM B-4

Planning Commission review of General Plan conformity for disposition of vacant City-owned property located on Mindoro Street, West of Highway 1, APN: 065-113-066

Dear Planning Commissioners,

Item B-4 on your agenda for September 15, 2015 concerns findings that your Commission must make before the City of Morro Bay can sell a lot it owns at the end of the 100 block of Mindoro Street in the City's Beach Tract. I respectfully request that the Commission not adopt the required findings without a more thorough discussion of the property. The City's property has certain characteristics and resources that warrant a bit more discussion before the Commission considers its staff's recommendation and adopts the required resolution. I believe simply selling the property for development as a single family residential lot will cause adverse impacts to the current and future residents in the area that can and should be avoided. I ask the Planning Commission to consider the issues I raise below.

As you know, every agenda of the Morro Bay Planning Commission is headed by the City's Mission Statement which reads:

“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.”

I contend that selling the smallest lot in the Beach Tract to the highest bidder for the construction of the smallest house in the area is not consistent with the City's commitment "to the preservation and enhancement of the quality of life" for those impacted by the parcel's development. In addition, because there was no public discussion as to the range of potential uses of the property, the parcel's sale for development is certainly not "responsive to the needs of the public." But, perhaps most importantly, as I mentioned above, the property has characteristics and resources that could impact public safety, municipal services and quality of life, should it be sold without thoughtful consideration by the Planning Commission and City Council.

The City of Morro Bay has owned the lot on Mindoro Street since before 1977. It apparently acquired the lot through tax default. On March 24, 2015, after reviewing over 70 City-owned properties, the Morro Bay City Council identified the Mindoro parcel as having a "quick potential for sale" and directed its staff to "divest the City of the Mindoro Street property at a fair and equitable price." (Agenda Item C.4) Although the agenda item was properly noticed, no direct notice was provided to the property owners in the immediate area and there was no outreach to engage the neighborhood in the discussion. There was no real discussion of the impacts of the lot's sale and City staff did not inform the City Council as to the development potential of the lot or the environmental and community impacts of its sale and subsequent development. (During the meeting, the only analysis provided by staff regarding the parcel was to characterize it as "a tiny lot." It certainly is that.)

Beyond staff's characterization of the lot's size, there was no analysis provided by staff and there was no City Council discussion of the lot's characteristics or the human and environmental impacts of its sale and subsequent development. However, before the property can be sold, California law requires the Planning Commission to find that the sale conforms with the City's General Plan. The intent of this legal requirement is that public agencies consider the impacts of public property sales before those properties leave the public's hands and become private property. In the case of the Mindoro property, the City got "the cart before the horse." The Planning Commission should have discussed the lot and the impacts of its development before the City Council offered it for sale. However, because of the Planning Commission's mandatory legal role, it is not too late for the Commission to have this discussion.

I do not believe the parcel is appropriate for the construction of a stand-alone residence. However, the City's current marketing of the property as a single family residential¹ lot virtually guarantees it will be required to approve some type of dwelling on the parcel and the City will be forever precluded from considering other uses for the property or protecting City interests associated with the property. This would not be in the best interest of the neighborhood's residents or the City as a whole.

¹ The City's realtor describes the property as: "Beach tract residential lot within close proximity to the water, west side of Highway 1. Residential lot with overlay zone standards presents any buyer a chance to build that intimate beachside cottage on a 2400 square foot lot. A stone's skip to the waves in the ideal Morro Bay neighborhood among million dollar homes."
<http://www.cianorealestate.com/property-details/?type=lotl&id=1057543>

Below are some of the facts about the parcel that should be disclosed and discussed before the Commission makes its findings and the parcel is sold for development as a residential lot.

- According to the City Water Department (J. James, Water System Supervisor), a 6-inch water main runs in an unknown location across the parcel. This line supplies water to the east side of Highway 1. In the past, Water Department personnel have had difficulty accessing this line at other locations in the Beach Tract where the line runs in the a narrow space between the houses and the CalTrans right-of-way. The City should identify the location of this line and reserve a sufficiently wide easement for water line access before it approves the parcel for sale. Potential buyers could then evaluate the impact of the easement on their plans for the property.
- The parcel has a utility pole and two guy wires in the middle of the front property line. This will make it virtually impossible to park a car on the property without relocating the pole. However, the lot's very narrow frontage (approx. 35 feet) means there is no obvious place to relocate the pole. There is no easement on the adjacent private property to the west and CalTrans is unlikely to grant an easement on its Highway 1 right-of-way to the east. The pole relocation should be addressed before the Commission acts.
- The property is home to the largest remaining tree along this portion of Highway 1, a very picturesque eucalyptus that would almost certainly need to be removed in order to fit a house on the parcel. (The tree qualifies as "major vegetation" under City Resolution 39-07.) The City should act to preserve its tree on its property before the property is offered for sale. The Planning Commission should acknowledge the value of this natural resource.
- There has been no discussion of potential public uses for the lot. Public uses for the lot could include:
 - A green space/freeway buffer. A public green area or even a tree lot would protect the existing large tree on the property, buffer the noise and visual impacts of Highway 1 on the neighborhood and support City's claim of being a "Tree City USA."²
 - A neighborhood garden. Backyards are rare commodities in the City and in the Beach Tract in particular. Designating public space for residents to grow food and flowers strengthens the Planning Division's stated guiding principle "to promote and encourage sustainable development practices involving all aspects of green building techniques and materials, low impact development, and energy efficient development."³

² From the City's website: "The City of Morro Bay is committed to beautifying our community through the use of trees and maintaining a healthy urban forest, resulting in improved air quality, reduced heat island effect (shade), and enhanced wind protection. The City has been designated a "Tree City USA" community by the Arbor Day Foundation for over 23 years. Building upon this tradition, on October 14, 2014 the City Council adopted the Urban Forest Management Plan (UFMP). Through this plan the City seeks to ensure that all benefits of a healthy urban forest are available to Morro Bay's residents and visitors for future generations."

<http://www.morro-bay.ca.us/index.aspx?nid=797>

³ <http://www.morro-bay.ca.us/index.aspx?nid=218>

- A turn-around at the end of the street to improve public safety and allow emergency vehicles, delivery/trash trucks and day-to-day traffic to turn around at the end of the long narrow street. The street does not currently meet the provisions of the City's "Standard Drawings and Specifications" (1987, Drawing A-5).⁴

Before taking any action, the Planning Commission should consider potential public uses for the property that would help the City meet its stated goals.

- The parcel is only about 2,280 square feet in size, less than half the size of the other lots on the street and in the Beach Tract. Special Overlay Zone Standards for the area (R-1/S.2A) limit structures to one story. This means that, with a one-car garage (see below), a residence of about 940 square feet can be constructed on the parcel. This is far smaller than the other houses in the neighborhood and a house of this size on the parcel would not fit the existing character of the Beach Tract. The Planning Commission should consider the impact on the neighborhood of such a substandard dwelling before it acts on the property.
- A 940 square foot house on a 2,280 square foot lot will have no backyard area beyond the minimum 5-foot setback, making a roof-deck a virtual certainty. Because of the "close quarters" at the end of Mindoro Street, this will seriously impact the privacy of the adjacent two properties. This impact should be considered by the Commission before it acts and the property is sold without restriction.
- Most of the lots in the Beach Tract have the somewhat unusual character of being wider than they are deep. This presents a house's long edge to the street and gives the neighborhood the impression of being less dense than it actually is. The subject lot's narrow 35-foot frontage makes it impossible to build a house that fits the character of all the other houses on the street and most in the neighborhood.
- There can be no on-street parking for the lot because of its substandard frontage and the fact that no parking is allowed on the south side of Mindoro Street. Special Overlay Zone Standards (R1/S.2A) only require a one-car garage or carport on a lot of this size. Where will the inevitable additional vehicles park? The Planning Commission should address the lot's serious parking limitations.
- The parcel is directly adjacent to Highway 1, with its associated noise and proven increased levels of health-impacting air pollution.⁵ The City is precluded by law from allowing a school to be built this close to the highway. How can it condone selling a lot for residential development this close to the busiest roadway in the area?
- As mentioned above in the "public uses" discussion, the parcel is located at the end of one of the longest dead-end Beach Tract streets. It is very difficult to turn around all vehicles at the

⁴ <http://ca-morrobay.civicplus.com/DocumentCenter/Home/View/446>

⁵ Studies conducted in California show that carbon monoxide and ultrafine particles – the smallest portion of particulate matter emissions and potentially the most toxic – are extremely high on or near freeways, dropping to about half that concentration 50-90 meters (~165-295 feet) from the freeway. After about 300 meters (~990 feet) the concentration of particulate matter reaches the "ambient" level – the normal level in the air without the influence of any nearby sources. In 2003 the California state legislature enacted a law that new schools must be built at least 500 feet from very busy roadways. <http://www.scpcs.ucla.edu/news/Freeway.pdf>.

end of the street, especially large trucks (including fire and rescue vehicles). Adding a house at the end of the street will increase traffic and congestion. A difficult and potentially dangerous situation would be exacerbated. This is a public safety and public convenience issue that should be discussed by the Commission before it acts and the property is sold.

More often than not, the Planning Commission finds itself in the position of reacting *after* a development is proposed on private property and doing what it can to limit the development's impacts on the City's residents and environment. Here, it finds itself in the unusual position of being able to minimize impacts *before* the lot becomes private property. The Planning Commission has the appropriate expertise to analyze the resources, restrictions and public needs associated with this lot and the impacts of its development on the community before it is developed. I encourage the Commission to take no action on this item until these issues are publicly discussed and the City considers and decides how to protect its interests and the property's resources. Finally, this parcel of public land has potential value to the people of Morro Bay beyond the one-time payment that will not benefit the people most impacted by its "disposition." The Planning Commission owes the people it represents a thoughtful discussion of the full range of possibilities for the public's lot on Mindoro Street.

Please contact me if you have any questions. Thank you for your time and consideration. Your service to the public is appreciated.

Respectfully,



Theodore D. Schade. P.E.

Copies (via e-mail only):

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Ms. Katherine Sorenson, Vice-Chair, ksorenson@morro-bay.ca.us

Prof. Michael Lucas, Commissioner, mlucas@morro-bay.ca.us

Mr. Gerald Luhr, Commissioner, GLuhr@morro-bay.ca.us

Mr. Richard Sadowski, Commissioner, RSadowski@morro-bay.ca.us

Mr. Scot Graham, Community Development Manager, sgraham@morro-bay.ca.us

Theodore D. Schade

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September 29, 2015

Honorable Planning Commissioners
Community Development Department
City of Morro Bay
955 Shasta Avenue
Morro Bay, California 93442

PUBLIC COMMENT - Planning Commission Meeting of OCTOBER 6, 2015
Planning Commission review of General Plan conformity for disposition of vacant City-owned property located on Mindoro Street, West of Highway 1, APN: 065-113-066

Dear Planning Commissioners,

First of all, thank you for your engaged discussion of the vacant City-owned lot on Mindoro Street during your September 15, 2015 meeting. The fact that you spent as much time and effort as you did at the end of a long meeting shows your commitment to the City of Morro Bay. In my letter dated September 12, 2015, I asked the Commission not to adopt the required resolution without a thorough discussion of the property. Your discussion was thorough; this was the first time these issues were discussed in a public forum.

The best (and often only) solutions to contentious decisions involve concessions on both sides of the issues. With that being said, I am proposing a solution to the Mindoro Street lot decision that allows the Planning Commission to meet its obligation regarding the lot's conformance with the General Plan, but gets the "horse before the cart," where it should be, and forces me to "put my money where my mouth is." In crafting this proposed path forward, I tried to incorporate as many of the concerns voiced by the Commissioners as possible.

As I mentioned in my September 12 letter, more often than not, the Planning Commission finds itself in the position of reacting *after* a development is proposed on private property and doing what it can to limit the development's adverse impacts on the City's residents and environment. In the case of the lot on Mindoro Street, you find yourselves in the fortunate position of being able to minimize impacts *before* the lot becomes private property. The discussion the Commission had on September 15 shows that you are aware of this. The Planning Commission is the appropriate body to analyze the resources, restrictions and public needs associated with this lot and the impacts of its development on the community *before* it is developed.

Morro Bay Planning Commission

With that being restated, I propose that the Planning Commission adopt a resolution that follows the recommendation of your staff and determines the City's sale of the Mindoro Lot conforms with the General Plan—this determination is required before the City can sell the lot. However, I also propose that the resolution voice the concerns expressed by the Commissioners at the September 15 meeting regarding impact of the lot's development as a stand-alone residence.

These concerns include:

1. Statements regarding the substandard size of the lot and the impact of its development on the character of the neighborhood.
2. The presence of the water main and need for an adequate access easement.
3. The presence and value of the large tree.
4. The presence of the utility pole.
5. The impacts to parking, traffic movement and noise/air quality that development would cause.

In addition, as recommended by Commissioner Luhr, I propose that you recommend the lot be offered first to an adjacent property owner, as long as the City receives a "fair and equitable price," as directed by the City Council. The proposed resolution should set forth the benefits of the lot's absorption by an adjacent property owner. I am attaching a proposed resolution that incorporates all these concepts.

With regard to CEQA compliance, I would suggest the Commission consider using the Class 12 Categorical Exemption for sale of surplus government property (CEQA Guidelines 15312). The Section 15061(b)(3) general exemption is over-broad and there is case history that suggests some disposal of government property is subject to CEQA review (e.g., *County of Amador vs. City of Plymouth*). Even if the sale is considered a "project" under CEQA, the Class 12 Categorical Exemption provides for the sale of surplus government property, as long as certain conditions are met. The attached proposed resolution includes the use of the Class 12 exemption and provides the findings necessary to ensure the conditions that allow its use are met.

Adoption of the attached proposed resolution will discharge the Planning Commission's obligation to make a determination as to whether the lot conforms with the City's General Plan, while at the same time meeting the Planning Division's guiding principles of encouraging low-impact development and preserving and strengthening the unique small coastal town image and character of Morro Bay.

Please contact me if you have any questions. Thank you again for your time and consideration.

Respectfully,



Theodore D. Schade. P.E.

Enc.: Proposed Resolution

Copies (via e-mail only):

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Mr. Scot Graham, Community Development Manager, sgraham@morro-bay.ca.us

November 17, 2015

City Of Morro Bay
Planning Commission
955 Shasta Avenue
Morro Bay, CA 93442

To Whom It May Concern:

I, Douglas Castro, and my wife, Lindsie Castro, had the privilege of attending the planning commission meeting on Tuesday, October 6th 2015 to state our interest in the Mindoro Street property. We submitted a cash offer on property on Friday, September 18th, 2015 with hopes of relocating our family of 4 from Bakersfield, CA to the wonderful city of Morro Bay.

We understand that there are limitations and restrictions on the property but are still very interested and are willing to work within the building parameters. We are ready to take on the challenge of building a small home on the central coast.

We look forward to hearing back from the planning commission.
Thank you for your time.

Best regards,


Douglas Castro


Lindsie Castro