

AGENDA ITEM:   A-2  

DATE:   January 19, 2016  

ACTION:   APPROVED  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 1, 2015  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Katherine Sorenson	Vice-Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
ABSENT:	Gerald Luhr	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Cindy Jacinth	Associate Planner
	Joan Gargiulo	Assistant Planner

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

Commissioner Sadowski announced there was a memorial for Ben Tierra who was a member of the Coast Alliance. Sadowski also thanked Tognazzini's for providing the food.

PUBLIC COMMENTS

<https://youtu.be/ifncn6Hbp9E?t=1m54s>

Chairperson Tefft opened Public Comment period and seeing none closed the Public Comment period.

<https://youtu.be/ifncn6Hbp9E?t=2m47s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/ifncn6Hbp9E?t=3m9s>

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

**MOTION:** Commissioner Luhr moved to approve PC 47-15 with amended conditions. Vice-Chairperson Sorenson seconded and the motion passed (3-2). Commissioners Lucas and Sadowski voting no.

<https://youtu.be/ifncn6Hbp9E?t=3m29s>

B. PUBLIC HEARINGS

*Continued from the 11-24-15 Planning Commission meeting*

**B-1 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:** Conditionally approve

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

<https://youtu.be/ifncn6Hbp9E?t=3m52s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
Commissioner Lucas spoke to Reverend Paulson in the lobby before the meeting.

Jacinth presented staff report.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/ifncn6Hbp9E?t=17m38s>

Tricia Knight, representative for Verizon, stated the reasons why there are going to be more of these small cell towers going up in town; based on capacity.

Richard Hopper, MB resident, stated his concerns for having the cell tower across from his residence. He noted he spoke to Tricia Knight to see if the cell tower could be moved 12 feet to the back of the roof.

Ann Travers, MB resident, stated her concerns about living between two cell towers and having more towers in her neighborhood. She asked if the cell tower could be moved to the Piney Way side instead of the proposed area.

Barbara Nordin, MB resident, asked if she could have a cell tower on top of her house, or was it limited to only churches. She noted she will be living between two cell towers and is very concerned about this.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/ifncn6Hbp9E?t=30m14s>

Chairperson Tefft opened Public Comment period.

<https://youtu.be/ifncn6Hbp9E?t=54m28s>

Knight stated the questions and concerns that are being asked tonight are also the same ones which came up in 2008 with the nearby Sprint facility at St. Peters. She noted the carriers are aware of the ordinances and the guidelines.

Nordin stated she would like the Planning Commission to deny the application and have the applicant re-apply. She noted she would like to have the cell tower placed in another location. She suggested placing the cell tower on City Hall.

Travers read part of the General Plan and stated the City Council overturned an appeal in 2008 for the placement of a cell tower on St. Peter's Episcopal Church. She stated the City was then sued by Sprint and had to overturn the overturned appeal. She also noted the City Council back then wanted to protect the neighborhood.

Betty Winholtz, Morro Bay resident, stated she is against the project and also is against the 1401 Quintana project which is on a scenic highway. She would like the Planning Commission to set some standards.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/ifncn6Hbp9E?t=1h5s>

The Planning Commission discussed sending a letter to City Council requesting Council to study the ramifications of having cell towers in close proximity of the neighborhood.

**MOTION:** Vice-Chairperson Sorenson moved to deny project based on proximity of existing tower and visual blight. Commissioner Lucas seconded and the motion passed (3-1, Chairperson Tefft voting no)

<https://youtu.be/ifncn6Hbp9E?t=1h32m32s>

**B-2 Case No.:** #CP0-483 and UP0-421

**Site Location:** 1401 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 a cylindrical antenna on top of an existing 28 ft. utility pole and the installation of an equipment cabinet adjacent to the utility pole within the public right-of-way. 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:** Joan Gargiulo, Contract Planner, (805) 772-6270

<https://youtu.be/ifncn6Hbp9E?t=1h32m26s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Graham requested to continue to the next Planning Commission on December 15<sup>th</sup> due to the site was not noticed.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/ifncn6Hbp9E?t=1h33m24s>

Knight stated the city ordinances were used as guidelines and noted there are no rules for proximity in the ordinances. She feels the applicant shouldn't be handicapped for this.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/ifncn6Hbp9E>

**MOTION:** Vice-Chairperson Sorenson moved to continue to the next meeting. Commissioner Sadowski seconded the motion and the motion passed unanimously (4-0).

<https://youtu.be/ifncn6Hbp9E?t=1h35m36s>

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/ifncn6Hbp9E?t=1h36m10s>

Commissioner Lucas would like to propose a discussion on the proximity of cell towers in the city. He would like more information on where the existing facilities are located and would like staff to provide projects which have been approved to date, and what projects have been deemed complete to date. Commissioner Lucas noted the noticing was only done for one cell tower and not for other existing cell towers in the neighborhood.

Vice-Chairperson Sorenson stated she is aware we need the cell towers but would like to educate ourselves on their locations. She stated maybe the carrier would consider one large facility instead of three smaller ones. She noted the visual clutter will affect the nature of the community, and direction from the City Council would be helpful.

Chairperson Tefft stated there was a small number of the community here tonight and noted if the issue was agendized at City Council, maybe people would be more aware of what's going on. Tefft stated he doesn't understand what negative impact the Planning Commission is trying to mitigate.

Commissioner Sadowski stated the community should receive some kind of awareness. Maybe writing a letter to the City Council to have it discussed and brought back to the Planning Commission would help generate some type of dialogue.

Graham suggested the Planning Commission narrow their discussion due to the discussion not being an agendized item. He noted they now have direction and provided different options for the Planning Commission to decide on.

The Planning Commission agreed on placing the discussion as an agendized item for the next meeting.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

Graham updated the Planning Commission on the Bike Park. Grading has been completed and the fencing and parking area are being worked on. It is projected to be completed in a couple of weeks.

Graham notified the Planning Commission the Boat Haul-Out will be discussed at the next Harbor Advisory Board next Thursday at 6 p.m.

Graham notified the Planning Commission about the General Plan Consultant. He stated only one proposal was submitted, and noted two consultants combined together as one. Michael Baker International is the consultant who acquired PMC. The GPAC Committee will interview the consultant.

G. ADJOURNMENT

The meeting adjourned at 8:01 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 15, 2015, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING –DECEMBER 1, 2015

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary