



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, June 21, 2016
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

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.
- A-2 Approval of minutes from the Planning Commission meeting of March 15, 2016.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of April 5, 2016.
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from the Planning Commission meeting of April 19, 2016.
Staff Recommendation: Approve minutes as submitted.
- A-5 Approval of minutes from the Planning Commission meeting of May 3, 2016.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

- B-1 **Case No.:** #CP0-465 and UP0-411
Site Location: 590 Morro Avenue, Morro Bay, CA
Project Description: Request for approval of a Coastal Development Permit and Conditional Use Permit to modify and add to an existing unmanned telecommunication wireless facility at the Twin Dolphin Comfort Inn motel on the southeast corner of Morro Avenue and Marina Street in the R-2/PD/S.4 zone. 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: Whitney McIlvaine, Contract Planner, (805) 772-6211

C. NEW BUSINESS - NONE

D. UNFINISHED 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 July 5, 2016 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: June 21, 2016

#	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 Projects:										
1	Mazzacane	270 Kern	1/7/16	CP0-495	Admin CDP for demo/reconstruct. Demo 848sf SFR and construct new 2763sf SFR w/ 532 sf garage	JG Under initial review. Waiting on PW comments...Incomplete letter sent 2/16/2016. Historical evaluation required and resubmittal received 5-10-16. Waiting on PW comments. Noticed 6/14/16		PN- Conditionally approved per memo dated 6/3/16		jg
2	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.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing.				wm
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
3	Robson	110 Orcas	5/6/16	A00-034	Planning Permit modification of CP0-471 for installation of 4 ft culvert in drainage area, increase in deck from 84sf to 320sf, and realignment of garage door.	Project modification reviewed against prior Planning approvals and reviewed with Engineering staff. Site noticed for admin modification. Confirming lot lines and easement details.		PN-Conditionally approved per memo dated 6/3/16		
4	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Under Review				cj
5	Lowe	295 Little Morro Creek Road	5/13/16	UP0-444	Minor Use Permit for 6 foot fence w/ 12' gate, off site improvement and landscape screen on a vacant M-1 industrial zoned parcel			PN- Conditional approved 6-3-16		cj
6	Romero	3036 Ironwood	4/28/16	CP0-506	Admin CDP for new SFR , 2296sf living, 598sf garage, 149sf deck, 71sf porch/entry	Under initial review. Correction Letter sent 6/8/16		PN- Conditionally approved per memo dated 6/3/16		jg
7	James Maul	530 Morro Ave	4/20/16	UP0-282 & CP0-323	New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit.	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments				jg

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8	McNamara	2720 Dogwood	3/1/16	UP0-441	Garage and 2nd story addition to existing SFR	Under Initial Review. Waiting on comments. Project redesign to eliminate nonconformity. Waiting on resubmittal		PN- Conditionally approved per memo dated 3/31/16		jg
9	Borges / RPM Consulting	1998 Main Street	3/1/16	CP0-503	Coastal Dev. Permit for addition of 2nd story office/laundry room remodel to commercial building in Mobile Home Park	Waiting on full project submittal. (Applicant rcv'd HCD building permit and started construction before getting CDP). Rcv'd 3/17. Correction letter sent. Resubmittal rcv'd 6/6/16		PN- Conditionally approved per memo dated 4/18/16		jg
10	Hair	1078 Monterey St	2/26/16	S00-126	Lot Line Adjustment/ Voluntary Lot Merger	Minor adjustment to reconcile historical lot line discrepancies. Received legal descriptions 5-10-16 and under review.				cj
11	McClory	434 Kern Ave	2/25/16	CP0-501	Admin Coastal Dev Permit for Demo 918sf SFR and construct new 2607sf SFR			PN- Conditionally approved per memo dated 5/13/16		wm
12	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	Under review		PN- Conditionally approved per memo dated 4/21/16		wm
13	Barry	2234 Emerald Circle	2/4/16	CP0-498 & UP0-439	Coastal Development & Conditional Use Permit for SFR in Cloisters neighborhood	Under initial review. Waiting on comments. Cloisters arch review committee approval req'd before City can take action		PN- Conditionally approved per memo dated 3/4/16		jg
14	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. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10		PN- Disapproved per Memo dated 6/14/16		jg
15	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. Spoke with Applicant and letter rcv'd 2/16- indicated desire to keep project open, updated plans to be submitted		PN- Conditionally approved per memo dated 10/23/15		jg
16	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	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. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16.				cj
17	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-8/24/15		wm

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18	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
19	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	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. resubmittal rcv'd 5/26		RPS disapproved on 12/15/14 since proposed pole site will be removed during undergrounding project		jg
20	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 incomplete. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent. Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
Planning Commission Continued projects:										
21	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. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress. MND routed to State Clearinghouse. Comment letter received from APCD re MND. cj. Noticing error necessitates continuance from 5/3/16 to 5/17/16 PC hearing. Continued to date uncertain to allow submittal revisions.	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- Sonic has submitted Preliminary Stormwater Requirements. RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj

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22	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. Received phone call from Coastal Commission 3-2016 with request for project status & Discussed project's updated biological evaluation with Coastal staff on 5-11-16.	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
23	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UPO-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
24	City of Morro Bay	End of Nutmeg	1/18/12	UPO-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		wm

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Projects Appealed or Forwarded to City Council:										
25	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
Environmental Review										
26	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 RWOCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
27	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2818 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16.				
28	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16				cj

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29	Medina	3390	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. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. cj.	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		sg/cj
Projects requiring coordination with another jurisdiction:										
30	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		
31	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.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:										

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32	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. New language for PC and Council review. Second reading going to council on April 12, 2016.	No review performed.				wm
33	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. Amendments withdrawn from Coastal Commission as they are no longer consistent with state law. Item has been included in the FY 16/17 goals and objectives.	No review performed.	N/A		sg	
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:											

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
34	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.		
Grants										
35	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract.	No review performed.	N/A		sg
36	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. Final 2016 funding recommendations to be reviewed by Council on 3-8-16.	No review performed.	N/R		
37	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.				
Projects in Building Plan Check:										
1	Frank	2900 Alder	4/4/16	B-30941	New Duplex			PN- Diapproved per memo dated 6/13/16		

#	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	LaPlante	3093 Beachcomber	10/27/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	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.		
3	Trenbreth	3074 Beachcomber	3/3/16	B-30896	716sf Addition to existing SFR			PN- Disapproved 6/8/16		
4	Nisbet	1230 Clarabelle	1/11/16	B-30935	New SFR with 1,853sf living, 563sf garage & 198sf decking			PN-Disapproved 6/2/16		
5	Leage	1205 Embarcadero	4/24/16	B-30651	686sf second story addition. Remains in Plan check status.	Correction letter sent. Not compliant w/ Planning conditions. CJ	Plans Denied 09-24-2015 cdk	PN- Approved 10/1/15, no memo.		
6	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal. Remains in plan check status.	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 revegetation		
7	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed. Remians in plan check status.	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		
8	Decker	430 Fresno	5/21/15	B-30491	Convert existing laundry room into bathroom. Remains in plan check status.	Approved. SG 6/15/15	Plans approved. 07-02-15 cdl	PN- Disapproved, needs sewer video & bwv 6/12/15		
9	Ingraffia & May	636 Fresno	5/12/16	B-30993	826sf Addition of existing SFR & interior remodel	Approved. JG. 5-14-16		PN- Disapproved 6/13/16		
10	DeCock	1001 Front	6/2/16	B-31017	Installation of Temp Kiosk (Virg's)	Approved CJ. 6-14-16		PN- Approved 6/7/16		
11	Hurless	2265 Hemlock	5/11/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom. Remains in plan check status.	Disapproved 8-28-15. JG	05-15-15 Plans denied. Cdl	PN- Disapproved needs sewer lateral video-		
12	Gonzalez	481 Java	10/10/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status.	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		
13	McClory	434 Kern	4/18/16	B30962	Demo & reconstruct new SFR with 2,607sf living, 956sf garage & 336sf decking	Approved. WM. 5-26-16.		PN- Apprvoed 6/14/16		
14	Douglas	2587 Laurel	1/8/15	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. Remains in plan check.	Under Review. JG. Denial	Plans Denied 08-05-15 cdl	PN 9/30/15 Approved as submitted. No memo		
15	PG&E	1245 Little Morro Creek	3/25/16	B-30925	Add 25K Generator to cell site/tower to satisfy Planning Commission conditions.	Approved. CJ. 4-5-16. Complies w/ PC approval.		PN- Approved 5/17/16		
16	Dyson	117 Main	8/15/14	B-30248	Covered Patio Remains in plan check Status.	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
17	Costa	219 Marina	12/28/16	B-30835	Addition to existing 2-story SFR. Relocate garage & add deck with roof	Approved. WM. 5-17-16		PN- Disapproved 5/18/16		
18	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per memo of		
19	Crafton	430 Olive	3/4/16	B30898	409sf 2ns story addition to exisiting SFR with bedroom & living room expansion & bathroom addition	Approved. JG. 3-7-16		PN- Disapproved 4/28/16		

#	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
20	Moore	379 Orton	3/30/16	B30936	New Manufactured home with 1,496sf living & 469sf garage	Approved. WM. 4-26-16		PN- Disapproved per memo dated 5/19/16		
21	James	326 Panay	4/18/16	B30959	New SFR with 1,465sf living, 467sf garage & 176 sf deck.	Disapproved. WM. 4-26-16. Corrections requested.		PN- Disapproved per memo dated 5/13/16		
22	Bunker	491 Panay	12/8/15	B30777	203sf interior remodel to existing 1144sf two story SFR. Remains in plan check Status.	Approved. JG. 12-10-15.		PN- Approved 12/16/15		
23	Dennis	290 Piney	2/13/15	B-30382	New SFR. Remains in plan check Status.	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		
24	Volk	800 Quintana	4/25/16	B-30811	Unmanned cell site including locating an antenna on and radios on roof, equipment at grade level.	Disapproved. CJ. 5-16-16. Does not meet conditions of approval. Requested resubmittal.		PN- Approved 5/13/16		
25	Frye	244 Shasta	5/2/13	B-29910	Garage to Second Unit conversion. Remains in plan check Status.	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		
26	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.		PN- Disapproved per memo 6/13/16		
27	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.		PN- Disapproved per memo 6/13/16		
28	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.		PN- Disapproved per memo 6/13/16		
29	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.		PN- Disapproved per memo 6/13/16		
30	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.		PN- Disapproved per memo 6/13/16		
31	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Disapproved 5-31-16. Corrections needed. CJ.		PN- Disapproved per memo 6/13/16		
32	Skrah	335 Surf	4/29/16	B-30977	New freestanding Garage & workshop including 1/2 bath	Approved. WM. 6-1-16		PN-Diapproved 6/14/16		

Planning Projects & Permits with Final Action:

1	Regan	3030 Beachcomber Dr	3/7/16	CP0-504	Admin Coastal Permit for 496 sf guesthouse addition	Under initial review. Waiting on comments. Noticed 4/25. Permit issued 5-9-16				jg
	deCock/ Virg's	1001 Front St.	4/14/16	UP0-442	Offsite waterfront kiosk / Info booth directing customers to Virg's Sportfishing	Reviewed and consulted w/ Public Works and Fire Dept and Harbor Depts. Correction sent 5/11/16 and resubmittal received 5/16/16.		PN- Conditionally approved per memo dated 5/17/16		

B. PUBLIC HEARINGS

B-1 **Case No.:** UP0-436

Site Location: 636 Fresno Avenue

Proposal: Request for Conditional Use Permit approval for an addition of habitable square footage to an existing 1,603 sq. ft. residence with a non-conforming side-yard setback at 636 Fresno Avenue. Specifically, the Applicant proposes an addition of 830 sq. ft., including a second story family room, bedroom, and bathroom, a walk in closet at the rear of the existing master bedroom, an enlarged kitchen, and 401 sq. ft. of decking. The project is located within the R-1 Single-Family Residential Zone and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

<https://youtu.be/NN5HxeIoLFA?t=5m34s>

Commissioner Ingraffia recused himself because this is his project.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
Chairperson Tefft notified he did receive an email from Joe Ingraffia.

Graham presented staff report.

Chairperson Tefft opened the Public Comment period for the applicant.

<https://youtu.be/NN5HxeIoLFA>

Chairperson Tefft closed the Public Comment period for the applicant.

<https://youtu.be/NN5HxeIoLFA?t=13m32s>

Chairperson Tefft opened the Public Comment period.

Janice Peters, Morro Bay resident, stated she is grateful the applicants have taken into consideration of her view. Peters noted she approves the plans for the project.

Joe Johnson, Morro Bay resident, stated his concerns of how the project will look like and questioned if this will affect his view.

Bellasario answered Johnson's question regarding what is planned for the project.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/NN5HxeIoLFA?t=18m22s>

MOTION: Vice-Chairperson Luhr moved to approve PC Resolution 08-16. Commissioner Lucas seconded and the motion passed unanimously (4-0).

- B-2 **Case No.:** #A00-027 (for CP0-110, UP0-070, S00-038)
Site Location: 485 & 495 S. Bay Blvd.
Proposal: Modification of Precise Plan approvals to CUP/VTTM #UP0-070/S00-038- (CP0-110/UP0-070/S00-038) for Planned Unit Development previously approved in 2006. Project amendment to include changes as a result of Coastal Commission-issued CDP #A-3-MRB-06-064 on February 11, 2015 with changes to project's City-issued permit (CP0-110, UP0-070, S00-038). Included in the modification is an updated traffic study with recommendation to modify traffic conditions, including removal of unwarranted traffic improvements including 4 way traffic signal, signalized pedestrian crossing and turn lanes at the intersection of South Bay Blvd and Quintana Road.
CEQA Determination: Mitigated Negative Declaration (SCH#2006061099)
Staff Recommendation: Approve amendments and forward favorable recommendation to City Council
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577
<https://youtu.be/NN5HxeIoLFA?t=25m37s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Jacinth presented staff report.

Chairperson Tefft opened the Public Comment period for the applicant.
<https://youtu.be/NN5HxeIoLFA?t=44m50s>

Wayne Colmer, agent for Black Hills Villa LP, thanked staff for their help and presented his report for the project. Colmer stated he would be available for any questions.

Chairperson Tefft closed the Public Comment period for the applicant.
<https://youtu.be/NN5HxeIoLFA?t=1h20m9s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/NN5HxeIoLFA?t=1h20m9s>

Roger Ewing, Morro Bay resident, opposes this project due to the design.

Dixie Patterson, resident of the Blue Heron Mobile Home Park, stated she supports Mr. Ewing's objections for the project.

Betty Winholtz, Morro Bay resident, presented questions she had regarding trees, affordable housing and the traffic study. Winholtz stated she did not see the staff report address Coastal Commission comments regarding water availability for the project.

Linda Newsome, resident of the Blue Heron Mobile Home Park, stated she is also concerned about the water issue like the others who spoke before her. Newsome stated when the subdivision is built, she will be losing her quality of

life. Newsome feels the subdivision will bring other subdivisions to the area and doesn't understand the use of the land since it's located next to a state park. Newsome ended by stating her concerns for the loss of wild life once the subdivision is built

Mary Hudson, resident of the Blue Heron Mobile Home Park, stated the environmental impact concerns her. Hudson asked if another traffic report will be done. She stated her concerns for parking issues.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/NN5HxeIoLFA?t=1h36m25s>

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/NN5HxeIoLFA?t=2h26m8s>

Colmer stated the project is required to provide vegetative screening along with two trees per home and a landscape plan will also be provided. Colmer also noted the City will have the opportunity to review and improve the landscape plan.

Ewing spoke to give a history on how the project was approved. Ewing stated if the project had been presented today with the present Planning Commission and staff, it would be denied.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/NN5HxeIoLFA?t=2h34m48s>

Commissioners discussed multiple concerns regarding the project.

MOTION: Vice-Chairperson Luhr moved to forward a favorable recommendation to the City Council to approve the amendment of the project to incorporate Coastal Commission changes. In making this recommendation however, the Planning Commission expresses concerns about the following:

1. Based on the Planning Commission's experience and evaluation of existing traffic conditions, the Planning Commission recommends installation of left turn lanes from South Bay Boulevard to Quintana, both northbound and southbound lanes and that it be included in the City's capital project list as a future capital project rather than as a condition of approval for this project;
2. The Planning Commission recommends the City Council remove condition # 50i and 50g which require 4 way signalization and a signalized pedestrian crosswalk at the intersection of Quintana and South Bay Blvd as specified in the concept plan permit approved on November 13, 2006 and also noted as Planning Commission condition 44c on the precise plan permit approved on February 16, 2010;

3. In making the favorable recommendation, the Planning Commission expresses concerns about the following issues:
 1. Removal of guest parking spaces on the revised map;
 2. Lack of sustainable development features in the project, such as water reclamation, graywater reuse, photovoltaic / solar ready homes;
 3. Stepped grading of the parcel;
 4. Water supply environment has changed since project approval such as State Water cutbacks; and
 5. While project is already approved, the prominent rear elevations would not satisfy compliance with current residential design guidelines.

Commissioner Lucas seconded, and motion passed (5-0).

<https://youtu.be/NN5HxeIoLFA?t=2h59m2s>

C. NEW BUSINESS

C-1 Review of FY16-17 City Council Goals and Objectives

Staff Recommendation: Review and discuss

Staff Contact: Scot Graham, Community Development Manager, (805) 772-6291

<https://youtu.be/ySTuvfOkbB8?t=11s>

Graham presented staff report. The Planning Commission discussed with staff...

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/ySTuvfOkbB8?t=24m41s>

Commissioner Tefft encouraged the Planning Commissioners to attend the next City Council meeting because they will be discussing Code Enforcement.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/ySTuvfOkbB8?t=25m23s>

Graham followed up on the City Council discussion of Code Enforcement and noted this was a continuance from the last meeting due to much interest from the public.

Graham updated the Planning Commission on the activities being done by the Code Enforcement team.

G. ADJOURNMENT

The meeting adjourned at 10:17 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 5, 2016, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 15, 2016

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary

B. PUBLIC HEARINGS

C. NEW BUSINESS

C-1 Discussion of public outreach efforts for possible revisions to the City's RV & Boat parking requirements, hedge height limitation and trashcan screening requirements.

Staff Recommendation: Review, Discuss and provide direction

Staff Contact: Scot Graham, Community Development Manager, (805) 772-6291

https://youtu.be/PgF_0Va6v0o?t=5m12s

Graham presented staff report.

Chairperson Tefft opened the Public Comment period.

https://youtu.be/PgF_0Va6v0o?t=22m34s

Jeremiah O'Brien, Morro Bay resident, stated his concerns about boat parking in Morro Bay. O'Brien questioned what was the difference in placing a boat in front of your property, or placing a kayak, or surfboard in your front yard. He noted his home, along with many other older homes were built with RV pads in the front of them.

Ellie Crane, Morro Bay resident, questioned why the ordinance was created if there wasn't a problem. Crane stated the Waste Water Facility should be used as storage, and doesn't understand why the City would purchase excess property for the Waste Water Facility if they only needed eight acres.

Susan Stewart, Morro Bay resident, suggested the Planning Commission use Morro Bay Life as a source of outreach. She stated it is mailed to every household, businesses and PO boxes. Stewart noted not to place notifications in the utility bills because a lot of people don't receive utility bills because they are renters. Stewart also suggest doing a survey.

Bob Swain (sp?), Morro Bay resident, stated he thinks Stewart's idea is great. Swain feels there should be a better way to communicate to the public when meetings are scheduled. Swain noted he doesn't care for Facebook because he doesn't like computers.

Jim Crowley, Morro Bay resident, stated he doesn't have a problem with boats because this is a fishing village. Crowley however has a problem with RV's and feels they do not look good in town. Crowley feels the notification for RV's is a good idea.

Betty Winholtz, Morro Bay resident, stated there should be multi ways of notification. Winholtz also noted the workshops should be done in the mornings and in the evenings.

Nancy Castle, Morro Bay resident, stated this is a vacation town and people need the tools to enjoy their vacation. Castle noted the muni codes are old and outreach is important. Castle recommends the Planning Commission form an Ad hoc Committee to discuss what and what doesn't work in our codes.

Chairperson Tefft closed the Public Comment period.

https://youtu.be/PgF_0Va6v0o?t=42m42s

D. UNFINISHED BUSINESS

D-1 Review of FY16-17 City Council Goals and Objectives

Staff Recommendation: Review and forward recommendation to City Council

Staff Contact: Scot Graham, Community Development Manager, (805) 772-6291

https://youtu.be/PgF_0Va6v0o?t=1h17m38s

Graham presented the staff report.

Discussion between staff and Planning Commissioners.

MOTION: Vice-Chairperson Luhr moved to forward the recommendation to City Council with addition as stated. Commissioner Lucas seconded and the motion passed unanimously (5-0).

https://youtu.be/PgF_0Va6v0o?t=1h48m19s

E. PLANNING COMMISSIONER COMMENTS

https://youtu.be/PgF_0Va6v0o?t=1h51m26s

Vice-Chairperson Luhr asked staff how unpermitted construction is being handled.

Graham responded the Building Inspector is busy inspecting all over the city and usually sees unpermitted construction going on. He notifies people they would need to come in for a permit. Also when a permit is issued, a bright orange permit card is given to the applicant and it would need to be posted at the job site while construction is being done.

Commissioner Sadowski spoke about the eel grass issue and suggested some ideas to staff.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 8:00 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 19, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary

associated new flatwork, landscaping. In addition, the project includes removal of approximately 33-35 diseased trees which consist of major vegetation, improvement to interior campus circulation and parking improvements as well as renovation of campus landscape/quad areas. The Master Plan modernization component of the project includes long term proposals to include remodeling of building interiors, minor exterior refurbishment, adding skylights for natural lighting, and upgrades to paths, running track/bleachers, ASB stage in center outdoor plaza/quad area and improvement to parking areas. This project is located inside the Coastal Commission appeals jurisdiction.

CEQA Determination: Mitigated Negative Declaration, SCH #2016031018

Staff Recommendation: Adopt the Mitigated Negative Declaration and conditionally approve the project.

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

https://youtu.be/D_Lq9UZO6Zk

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented staff report.

Chairperson Tefft opened the Public Comment period for the applicant.

https://youtu.be/D_Lq9UZO6Zk

Ryan Pinkerton, Superintendent of Business Services, San Luis Coastal Unified School District, stated he and his staff was here to answer any questions regarding the project. Pinkerton presented information on the project.

Chairperson Tefft closed the Public Comment period for the applicant and opened the Public Comment period.

https://youtu.be/D_Lq9UZO6Zk?t=27m36s

Betty Winholtz, Morro Bay resident, stated she would like clarification on what was going to be defined as the green areas. Winholtz also wanted to know how the noise issue was going to be dealt with on the northern and southern adjacent properties. Winholtz also stated other concerns she had with the project including the proposed tree removal, and the height of the new student services building.

Joe Wallick, Morro Bay resident, stated he would like to see more complimentary projects like the bike/pedestrian bridge and the bike lanes that go to the rock. Wallach noted he wasn't sure if the community would benefit from the pool use. Wallach also stated his concerns regarding the removal of trees.

Chairperson Tefft closed the Public Comment period.

https://youtu.be/D_Lq9UZO6Zk?t=37m8s

The Planning Commission presented their questions and concerns to the applicant regarding tree removal, sustainability features, noise, and lighting...

MOTION: Vice-Chairperson Luhr moved to adopt the Mitigated Negative Declaration SCH-2016031018 with mitigation and monitoring programs and conditionally approve the project by adopting PC Resolution 12-16, which includes the findings and conditions of approval for the project depicted on the plans dated October 26, 2015 with added conditions as follows:.

1. Any public address (PA) system used on the campus shall not expose adjacent noise sensitive uses to sound levels greater than 75 decibels L_A max between 8am to 6pm and not greater than 60 decibels L_A max from 6pm to 11pm and shall not be used after 11pm. The method of noise measurement shall be as measured at adjacent noise sensitive use not property line.
2. There shall be no event lighting of athletic fields or pool area other than required for security lighting between the hours of 11pm – 8am.
3. A plan shall be submitted to the Community Development Department prepared by a qualified landscape architect denoting location of all replacement trees. A report shall be submitted to the Community Development Department 5 years after tree planting which evaluates health and status of all trees replaced as part of this project. Preference for location of replacement trees shall be to the gaps in the cypress screen along the exterior of the property.

Commissioner Lucas seconded and the motion passed unanimously (5-0).

https://youtu.be/D_Lq9UZO6Zk?t=2h19m15s

C. NEW BUSINESS

C-1 Modifications to Morro Bay Municipal Code (MBMC) 13.20 – Building Limitation

Staff Recommendation: Staff recommends the Planning Commission review the changes to MBMC 13.20 and provide any recommendations, regarding the proposed changes, to staff for consideration in the final ordinance to be approved by the City Council.

Staff Contact: Rob Livick, Public Works Director/City Engineer, (805) 772-6291

https://youtu.be/D_Lq9UZO6Zk?t=2h20m38s

Livick presented staff report.

The Planning Commission presented Livick with their questions and concerns.

Livick made notes on the discussion and will incorporate this into his staff report to the City Council.

C-2 Planning Commission review of General Plan conformity in relation to disposition of the vacant City owned property at 2783 Coral Street, located at the Southwest corner of San Jacinto and State Highway 1 (lot 124 of Tract 1996); APN: 065-386-015.

Staff Recommendation: Adopt Resolution 13-16

Staff Contact: Scot Graham, Community Development Manager

https://youtu.be/D_Lq9UZO6Zk?t=3h24m12s

Graham presented staff report.

MOTION: Commissioner Lucas moved to adopt PC Resolution 13-16, finding that the position of the subject property is consistent with the City of Morro Bay's General Plan. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).

https://youtu.be/D_Lq9UZO6Zk?t=3h43m24s

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS

https://youtu.be/D_Lq9UZO6Zk?t=3h44m11s

Commissioner Sadowski announced he attended the Harbor Advisory Board Meeting and noticed there was a lot of discussion about the development going on at the Embarcadero. Sadowski feels the Planning Commission should be involved in the discussions and feels the Planning Commission should at least be shown a presentation of what the plans are.

Graham responded the Harbor Advisory Board is moving forward as they should, with the direction of the City Council. Graham noted he would agendize the preliminary plan for the next Planning Commission meeting.

Vice-Chairperson Luhr asked staff for status on the WWTP community outreach.

Graham responded there were two community outreach held at the Farmer's Market on Saturday and Thursday. Graham stated the one on Saturday on Main St. didn't have too much response due to the weather, but added there was a great response on Saturday.

Commissioner Sadowski added there is going to be a group who will be making a trip to the perc plant in Santa Paula and Fillmore. Sadowski also noted there will be a WRFCAC meeting on May 5th.

Chairperson Tefft invited the Commissioners to join the Morro Bay business walk on May 11th at 9:30 am and 11:30 am. Tefft stated this was an outreach to the business community.

Graham added the Business walk is a Chamber led activity and the City staff and City Council will be involved.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 9:52 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 3, 2016, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 19, 2016

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary

MOTION: Commissioner Sadowski moved to approve Consent Calendar A-1 and A-2. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).

<https://youtu.be/amERrkchMbQ>

B. PUBLIC HEARINGS

B-1 Case No.: CP0-404 and UP0-364

Site Location: 1840 Main Street

Proposal: Coastal Development Permit and Conditional Use Permit for new construction of an approximate 1,400 sf restaurant with outdoor seating only, canopied parking for drive-up service, drive-thru service, and associated site improvements including ground work, retaining walls, frontage improvements, and landscaping. The project includes removal of existing flatwork and landscaping on a vacant lot from previous development. The project also include a master sign program including total signage area exceeding City standards. In addition, the project will include utility trenching of 4-6 feet across Main Street to the west of the property as well as trenching across Caltrans right of way which fronts on Atascadero Road. This project is located outside the Coastal Commission appeals jurisdiction.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Continue to the 5/17/2016 Planning Commission hearing for required legal noticing

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

<https://youtu.be/amERrkchMbQ?t=6m1s>

The item will be continued at the May 17th Planning Commission meeting due to an error in the noticing.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Commissioner Sadowski read his appeal letter which he shared with staff and passed out to the Council.

MOTION: Vice-Chairperson Luhr moved to continue the item to the May 17th Planning Commission meeting. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/amERrkchMbQ?t=35m20s>

B – 2 Case No.: A00-029 (Local Coastal Program and Zoning Text Amendment)

Site Location: Citywide

Applicant/Project Sponsor City of Morro Bay

Proposed Amendment: Local Coastal Program and Zoning Text Amendment proposing to amend 1) Section 17.48.320 *Granny Second Units*, modifying the section to be consistent with State law, 2) Section 17.48.315

Guesthouses/Quarters and Accessory Areas, and 3) other related sections in the Morro Bay Municipal Code for internal consistency.

CEQA Determination: Negative Declaration.

Staff Recommendation: Forward a favorable recommendation to the City Council to approve the proposed Amendment to Ordinance 601 regarding use of secondary dwelling units as vacation rentals and find it consistent with the Negative Declaration.

Staff Contact: Whitney McIlvaine, Contract Planner (805) 772-6211

<https://youtu.be/amERrkchMbQ?t=35m47s>

McIlvaine presented staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/amERrkchMbQ?t=40m8s>

Betty Winholtz, Morro Bay resident, suggested a change for the proposed grandfathering clause and asked staff if a vacation rental permit could be sold to a new owner. Winholtz stated she would like to see when the affected property is sold, the grandfather clause is no longer good.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/amERrkchMbQ?t=41m34s>

MOTION: Commissioner Lucas moved to adopt PC Resolution 14-16 with recommendations to City Council to consider clauses discussed regarding change of ownership and expansion of secondary dwelling unit. Commissioner Ingraffia seconded and the motion passed (4-0), Vice-Chairperson Luhr abstained.

<https://youtu.be/amERrkchMbQ?t=1h3m27s>

C. NEW BUSINESS

C-1 Review and discussion of historic parking credits

Staff Recommendation: Review and discussion

<https://youtu.be/amERrkchMbQ?t=1h4m45s>

Gargiulo presented staff report.

Discussion between staff and Planning Commission.

Planning Commission forwarded recommendation to City Council to memorialize historic parking credits, suspend parking in-lieu fees for the Parking Management District, and provide direction for the evaluation of the overall Commercial Parking Program as part of the General Plan/Local Coastal Program update process.

C-2 Review and discussion of the boat haul out facility preliminary design plan - *no staff report*

Staff Recommendation: Review and discussion

<https://youtu.be/amERrkchMbQ?t=1h34m50s>

Graham presented staff report.

Discussion between staff and Planning Commission.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/amERrkchMbQ?t=2h8s>

Sadowski announced there was an article in the Tribune regarding Lois Capps meeting to support the Chumash Heritage National Marine Sanctuary.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/amERrkchMbQ?t=2h1m39s>

Graham announced there will be an upcoming workshop at the Vet's Memorial Building on May 25th from 6:30 pm to 8:30 pm. The workshop is for the Centennial Stairway and Embarcadero widening project.

G. ADJOURNMENT

The meeting adjourned at 8:04 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 17, 2016, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: June 21, 2016

Staff Report

TO: Planning Commissioners

DATE: June 21, 2016

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: 590 Morro Avenue: Conditional Use Permit and Coastal Development Permit (UP0-411 and CP0-465) request to modify and add to an existing unmanned telecommunication wireless facility at the Twin Dolphin Comfort Inn motel on the southeast corner of Morro Avenue and Marina Street in the R-2/PD/S.4 zone.

RECOMMENDATION:

Adopt Planning Commission Resolution 16-16 which includes the Findings and Conditions of Approval for the project depicted on site development plans date stamped June 2, 2016.

APPLICANT/AGENT: AT&T Wireless/ Alexander Lew, Core Development Services

APN: 066-133-001

PROJECT DESCRIPTION:

The Applicant, AT&T, is requesting approval to upgrade and expand an unmanned telecommunications facility at 590 Morro Avenue, which was approved in 2006. The purpose of the upgrade is to enhance AT&T's wireless network within Morro Bay by increasing network capacity and throughput



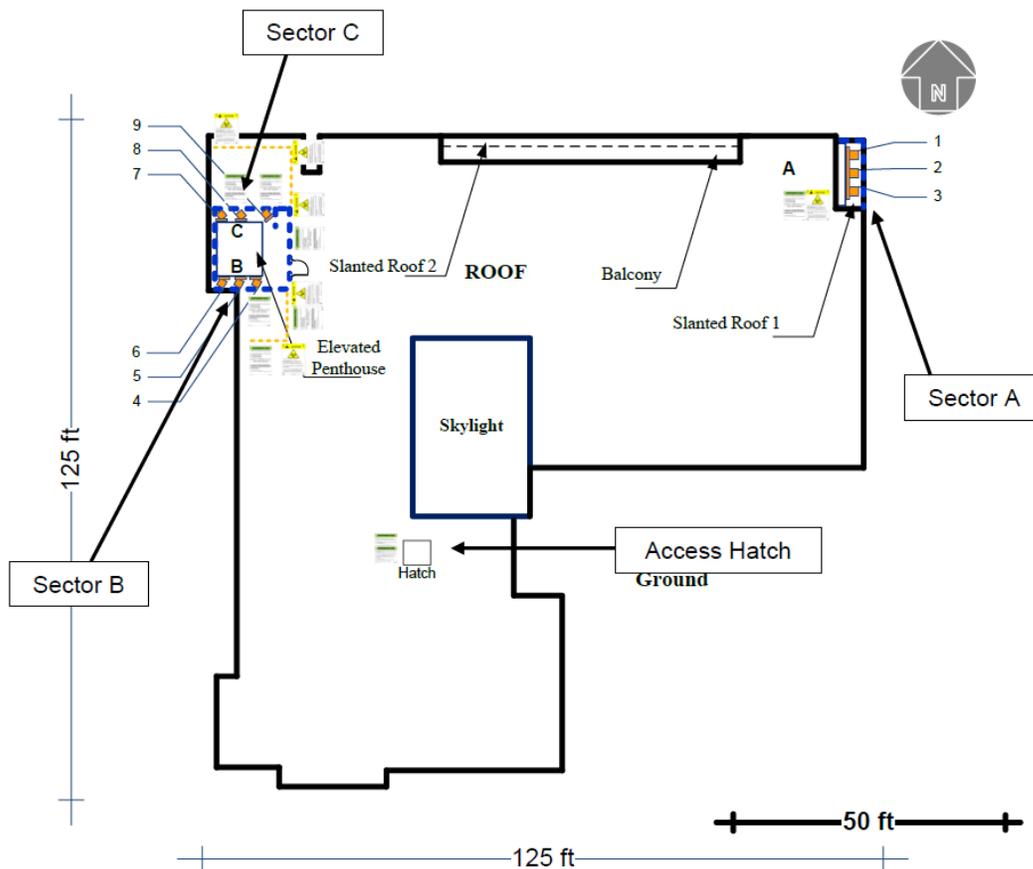
to keep pace with customer demand for increased wireless multimedia. AT&T also has cell sites at 800 Quintana and 750 Radcliff (1245 Little Morro Creek), which have been approved for similar upgrades. The upgraded technology is also referred to as "Long-Term Evolution" (LTE) wireless technology.

Existing Installation:

Prepared By: ___ WM ___

Department Review: _____

Both the existing and proposed installation involve three sectors. Sector A is the east facing installation on the wall at the northeast corner of the building. Sector B is a southwest facing installation with antennas on the south side of the elevator penthouse. Sector C is a northwest facing installation with antennas on the north side of the elevator penthouse.



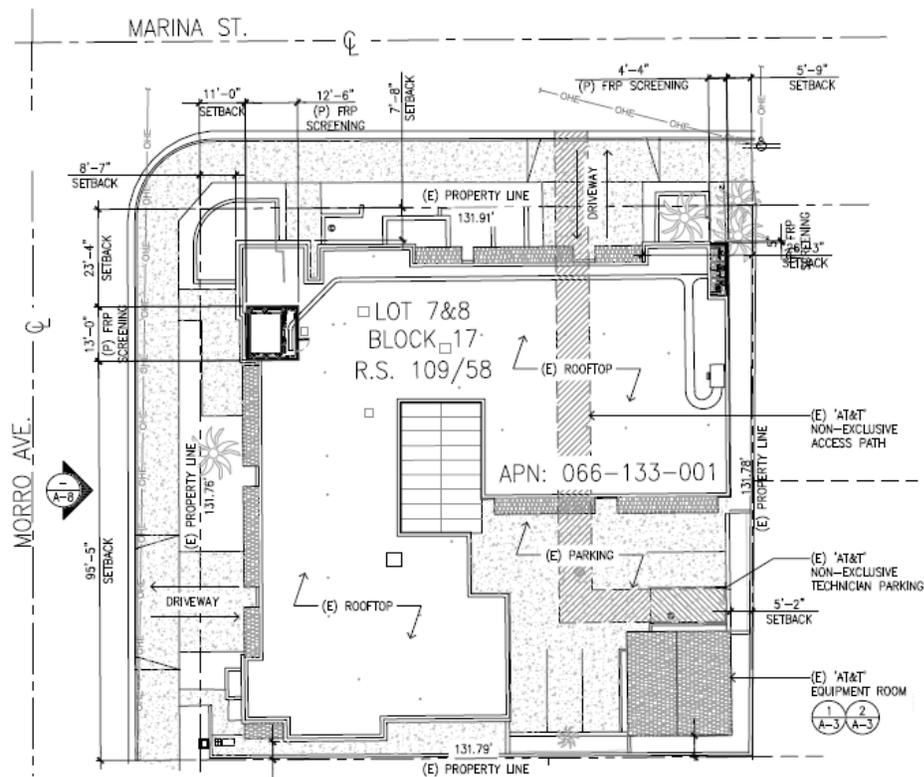
The 590 Morro Avenue facility currently consists of:

- 4 panel antennas and associated equipment mounted to the existing elevator penthouse near the northwest corner of the roof and concealed from view with fiber reinforced plastic (FRP) screens;
- 2 panel antennas mounted to the building's eastern wall at the northeast corner of the building and concealed behind an FRP screen wall; and
- ancillary equipment consisting of three remote radio units (RRUs) and radio equipment racks within an equipment room on the ground floor at the southeast corner of the lot.

Proposed Installation:

AT&T's upgrade and modification will consist of replacing three of the existing antennas, adding three additional antennas, and reconfiguring the antenna positions on the building rooftop and the eastern wall, which will require changing and expanding the FRP screening. Specifically, the upgrade and modification will:

- Replace one (1) antenna in each sector for a total of three (3) antennas replaced;
- Install one (1) additional antenna at each sector for a total of three (3) new antennas;
- Install three (3) Remote Radio Units (RRUs) and two (2) A2 modules at each sector for a total of nine (9) RRUs and six (6) A2 modules;
- Install one (1) DC6-type surge suppressor at each sector and one (1) FC-12-type surge suppressor for a total of four (4) surge suppressors;
- Install rack-mounted radio equipment inside the equipment building consisting of two (2) DUS41 digital units and one (1) auxiliary multiplex unit (XMU); and
- Install one (1) DC-12-type surge suppressor on the rack inside the equipment building.



SITE PLAN

PROJECT SETTING:

The unmanned telecommunication facility is located on the same site with the Twin Dolphins motel at the southeast corner of Morro Avenue and Marina Street at the edge of the downtown area. The base zoning for the site is Duplex Residential (R-2) and the motel is surrounded by residential uses.

Adjacent Zoning/Land Use			
North:	C-1/R-4/S.4 residential and marine storage yard	South:	R-2/PD/S.4 residential
East:	C-1/R-4/S.4 residential	West:	R-2/PD/S.4 residential

PERMITTING / REGULATIONS:

Per sections 17.30.030(F) and 17.30.030(P) of the Zoning Ordinance antennas and public utility

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Medium Density Residential
Base Zone District	R-2
Zoning Overlay District	PD, Planned Development and S.4, Design Criteria
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

facilities can be located within any zoning district after obtaining a conditional use permit. A conditional use permit is also required for all but minor amendments to a previous use permit approval. Section 17.58.120 requires that amendments to coastal development permits issued by

Site Characteristics	
Overall Site Area	Approximately 17,424 square feet (312 lease area)
Existing Use	Motel and unmanned telecom facility
Terrain	Graded Level. Paved and developed
Vegetation/Wildlife	Ornamental
Access	Morro Avenue and Marina Street

the city be made to the Planning Commission. A height exception was granted as part of the approval for the existing telecommunication facility in 2006 per Zoning Ordinance Section 17.48.070. Roof top equipment is required to be screened per Section 17.48.100.

PROJECT ANALYSIS:

Background:

In 1984, a use permit was approved to allow a 31-unit motel. In 2006, the Morro Bay Planning Commission approved a conditional use permit and coastal development permit (UP0-084 and CP0-124) to allow the installation of the unmanned telecom facility in its current configuration and at its current height.

Overlay Zoning:

The S.4 Overlay requires special design review for projects with this designation in order to maintain and enhance the character and visual quality of an area. Review must address (as appropriate) architecture, landscaping, lighting, signage, and viewshed. The project is not proposing any changes to landscaping, or lighting. Some changes to signage are proposed for safety. The new configuration of antennas and proposed screening will alter the hotel building's appearance by enlarging the roof top lease area and screening, and by moving the screening on the wall at the north east corner of the building outward to be flush with the rest of the eastern building wall.

The Planned Development zoning also provides for additional scrutiny of projects and allows for the modification of or exception to development standards if such an action would result in a better design or other public benefit. The project site is located in Area 7 Central Morro Bay. The major coastal issues in this area are housing rehabilitation and visual and community character. Coastal Land Use Plan Policy 12.02 states, "Permitted development shall be sited and designed to protect views to and along the coast and in designated scenic areas and shall be visually compatible with surrounding areas." The project site is not in a designated scenic area, but is located at the periphery of the Downtown.

Visual Analysis:

The agent submitted photo simulations showing the existing and proposed screened antenna areas. Please refer to Exhibit B.

Approval of the existing telecom facility included approval of a height exception to allow a maximum height of 31'3" where 25 feet is otherwise the maximum building height in order to accommodate the 7-foot screen wall for the existing antennas. The current project proposes to maintain the existing screen wall height.

From an aesthetic standpoint, the existing facility will change in the following ways:

At the northeast corner of the building: The fiber reinforced plastic (FRP) screening at the northeast corner of the building (Sector A) will extend out easterly so that it is now flush with the rest of the building wall. This is to allow for the antennas in Sector A to clear the corner just south of where they are mounted and allow for enough space behind the antennas to enable the

RRUs to be installed behind while maintaining enough clearance to provide adequate ventilation to the RRU equipment. The existing screening will be replaced in its entirety and the sloped tile roof element will be removed. Where the screening and the actual building wall intersect there will be a score line. Along the north elevation the screening will increase from its current 1'-6" depth to 4'-4", however it will not exceed the existing outer-most eastern wall plane.

Around the elevator penthouse: The FRP screening around the elevator penthouse will also be replaced. The change to the antennas at this location provides an opportunity to reconfigure the antennas slightly so that they are mounted only on the north and south faces of the penthouse and thereby allows the screening to be pushed back from Morro Avenue by roughly one foot. The distance from the face of the FRP screening and the existing roof cornice is increasing from 1'-1" to 2'-0".

The reconfiguring and addition of the antennas at the elevator penthouse requires the depth of the FRP screen to increase from 11'-0" to 12'-6," however the width of the FRP screen (the portion currently visible from Morro Avenue) will remain at its current 13'-0" width. The height of the FRP screen will not change.

Replacing the FRP screening around the elevator penthouse also provides an opportunity to utilize a cornice detail that better matches the building's cornice detail.

On the ground level: Additional equipment on the ground level will not have any visual impact since it will be inside an existing building at the interior of the site.

Radio Frequency Electromagnetic Exposure:

An Electromagnetic Energy (EME) Measurement and Site Compliance Report was prepared by Telnet, Inc. for this project (Exhibit C). AT&T is the only carrier at this site. (AT&T and Cingular merged to form the parent company, New Cingular Wireless LLC, doing business as AT&T Wireless.) The report concludes that the AT&T equipment at the site will be compliant with FCC guidelines for maximum permissible exposure to general population environments provided caution signage is installed at the northeast corner of the building. No other action is recommended because required precautions are already in place with the existing installation. General safety recommendations are included as conditions in the resolution for approval.

The EME report models exposure levels for the general population based on the types and location of antennas proposed for use with this project. Modeling assumes all antennas are operating at full power and all channels are transmitting simultaneously. Obstructions (trees, buildings, etc.) are that would normally attenuate the signal are not taken into account. As a result of these assumptions the predicted signal levels (and associated exposure levels) are likely higher than actual signal levels will be.

Given the proximity of the single level house adjacent to the proposed added antenna and wall modification at the northeast corner of the building, staff asked that the adjacent property be

included in the EME report. Figure 6 in the report shows the maximum simulated exposure level directly in front of the wall-mounted antennas, at roughly 20 feet above ground level, to be 2432.6% of the recommended maximum general population exposure limit. Within less than 10 feet that exposure level drops to between 100% and 500% of the maximum permissible exposure (MPE). Beyond that the exposure level is between 5% and 100% of the maximum permissible exposure. Figure 9 shows exposure at the roof level of the adjacent house to be less than 5% of the maximum permissible exposure. At ground level on all sides of the motel building the maximum projected exposure to radio frequency electromagnetic fields is generally less than 5% of MPE, except immediately below sectors A and B, where exposure is modeled to be 39% of MPE.

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 limits on local government review of telecommunication facilities. Local governments 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 qualifies for a Class 3 categorical exemption under CEQA Guidelines Section 15303 (e). This exemption applies to the construction and location of limited numbers of new, small facilities or structures.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on June 10, 2016, 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 EME report submitted by the applicant and required conditions as recommended by the EME 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 proposed upgrades are comparable to the recent upgrades made to AT&T Wireless facilities at 800 Quintana Road and 750 Radcliff Street. The project, as proposed, is consistent with 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 proposed upgrades to the AT&T Wireless facility at 590 Morro Avenue based on the findings and subject to the conditions included in the attached resolution.

EXHIBITS:

Exhibit A – Planning Commission Resolution 16-16

Exhibit B – Visual Simulation, Existing and Proposed

Exhibit C – Electromagnetic Energy Report (Telnet, June 13, 2016)

Exhibit D – Graphics/Plan Reductions date stamped June 2, 2016

EXHIBIT A

RESOLUTION NO. PC 16-16

RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-465) AND CONDITIONAL USE PERMIT (UP0-411) FOR UPGRADES TO AN UNMANNED TELECOMMUNICATION WIRELESS FACILITY AT 590 MORRO AVENUE

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 June 21, 2016, for the purpose of considering Coastal Development Permit CP0-465 & Conditional Use Permit UP0-411 to allow upgrades to an existing unmanned telecommunication facility at 590 Morro Avenue 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.

Coastal Development Permit Findings

1. The project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay. “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, comfort and general welfare of the persons

EXHIBIT A

- residing or working in the neighborhood of such proposed use in that the project is consistent with all applicable zoning and plan requirements, and potential public health impacts were studied and addressed in an Electromagnetic Energy report prepared by Telnet, Inc. and dated June 13, 2016; 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, it 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.
 3. The height of the roof top antennas and equipment which exceed the maximum allowed for the R-2 zone district will not be injurious or detrimental to the surrounding area as reviewed by the Planning Commission because, as stated at MBMC 17.48.070, height limits are allowed to be exceeded through a use permit and proposed upgrades will be the same height as the existing approved roof top facility.

Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit CP0-465 and Conditional Use Permit #UP0-411 for property at 590 Morro Avenue (APN number 066-133-001) 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 June 21, 2016 staff report and all attachments thereto, and as shown on the plans received by the Community Development Department on June 2, 2016. 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.
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.

EXHIBIT A

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 Community Development Manager, 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.

PLANNING CONDITIONS

1. Antenna and Equipment Screening: As presented in the photo simulations of the proposed project, the color and texture of the proposed screening shall match the color and texture of the exterior motel walls.

EXHIBIT A

2. Screen Height: The maximum height of the roof top screen wall, including the cornice, shall not exceed seven (7) feet.
3. Exposure Signs and Barrier Areas: Prior to final inspection, explanatory warning signs shall be posted and barrier areas shall be clearly delineated at the locations indicated by Figure 1-a in the Electromagnetic Energy report prepared for this project by Telnet, Inc. The 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. The warning signs shall be utilized to establish awareness and provide information in a prominent manner on the risk of potential exposure to radio frequency fields and instructions on methods to minimize such exposure risk.
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. RF Compliance Report: A post construction RF compliance report shall be submitted to the Community Development Manager *prior to final inspection*. Study shall measure cumulative RF emission levels for all antennas on the rooftop and the east facing wall and shall show results for all areas modeled in the June 13, 2016 Electromagnetic Energy report prepared for this project by Telnet, Inc.
7. Roof Access: 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 1.
8. RF Safety Training: 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.
9. Backup Power: A minimum of 72 hours of backup power supply to the antenna, in the form of a generator or other acceptable back up power source, shall be supplied and shown on building plans unless deemed infeasible by the Community Development Manager.

BUILDING CONDITION

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

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FIRE CONDITIONS

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

1. Required access to roof. Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department (CFC 504.1). **The area at the base of the access ladder to the roof shall be free of storage to maintain a clear aisle width of 36 inches (minimum).**
2. Roof access signage. So that emergency response personnel may identify the location of the roof access ladder, provide approved signage of ROOF ACCESS LADDER, outside of the utility room, in accordance with CFC 404 and CFC 504. **Applicant shall provide approved signage outside the utility room, in the hallway, of “ROOF ACCESS LADDER INSIDE”.**
3. Equipment signage. Provide approved signage at three rooftop locations to include: northeast antenna location, coax cable tray, and northwest antenna location of “CAUTION-ENERGIZED ELECTRICAL EQUIPMENT”, in accordance with CFC 605.3.1, to alert firefighting personnel of energized electrical equipment during roof operations. **Applicant shall provide approved warning signage at three rooftop locations to include: northeast antenna locations, coax cable tray, and northwest antenna locations of “CAUTION-ENERGIZED ELECTRICAL EQUIPMENT”.**
4. During final field inspection of the equipment room, we will require the following:
 - a. Knox box access and key update. The Knox box located on exterior of the detached equipment room structure, keys and alarm information shall be updated and inserted in the box. (CFC 605.2)
 - b. 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)
 - c. Equipment room and building signage. Doors into electrical equipment rooms or building containing stationary battery systems shall be provided with approved signs. The signs shall state:
 1. This room contains energized battery systems.
 2. This room contains energized electrical circuits.
 3. This room contains battery electrolyte solutions that are corrosive liquids.
 - d. 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. There shall be signs within the cabinet that indicate the relevant electrical, chemical and fire hazard. (CFC 608.7.2)

EXHIBIT A

e. Smoke detection. An approved automatic smoke detection system shall be installed in accordance with CFC 907.2 in rooms containing stationary battery systems. (CFC 608.9)

f. Portable fire extinguisher. Provide one wall-mounted, portable fire extinguisher (5-10-B:C minimum), listed and suitable for both energized electrical equipment and liquid or gaseous fuel fires. (CCR T19 Sec. 569)

g. Storage. Combustible materials shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms. (CFC 315.3.3)

5. Automatic fire sprinkler system five-year report. Water-based fire protection systems shall be inspected, tested and maintained in accordance with frequencies required by NFPA 25 (2011 California Edition) including annexes A, B, D, and E as amended by the State of California. Applicant/Hotel shall provide a current SFM Title 19 five-year sprinkler report.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of June, 2016 upon motion of Commissioner _____ and seconded by Commissioner _____ on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 21st day of June, 2016.



VN0004

TWIN DOLPHIN HOTEL

590 MORRO AVENUE MORRO BAY CA 93442



EXISTING



PROPOSED LOOKING SOUTHEAST FROM MORRO AVENUE



EXHIBIT B

VN0004 TWIN DOLPHIN HOTEL

590 MORRO AVENUE MORRO BAY CA 93442



VIEW 2

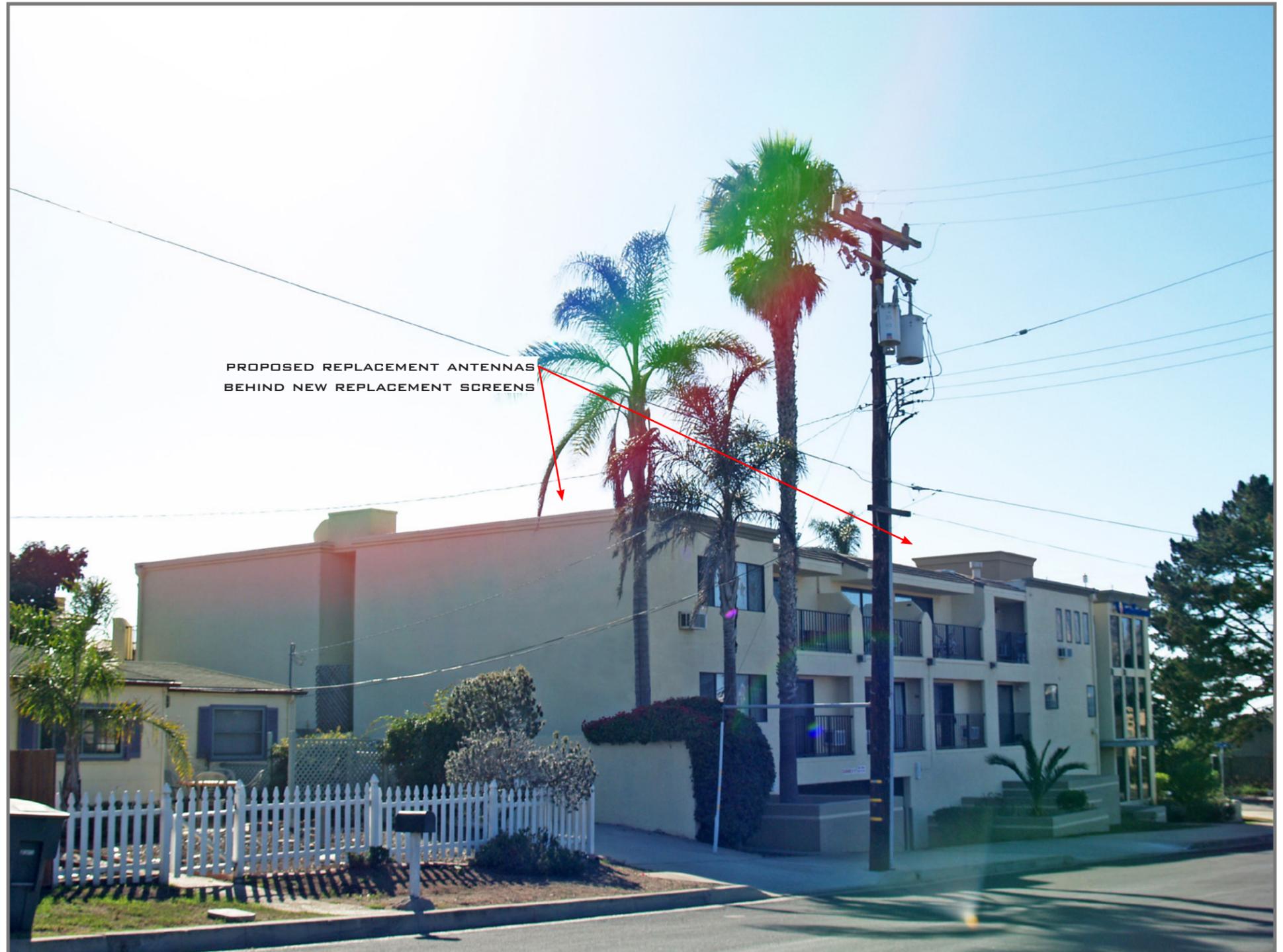


LOCATION

©2015 Google Maps



EXISTING



PROPOSED REPLACEMENT ANTENNAS
BEHIND NEW REPLACEMENT SCREENS

PROPOSED

LOOKING SOUTHWEST FROM MARINA STREET



EXHIBIT B

VN0004 TWIN DOLPHIN HOTEL

590 MORRO AVENUE MORRO BAY CA 93442

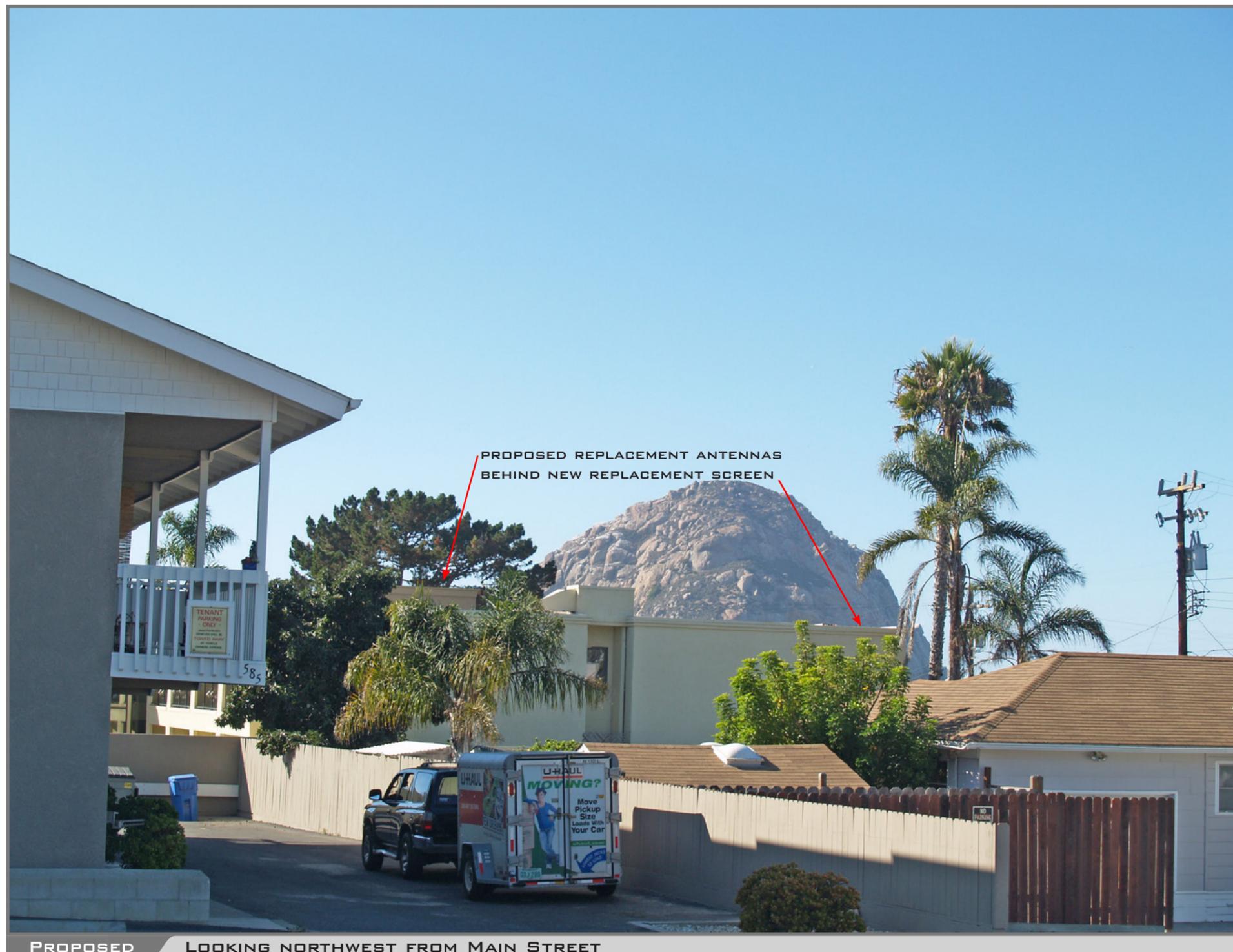


VIEW 3

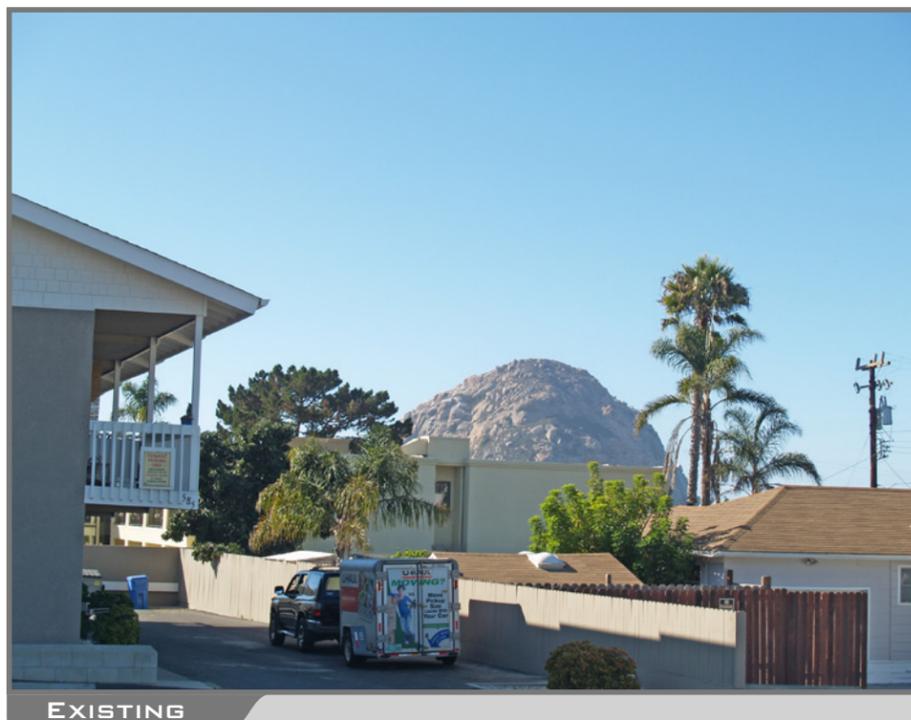


LOCATION

©2015 Google Maps



PROPOSED REPLACEMENT ANTENNAS
BEHIND NEW REPLACEMENT SCREEN



EXISTING

PROPOSED LOOKING NORTHWEST FROM MAIN STREET



EXHIBIT B

VN0004 TWIN DOLPHIN HOTEL

590 MORRO AVENUE MORRO BAY CA 93442



VIEW 4



LOCATION

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PROPOSED

LOOKING NORTHEAST FROM MORRO AVENUE



EXISTING

Electromagnetic Energy (“EME”)

Measurement and Site Compliance Report



Site Information

Site FA: 10100071
 US ID: 82470
 Site ID: VN0004
 Site Name: VN0004-01 TWIN DOLPHIN HOTEL
 Address: 590 MORRO AVENUE
 MORRO BAY, CALIFORNIA 93442

Report By: Ahmed Al Jubouri Report Date: 06/13/2016
 Reviewed By: Keihan Farhadian
 Latitude: 35.3638333 Longitude: -120.8509444
 Site Type: Rooftop M-RFSC: Essie Polard

The AT&T equipment at the site will be compliant with FCC guidelines for General Population environments if the changes outlined in Section 6 of this report are implemented





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1 General Summary

Relevant administrative and compliance-related information about the antenna site area is summarized in the table below:

Site Access	
Access Method	Ladder/ Hatch
Collocation Status	Not Collocated
Site Area Classification	General Population

**Table 1
Access Information**

AT&T	Summary
Max simulated EMF level on Ground	39.0%
Max simulated EMF level on Roof	3209.8%
Max simulated EMF level on Slanted Roof 1	2432.6%
Max simulated EMF level on Adjacent Roof	342.1%
FCC & ATT Compliance	Will be compliant if changes are implemented

**Table 2
Site Summary**

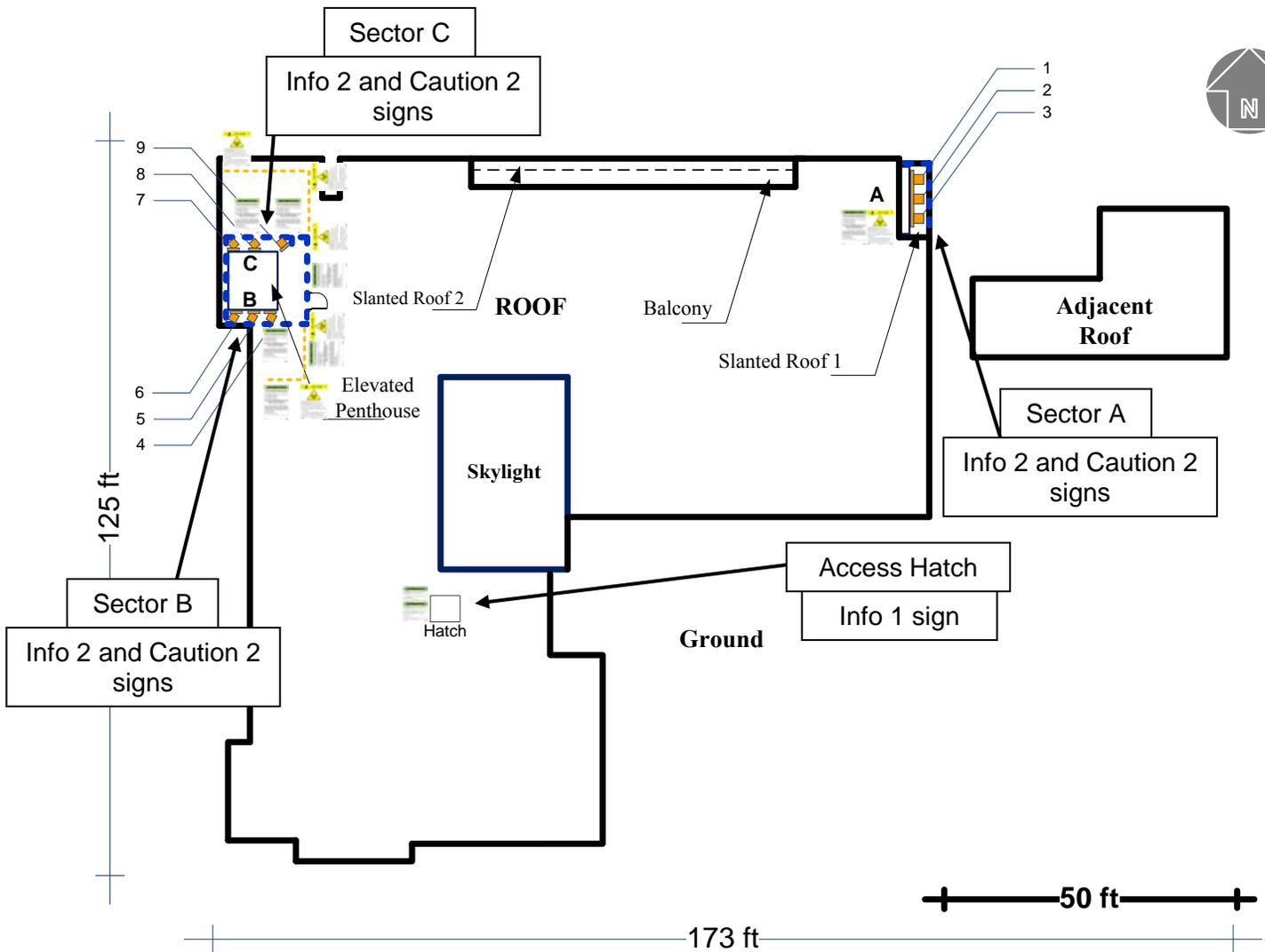
Report Information

CD: VN0004_1C_2C_3C_90%ZD_05-23-2016

RFDS: VN0004_LTE 3C_10100071_MRLOS022090_pm201_CON_As Built Radio Frequency Data Sheet (RFDS)



2 Site Scale Map



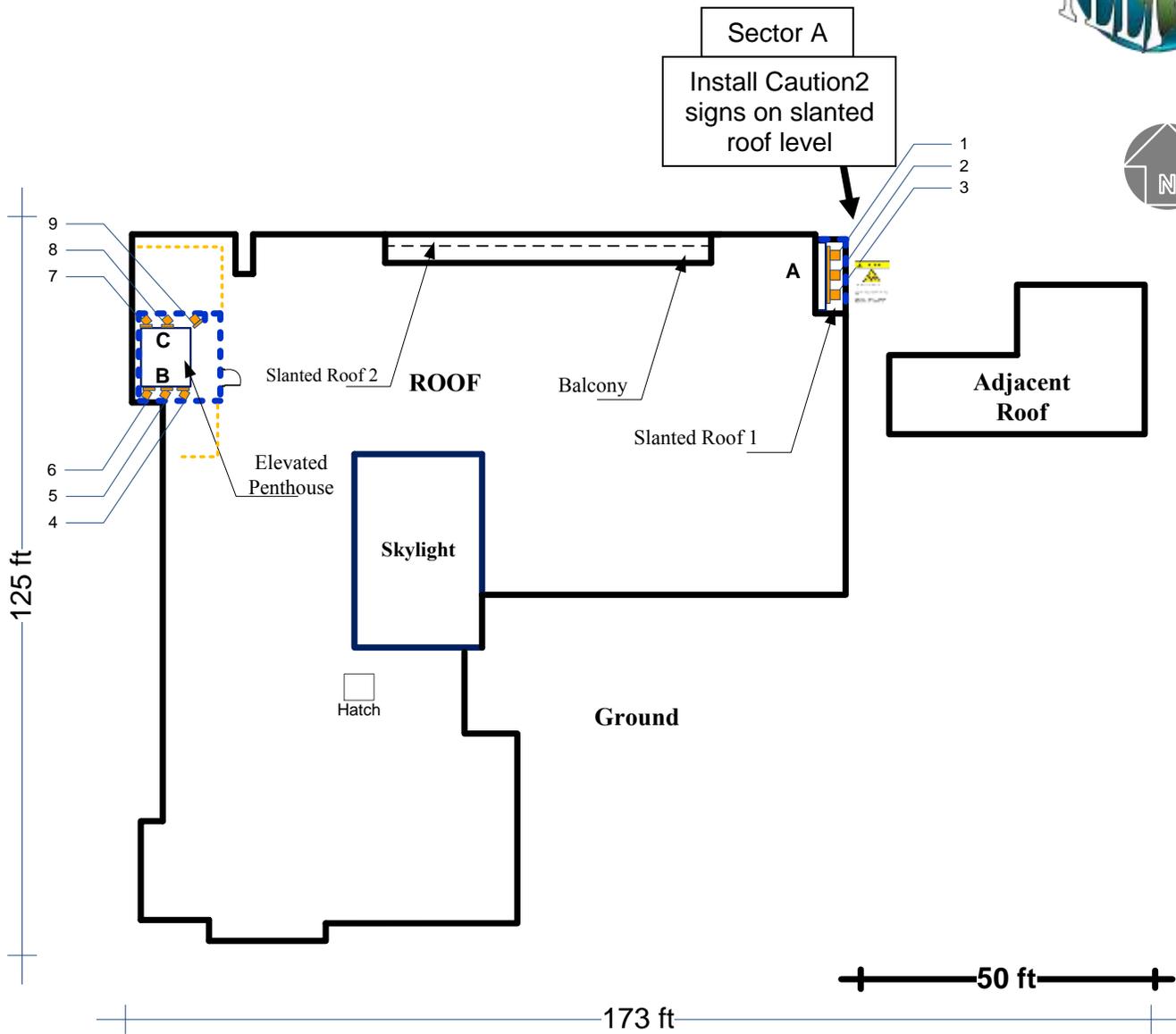
LEGEND:

CARRIER ANTENNA:	AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN
Exterior Wall							
Rooftop Object							
RF Screen							
Cable Tray							
Barrier Area							
Anchor Point							

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Figure 1-a
Existing Site Drawing

EXHIBIT C



LEGEND:

CARRIER ANTENNA:	AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN
Exterior Wall							
Rooftop Object							
RF Screen							
Cable Tray							
Barrier Area							
Anchor Point							

TELNET, INC., 7630 Standish Place, Rockville, MD 20855; Phone: 888-883-5638 / Fax: 301-840-0162; Web: www.Telnet-Inc.com

**Figure 1-b
Proposed Site Drawing**



3 Antenna Inventory

The Antenna Inventory shows all transmitting antennas on the site (see Table 3). This inventory was verified on site and was used by Telnet to perform software modeling of RF emissions. The inventory coincides with the site diagrams on this report, identifying each antennas location at the site.

For other carriers at the site, the use of “Generic” as an antenna model, or “ Unknown” for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

Antenna ID	Carrier/Operator	Antenna Type	Frequency (MHz)	Technology	ERP	Gain dBd	Mfg	Model	Azimuth	Aperture (ft)	Transmitter count	Pt Dir BWidth	X (ft)	Y (ft)	Z Rooftop (ft)	Z Ground (ft)	Z Slanted Roof 1 (ft)	Z Adjacent Roof (ft)
1	AT&T	Panel	700	LTE	897.7	11.75	Kathrein	800-10767 K	90	4.75	1	67	120	119	-4.675	19.625	2.5	6.625
1	AT&T	Panel	2100	LTE	2679.7	15.25	Kathrein	800-10767 K	90	4.75	2	62	120	119	-4.675	19.625	2.5	6.625
2	AT&T	Panel	1900	LTE	4113.2	15.35	Kathrein	800-10767 K	90	4.75	2	61	120	116	-4.675	19.625	2.5	6.625
3	AT&T	Panel	850	UMTS	565.0	11.50	Powerwave	RA21.7770.00	90	5.25	1	82	120	112	-4.925	19.375	2.25	6.375
3	AT&T	Panel	1900	UMTS	875.1	13.40	Powerwave	RA21.7770.00	90	5.25	1	86	120	112	-4.925	19.375	2.25	6.375
4	AT&T	Panel	700	LTE	897.7	11.75	Kathrein	800-10767 K	210	4.75	1	67	11	95	1.492	25.792	8.7	12.792
4	AT&T	Panel	2100	LTE	2679.7	15.25	Kathrein	800-10767 K	210	4.75	2	62	11	95	1.492	25.792	8.7	12.792
5	AT&T	Panel	1900	LTE	4113.2	15.35	Kathrein	800-10767 K	210	4.75	2	61	7	95	1.492	25.792	8.7	12.792
6	AT&T	Panel	850	UMTS	565.0	11.50	Powerwave	RA21.7770.00	210	5.25	1	82	4	95	1.242	25.542	8.45	12.542
6	AT&T	Panel	1900	UMTS	875.1	13.40	Powerwave	RA21.7770.00	210	5.25	1	86	4	95	1.242	25.542	8.45	12.542
7	AT&T	Panel	700	LTE	897.7	11.75	Kathrein	800-10767 K	320	4.75	1	67	4	108	1.492	25.792	8.7	12.792
7	AT&T	Panel	2100	LTE	2679.7	15.25	Kathrein	800-10767 K	320	4.75	2	62	4	108	1.492	25.792	8.7	12.792
8	AT&T	Panel	1900	LTE	4113.2	15.35	Kathrein	800-10767 K	320	4.75	2	61	8	108	1.492	25.792	8.7	12.792
9	AT&T	Panel	850	UMTS	565.0	11.50	Powerwave	RA21.7770.00	320	5.25	1	82	12	108	1.242	25.542	8.45	12.542
9	AT&T	Panel	1900	UMTS	875.1	13.40	Powerwave	RA21.7770.00	320	5.25	1	86	12	108	1.242	25.542	8.45	12.542

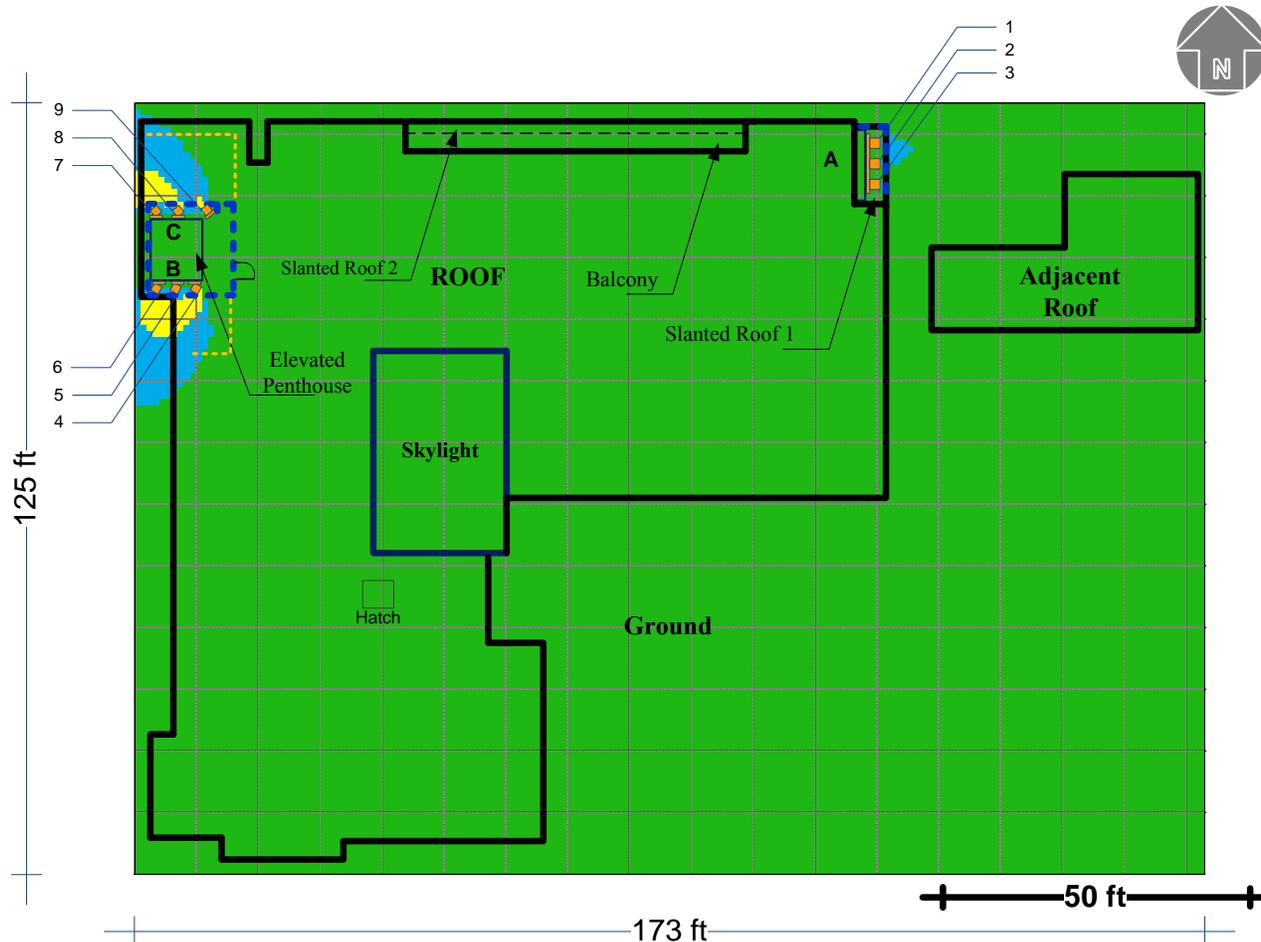
**Table 3
Antenna Inventory**



4 Antenna Site Area Measurements

4.1 RF Modeling

The modeling calculations assume that the antennas are operating at 100% capacity; that all antenna channels are transmitting simultaneously and that the radio transmitters are operating at full power. Obstructions (trees, buildings etc) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be from the measurement conclusions.



Max AT&T Simulation Level 3209.8%

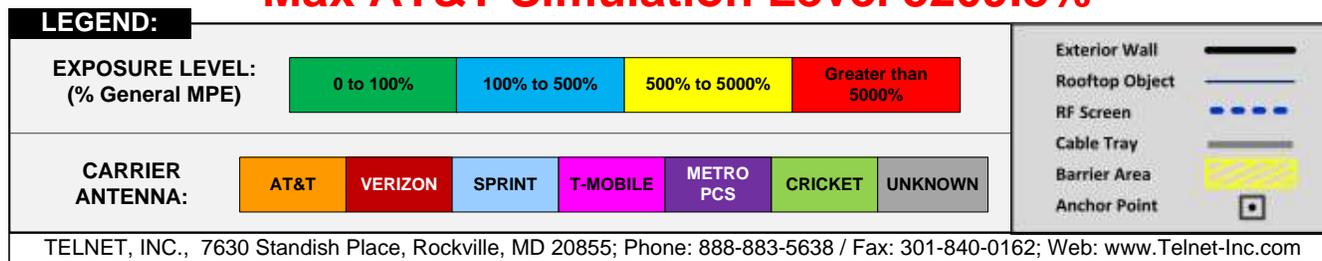
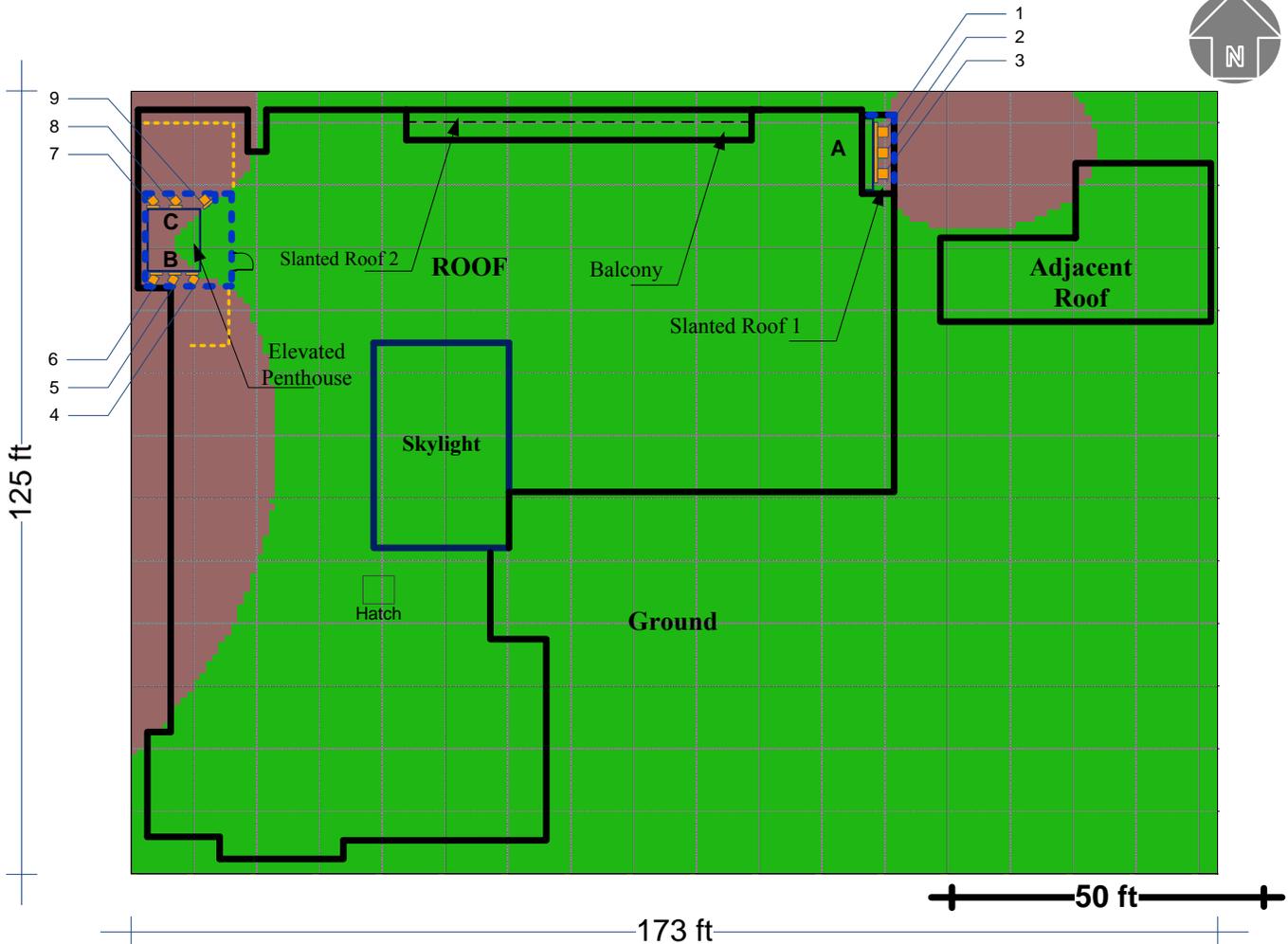


Figure 2
Percent of FCC General Population Exposure Limit, Roof level, All carriers



Max AT&T Simulation Level 3209.8%

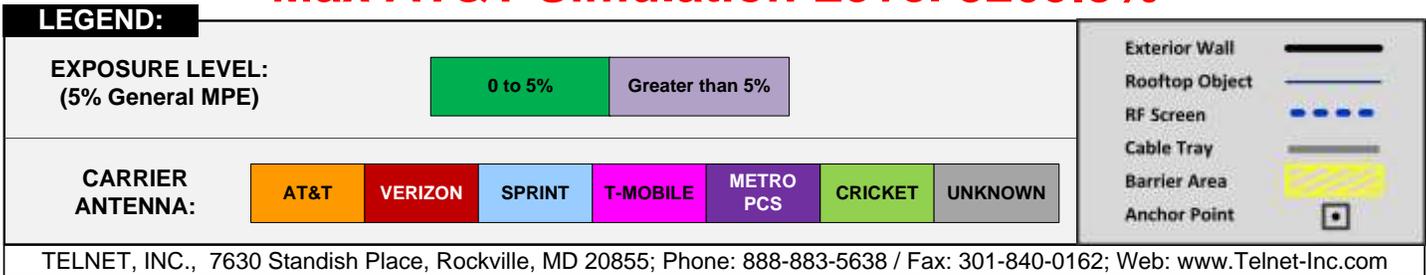
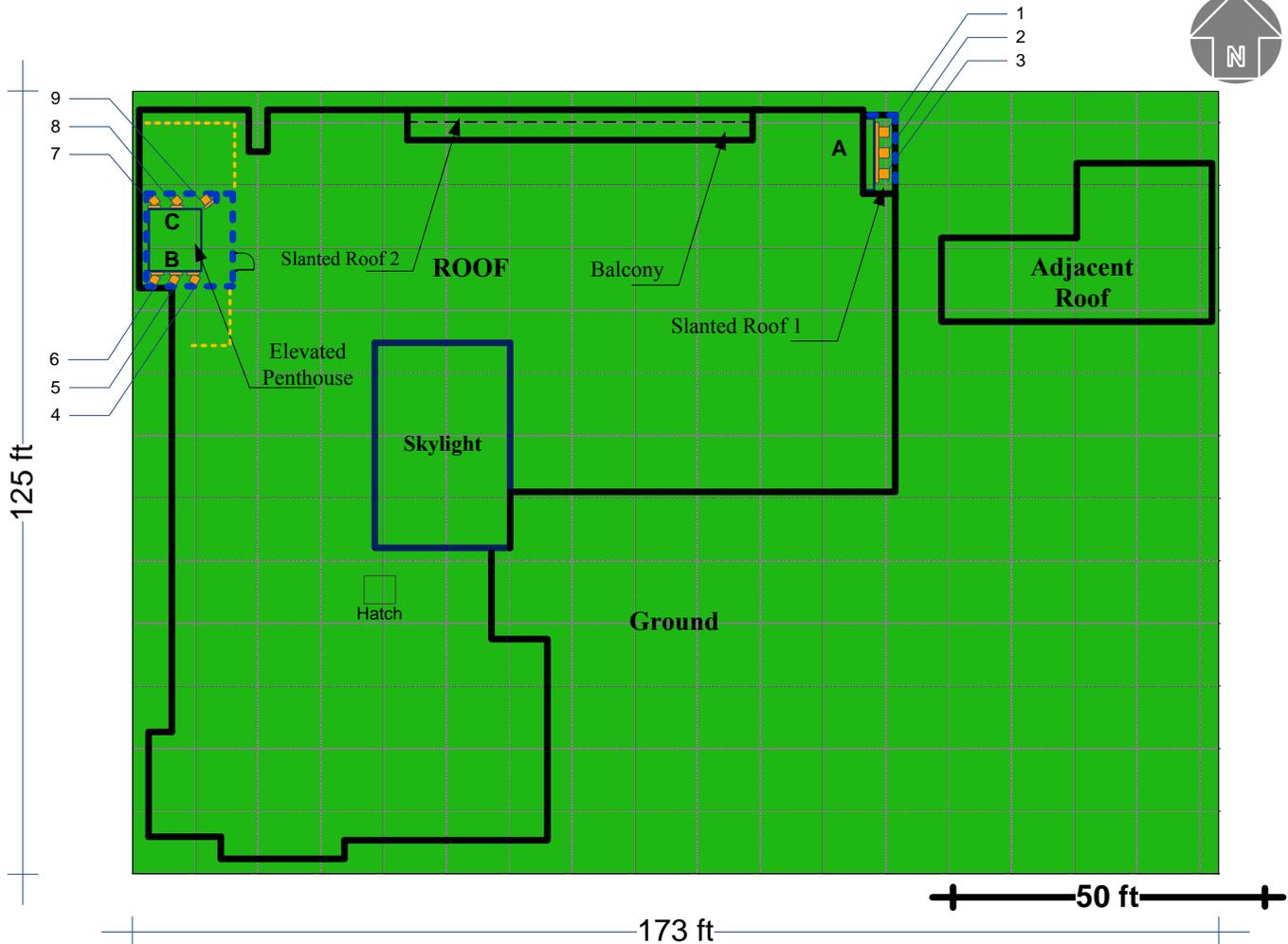


Figure 3
Five Percent of FCC General Population Exposure Limit, Roof level, AT&T only

EXHIBIT C



Max AT&T Simulation Level 39.0%

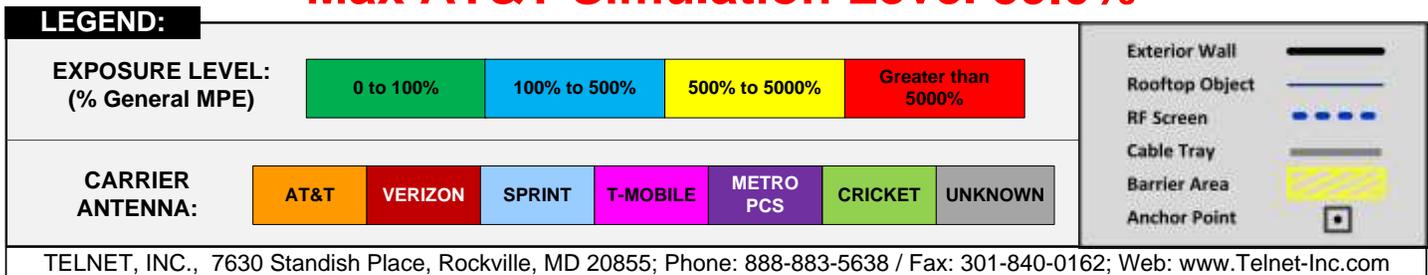
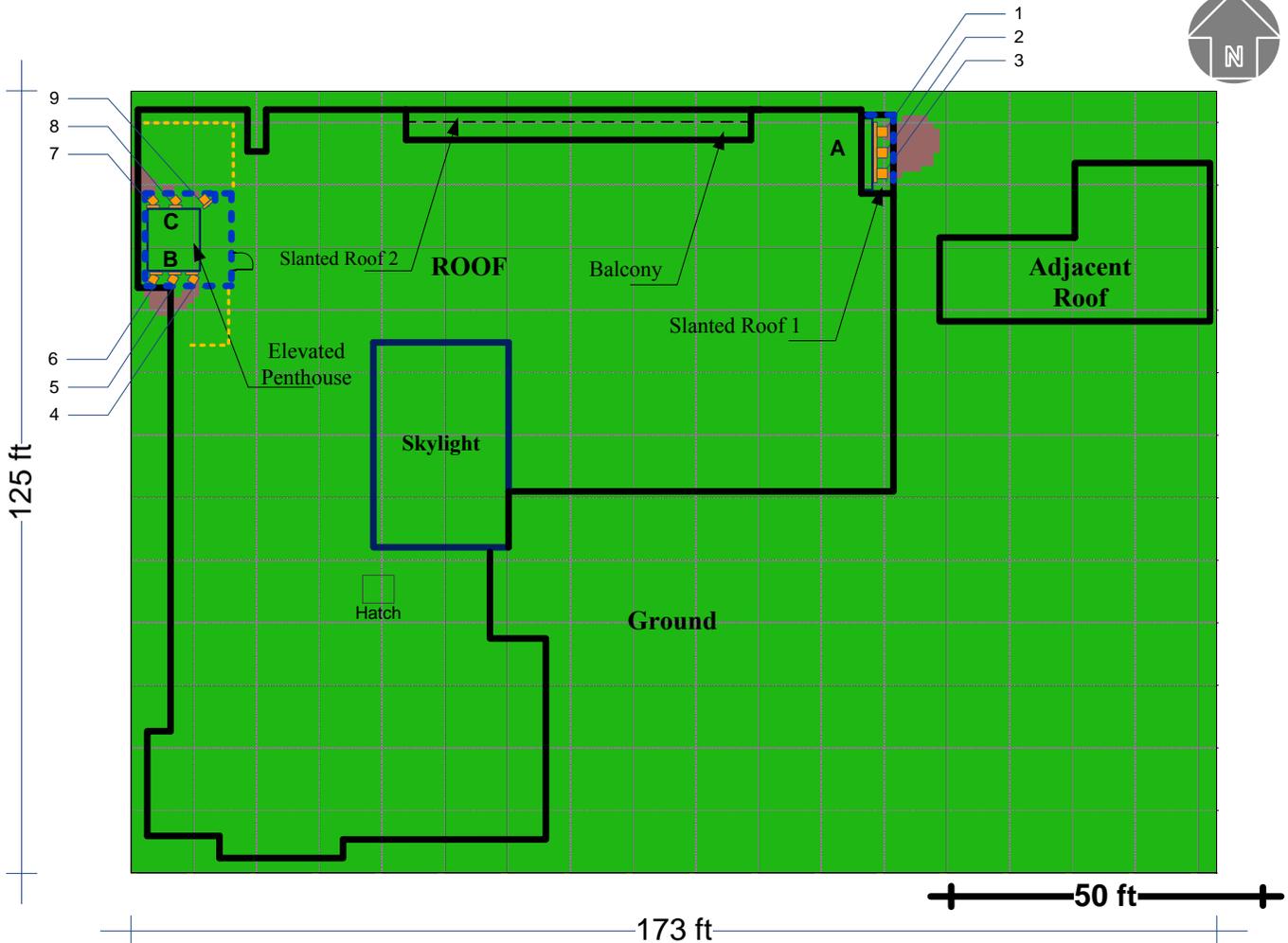


Figure 4
Percent of FCC General Population Exposure Limit, Ground level, All carriers

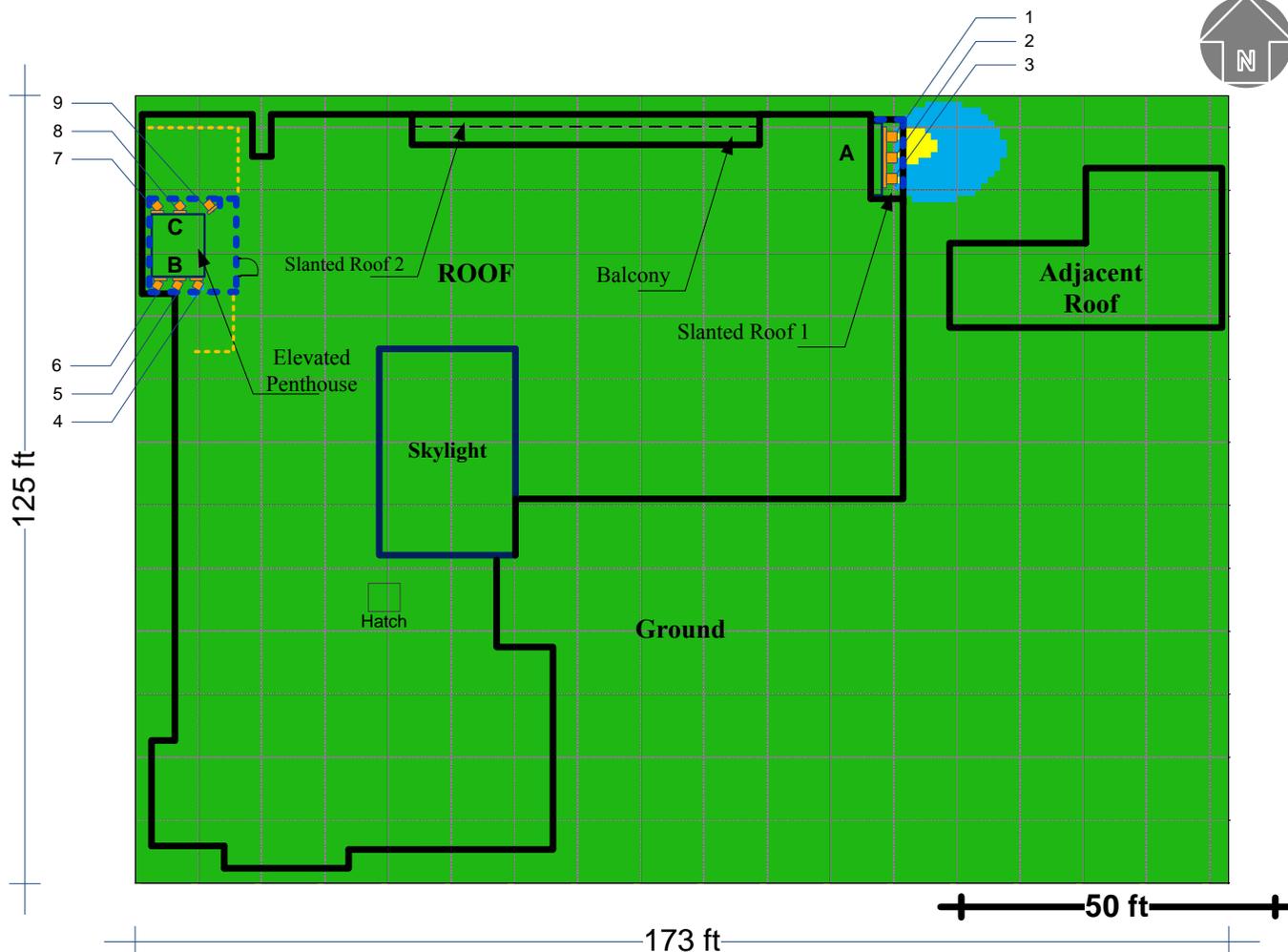
EXHIBIT C



Max AT&T Simulation Level 39.0%

LEGEND:							
EXPOSURE LEVEL: (5% General MPE)	0 to 5%		Greater than 5%				
	CARRIER ANTENNA:	AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET
Exterior Wall: ——— Rooftop Object: ——— RF Screen: - - - - Cable Tray: ——— Barrier Area: [Yellow Shaded Area] Anchor Point: [Square with dot]							
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Figure 5
Five Percent of FCC General Population Exposure Limit, Ground level, AT&T only

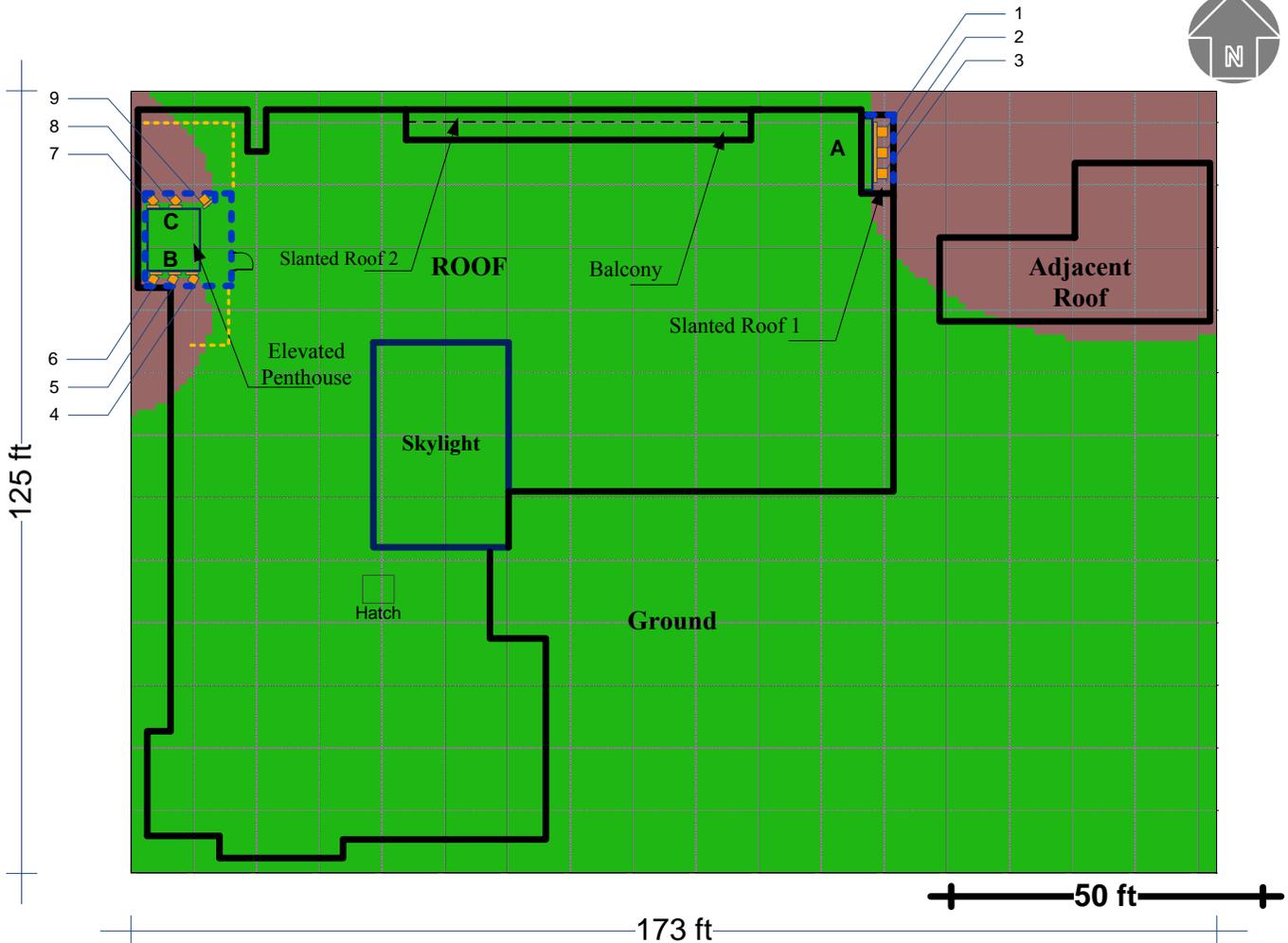


Max AT&T Simulation Level 2432.6%

LEGEND:													
EXPOSURE LEVEL: (% General MPE)	<table border="1"> <tr> <td>0 to 100%</td> <td>100% to 500%</td> <td>500% to 5000%</td> <td>Greater than 5000%</td> </tr> </table>	0 to 100%	100% to 500%	500% to 5000%	Greater than 5000%								
0 to 100%	100% to 500%	500% to 5000%	Greater than 5000%										
CARRIER ANTENNA:	<table border="1"> <tr> <td>AT&T</td> <td>VERIZON</td> <td>SPRINT</td> <td>T-MOBILE</td> <td>METRO PCS</td> <td>CRICKET</td> <td>UNKNOWN</td> </tr> </table>	AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN					
AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN							
<table border="1"> <tr> <td>Exterior Wall</td> <td>—</td> </tr> <tr> <td>Rooftop Object</td> <td>—</td> </tr> <tr> <td>RF Screen</td> <td>—</td> </tr> <tr> <td>Cable Tray</td> <td>—</td> </tr> <tr> <td>Barrier Area</td> <td>—</td> </tr> <tr> <td>Anchor Point</td> <td>—</td> </tr> </table>		Exterior Wall	—	Rooftop Object	—	RF Screen	—	Cable Tray	—	Barrier Area	—	Anchor Point	—
Exterior Wall	—												
Rooftop Object	—												
RF Screen	—												
Cable Tray	—												
Barrier Area	—												
Anchor Point	—												
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Figure 6
Percent of FCC General Population Exposure Limit, Slanted Roof 1 level, All carriers

EXHIBIT C



Max AT&T Simulation Level 2432.6%

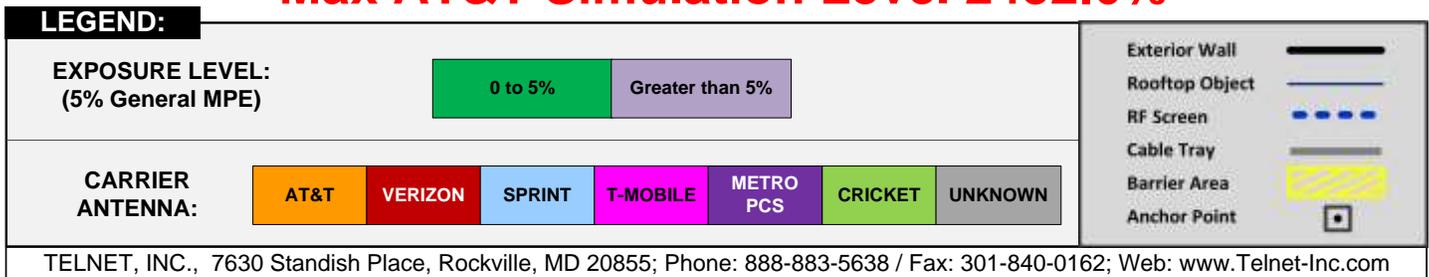
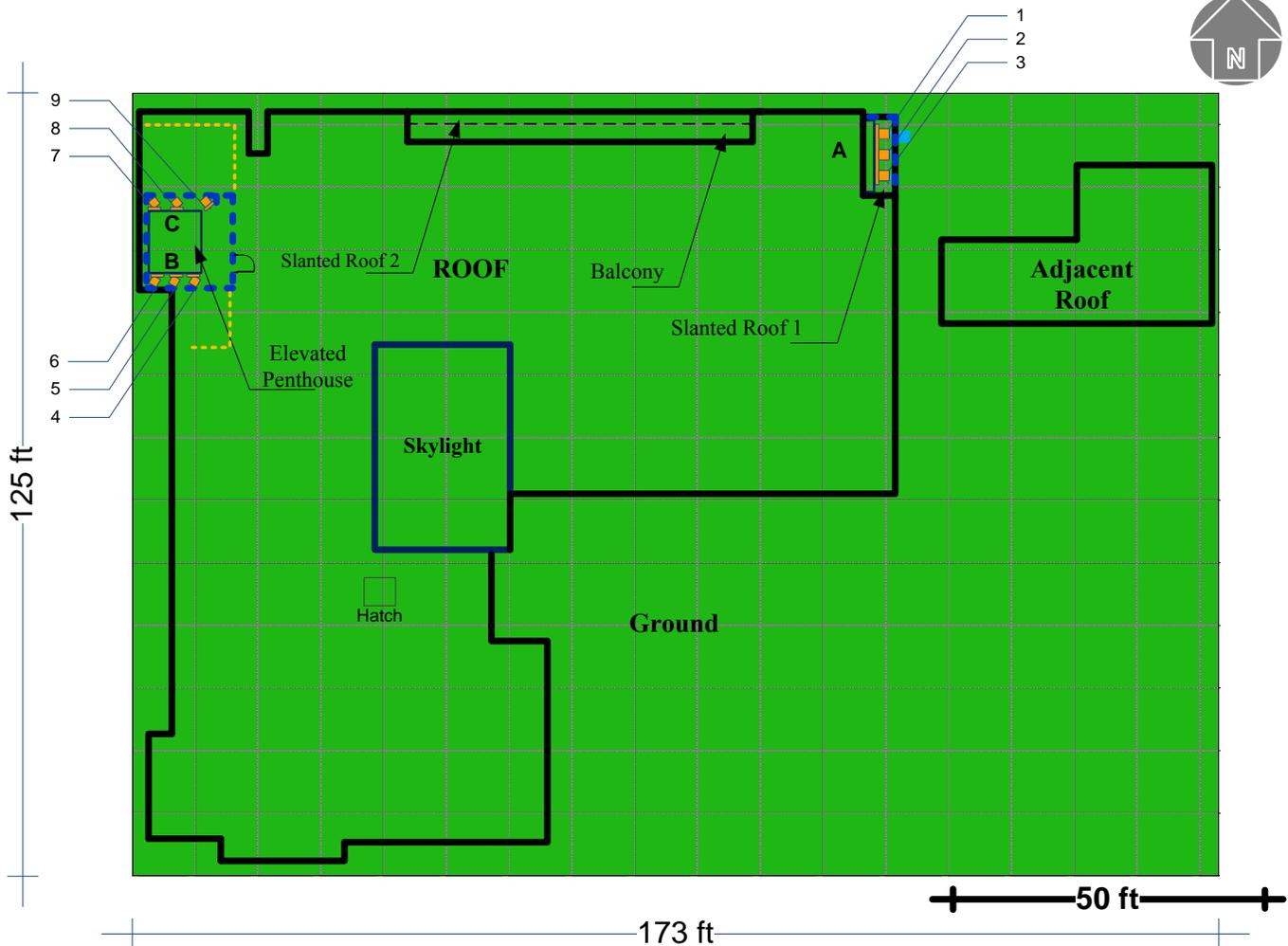


Figure 7
Five Percent of FCC General Population Exposure Limit, Slanted Roof 1 level, AT&T only

EXHIBIT C

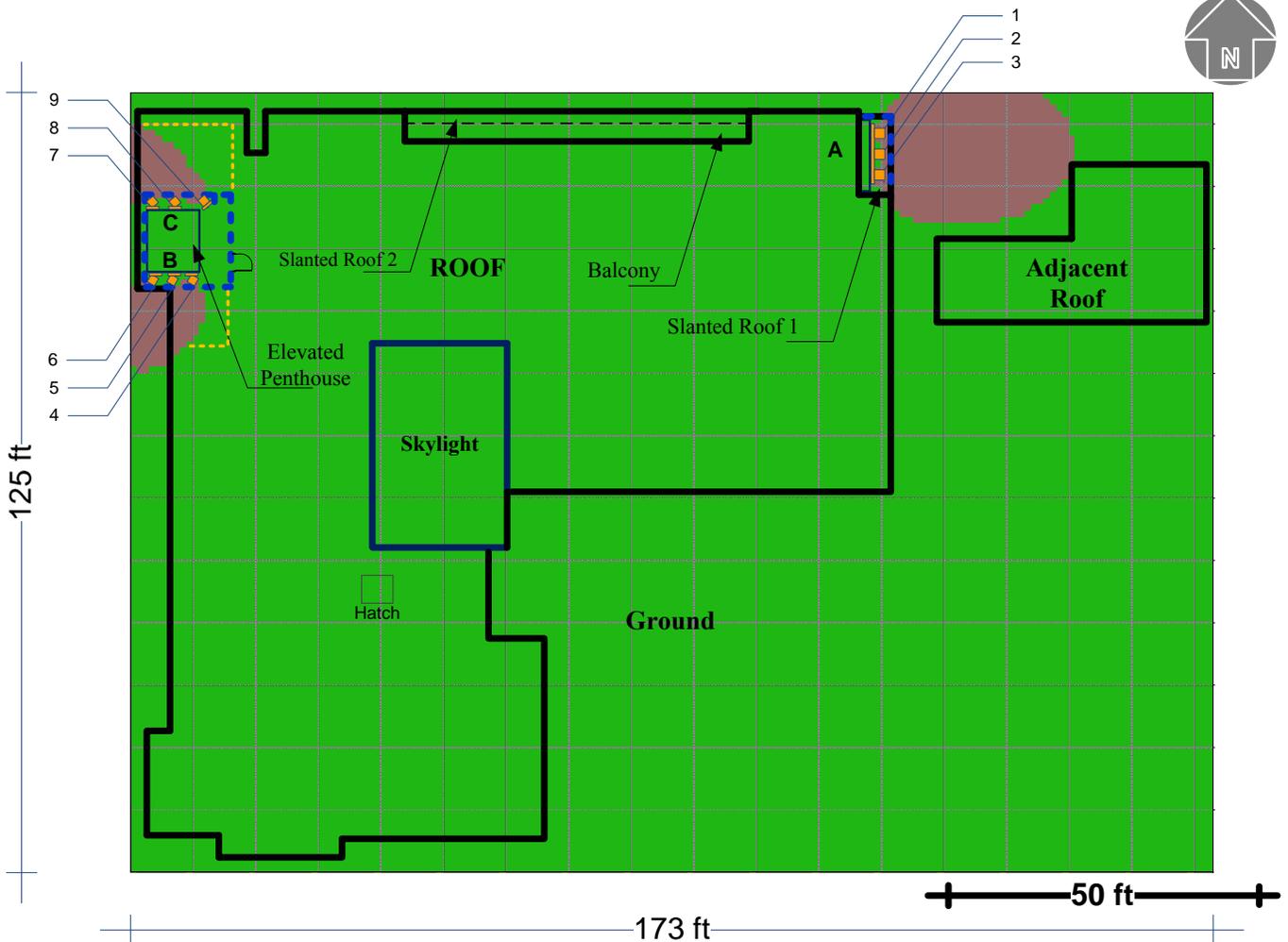


Max AT&T Simulation Level 342.1%

LEGEND:													
EXPOSURE LEVEL: (% General MPE)	<table border="1"> <tr> <td>0 to 100%</td> <td>100% to 500%</td> <td>500% to 5000%</td> <td>Greater than 5000%</td> </tr> </table>	0 to 100%	100% to 500%	500% to 5000%	Greater than 5000%								
0 to 100%	100% to 500%	500% to 5000%	Greater than 5000%										
CARRIER ANTENNA:	<table border="1"> <tr> <td>AT&T</td> <td>VERIZON</td> <td>SPRINT</td> <td>T-MOBILE</td> <td>METRO PCS</td> <td>CRICKET</td> <td>UNKNOWN</td> </tr> </table>	AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN					
AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN							
<table border="1"> <tr> <td>Exterior Wall</td> <td>—</td> </tr> <tr> <td>Rooftop Object</td> <td>—</td> </tr> <tr> <td>RF Screen</td> <td>---</td> </tr> <tr> <td>Cable Tray</td> <td>---</td> </tr> <tr> <td>Barrier Area</td> <td>---</td> </tr> <tr> <td>Anchor Point</td> <td>■</td> </tr> </table>		Exterior Wall	—	Rooftop Object	—	RF Screen	---	Cable Tray	---	Barrier Area	---	Anchor Point	■
Exterior Wall	—												
Rooftop Object	—												
RF Screen	---												
Cable Tray	---												
Barrier Area	---												
Anchor Point	■												
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Figure 8
Percent of FCC General Population Exposure Limit, Adjacent Roof level, All carriers

EXHIBIT C



Max AT&T Simulation Level 342.1%

LEGEND:																			
EXPOSURE LEVEL: (5% General MPE)	0 to 5%		Greater than 5%																
	<table border="1"> <tr> <th>CARRIER ANTENNA:</th> <td>AT&T</td> <td>VERIZON</td> <td>SPRINT</td> <td>T-MOBILE</td> <td>METRO PCS</td> <td>CRICKET</td> <td>UNKNOWN</td> </tr> </table>							CARRIER ANTENNA:	AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN				
CARRIER ANTENNA:	AT&T	VERIZON	SPRINT	T-MOBILE	METRO PCS	CRICKET	UNKNOWN												
							<table border="1"> <tr> <td>Exterior Wall</td> <td>—</td> </tr> <tr> <td>Rooftop Object</td> <td>—</td> </tr> <tr> <td>RF Screen</td> <td>---</td> </tr> <tr> <td>Cable Tray</td> <td>---</td> </tr> <tr> <td>Barrier Area</td> <td>---</td> </tr> <tr> <td>Anchor Point</td> <td>■</td> </tr> </table>	Exterior Wall	—	Rooftop Object	—	RF Screen	---	Cable Tray	---	Barrier Area	---	Anchor Point	■
Exterior Wall	—																		
Rooftop Object	—																		
RF Screen	---																		
Cable Tray	---																		
Barrier Area	---																		
Anchor Point	■																		
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Figure 9
Five Percent of FCC General Population Exposure Limit, Adjacent Roof level, AT&T only



5 RoofView Data Sheet

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir
1	AT&T LTE	700						60	60	Kathrein	800-10767 K	120	119	-4.675	VC	4.75	11.75	67;90
1	AT&T LTE	2100						80	80	Kathrein	800-10767 K	120	119	-4.675	VC	4.75	15.25	62;90
2	AT&T LTE	1900						120	120	Kathrein	800-10767 K	120	115.5	-4.675	VC	4.75	15.35	61;90
3	AT&T UMTS	850						40	40	Powerwave	RA21.7770.00	120	112	-4.925	VC	5.25	11.5	82;90
3	AT&T UMTS	1900						40	40	Powerwave	RA21.7770.00	120	112	-4.925	VC	5.25	13.4	86;90
4	AT&T LTE	700						60	60	Kathrein	800-10767 K	10.5	95	1.492	VC	4.75	11.75	67;210
4	AT&T LTE	2100						80	80	Kathrein	800-10767 K	10.5	95	1.492	VC	4.75	15.25	62;210
5	AT&T LTE	1900						120	120	Kathrein	800-10767 K	6.5	95	1.492	VC	4.75	15.35	61;210
6	AT&T UMTS	850						40	40	Powerwave	RA21.7770.00	4	95	1.242	VC	5.25	11.5	82;210
6	AT&T UMTS	1900						40	40	Powerwave	RA21.7770.00	4	95	1.242	VC	5.25	13.4	86;210
7	AT&T LTE	700						60	60	Kathrein	800-10767 K	4	107.5	1.492	VC	4.75	11.75	67;320
7	AT&T LTE	2100						80	80	Kathrein	800-10767 K	4	107.5	1.492	VC	4.75	15.25	62;320
8	AT&T LTE	1900						120	120	Kathrein	800-10767 K	7.5	107.5	1.492	VC	4.75	15.35	61;320
9	AT&T UMTS	850						40	40	Powerwave	RA21.7770.00	12	107.5	1.242	VC	5.25	11.5	82;320
9	AT&T UMTS	1900						40	40	Powerwave	RA21.7770.00	12	107.5	1.242	VC	5.25	13.4	86;320

Figure 10
RoofView Antenna Data



6 Statement of Compliance

The AT&T equipment at the site will be compliant with FCC guidelines for General Population environments if the following changes are implemented.

6.1 Site Actions Required

Site Access Locations

No action required

Alpha Sector Location

Install Caution2 signs on slanted roof level

Beta Sector Location

No action required

Gamma Sector Location

No action required



Appendix A:

7 FCC Limits for MPE

The FCC guidelines for human exposure to RF electromagnetic fields were derived from the recommendations of two expert organizations, the National Council on Radiation Protection and Measurements (“NCRP”) and the Institute of Electrical and Electronics Engineers (“IEEE”). The exposure guidelines are based on thresholds for known adverse effects and they incorporate appropriate margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency (“EPA”), the Food and Drug Administration (“FDA”), the National Institute on Occupational Safety and Health (“NIOSH”) and the Occupational Safety and Health Administration (“OSHA”) have also been actively involved in monitoring and investigating issues related to RF exposure.

The FCC’s MPE limits are based on exposure limits over a wide range of frequencies recommended by the NCRP and the exposure limits developed by the IEEE and adopted by the American National Standards Institute (“ANSI”) to replace the 1982 ANSI guidelines. The limits for localized absorption are based on the recommendations of both the ANSI/IEEE and the NCRP. The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 56 “Questions and Answers about the Biological Effects and Potential Hazards of RF Electromagnetic Fields”. This document can be obtained on the FCC website at <http://www.fcc.gov>.

Sections 7.1 and 7.2 represent the FCC limits for both occupational and general population exposures to different radio frequencies:

7.1 (A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

7.2 (B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density



NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

7.3 Controlled and Uncontrolled Exposure Limits

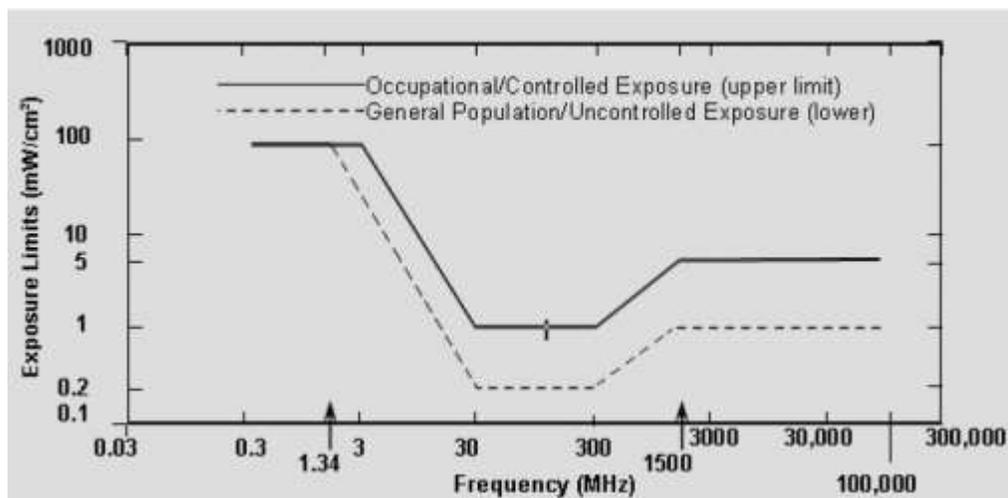


Figure 11

7.4 Safety Recommendations

7.4.1 Safety procedures recommendations:

The following items are general safety recommendations that should be followed on a site according to the carrier's policies which complies with the FCC and OSHA guidelines

7.4.1.1 General Site Work:

Any maintenance workers obliged to work directly in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to turn off transmitters during their work period.

7.4.1.2 EME Awareness Training:

All persons accessing areas indicated as the limits are above the General Population MPE limits should have a fundamental understanding of EME awareness and RF Safety measures when working around transmitting antennas. Awareness training enhances a workers understanding to potential RF exposure situations. Awareness can be attained in different ways (e.g. videos, formal classroom lecture or internet based courses).



7.4.1.3 **Site Access Control:**

Restrictions to access transmitting antennas locations is the major element in a site safety plan. Examples of access restrictions are:

- Locked / Alarmed door or ladder or gate access
- Restrictive Barrier with appropriate RF signage at antenna

7.4.1.4 **RF signage:**

RF signs have an important role in appropriately alerting a worker before entering into a potential RF exposure area. All RF signs should be abided by at all times.

7.4.1.5 **Active Antennas and Keeping proper distance:**

Always assume an antenna is transmitting. Never stand in front of an antenna. If you have to pass by an antenna, move through as promptly and safely as possible thus reducing any exposure to a minimum. But if you have to stand by an antenna, keep a least a distance of 3 feet clearance from the antenna. The relationship between the strength of an EME field and the distance from the transmitting antenna is inversely proportional, the further away from the antenna, the lesser EME exposure.



Analysis and Computation

Based on emission patterns of the antennas at this location most of the energy emitted is spread towards the horizon. This assumes the antennas have a zero downtilt. If a mechanical downtilt other than zero is applied to the antennas then the maximum energy emitted will need to be calculated using the information below.

The following formulas can be used for calculating the power density.

Power density is calculated by dividing the surface area of the sphere or the unit area normal to the direction of the propagation. This information is usually shown in units of microwatts per square centimeter (uW/cm²), milliwatt per square centimeters (mW/cm²), or watts per square meter (W/m²).

7.5 Analysis

$$S = \frac{(P \times KFact)}{(2\pi R h)}$$

where:

S = power density (mW/cm²)

P = total power input to the antenna (mW)

K = antenna correction factor / numeric factor for antenna discrimination

R = straight line distance of the antenna from a 6 ft. human (cm)

h = distance between the roof level and the bottom of the antenna (cm) or the vertical distance from the tip of the antenna to the roof level where a 6 ft. human being is assumed standing directly from the antenna (also equal to R at 0)

MPE% = Calculated exposure level, as a percentage of the FCC MPE limit for continuous exposure of the general population



Modeling Summary and Assumptions

7.5.1 General Model Assumptions

In this report, it is assumed that all antennas are operating at full power at all times. Software modeling was performed for all transmitting antennas located on the site. Telnet, Inc has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Telnet Inc believes this to be a worst case analysis, based on best available data.

If at any time power density measurements were to be made, Telnet Inc believes the real time measurements would indicate levels below those shown in this report. By modeling in this way, we have conservatively shown exclusion areas (areas not to be entered without a personal RF monitor, carriers reducing power or performing real time measurements to show real time exposure levels).

7.5.2 Use of Generic Antennas

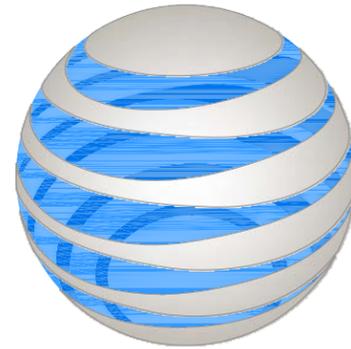
For the purposes of this report, the use of 'Generic' as an antenna model, or 'Unknown' for a wireless carrier, means that the information about the carrier, their FCC license and/ or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Telnet will use our industry specific knowledge of equipment, antenna models and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, remodeling of the site is recommended. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.



Glossary of Terms

1. *Electromagnetic Field (energy density)* – the electromagnetic energy contained in an infinitesimal volume divided by that volume.
2. *Exposure* – Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.
3. *General Population / Uncontrolled Exposure* – applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.
4. *Maximum Permissible Exposure (MPE)* – the rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.
5. *Occupational / Controlled Exposure* – applies to human exposure to RF fields when persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/controlled limits.
6. *Power Density (S)* – Power per unit area normal to the direction of propagation, usually expressed in units of watts per square meter (W/m^2) or, for convenience, units such as milliwatts per square centimeter (mW/cm^2) or microwatts per square centimeter ($\mu W/cm^2$).
7. *Ionization* – a process by which electrons are stripped from atoms and molecules. This process can produce molecular changes that can lead to damage in biological tissue, includes effect on DNA, the genetic material. This process requires interaction with high levels of electromagnetic energy.
8. *Non-Ionizing radiation* – a type of emission that is not great enough to cause ionization of atom and molecules. “RF and Microwave Emissions” are low-level energy which are not capable of ionization.

EXHIBIT D



at&t

TWIN DOLPHIN HOTEL

VN0004

PA# 3551316169, 3551727350, 3551865192

590 MORRO AVENUE
MORRO BAY, CA 93442

LTE 1C/2C/3C PROJECT



VICINITY MAP

ABBREVIATIONS & SYMBOLS	
(E)	EXISTING
FRP	FIBER REINFORCED PLASTIC
MGB	MAIN GROUND BAR
(P)	PROPOSED
RAD CENTER	RADIATION CENTER
RBS	RADIO BASE STATION
RRU	REMOTE RADIO UNIT
TMA	TOWER MOUNTED AMPLIFIER
XMU	AUXILIARY MULTIPLEX UNIT
---	PROPERTY LINE
(X)	KEY NOTE REFERENCE
SYMBOLS:	
	DETAIL NUMBER
	DETAIL REFERENCE
	SHEET NUMBER
	DETAIL NUMBER
	EXTERIOR ELEVATION REFERENCE
	SHEET NUMBER

PROPERTY OWNER:
NATHU & HANSABEN PATEL
590 MORRO AVENUE
MORRO BAY, CA 93442
CONTACT: HERMANT PATEL
PHONE: 805.801.1224

APPLICANT:
AT&T MOBILITY
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703
CONTACT: CORREEN VOEKS
PHONE: 714.394.9836

APPLICANT REPRESENTATIVE:
CORE DEVELOPMENT SERVICES
3350 E. BIRCH STREET #250
BREA, CA 92821
CONTACT: KRISTIN CORDRAY
PHONE: 714.729.8404

PROPERTY INFORMATION:
JURISDICTION: CITY OF MORRO BAY
CURRENT ZONING: R-2, S-4
A.P.N.: 066-133-001
(E) CONSTRUCTION TYPE: N/A
(E) BUILDING OCCUPANCY: U-UNMANNED TELECOMMUNICATIONS FACILITY
LATITUDE: 35.36383333° N
LONGITUDE: -120.8509444° W
BUILDING STORIES: 2

PROJECT INFORMATION

ARCHITECT:
CORE DEVELOPMENT SERVICES
3350 E. BIRCH STREET #250
BREA, CA 92821
CONTACT: STEVEN M. RAMON
PHONE: 714.729.8404

CONSULTING TEAM

AT&T IS SUBMITTING AN APPLICATION FOR ZONING APPROVAL FOR THE:

- REMOVAL OF (3) PANEL ANTENNAS BEHIND (E) FIBER REINFORCED PLASTIC (FRP) SCREENING.
- REMOVAL AND REPLACEMENT OF (E) FRP SCREENING ON BUILDING FACADE/ROOFTOP.
- RELOCATION OF (3) PANEL ANTENNAS BEHIND (P) FIBER REINFORCED PLASTIC (FRP) FACADE MOUNTED SCREENING (SECTOR A).
- REPLACEMENT OF (6) PREVIOUSLY APPROVED PANEL ANTENNAS BEHIND FIBER REINFORCED PLASTIC (FRP) SCREENING.
- INSTALLATION OF (3) DC6 SURGE SUPPRESSORS MOUNTED ON THE EXISTING ROOFTOP.
- INSTALLATION OF (9) REMOTE RADIO UNITS (RRUS) AND (6) A2 MODULES ON THE EXISTING ROOFTOP.
- INSTALLATION OF (2) DUS41 AND (1) AUXILIARY MULTIPLEX UNIT (XMU) WITHIN (E) RACK.
- INSTALLATION OF (1) DC-12 SURGE SUPPRESSOR WITHIN (E) RACK.
- INSTALLATION OF (1) FC-12 SURGE SUPPRESSOR ON (E) DOGHOUSE AT ROOFTOP.
- EXTENSION OF (E) ROOF MOUNTED FRP SCREENING ENCLOSURE.

PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIF. ADMINISTRATIVE CODE
- 2013 CALIFORNIA ENERGY CODES (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ENERGY CODES
- TIA-222-G STANDARD
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES

CODE COMPLIANCE

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ROOFTOP PLANS
A-3	GROUND LEVEL EQUIPMENT ROOM PLANS
A-4	NORTHEAST BUILDING FACADE ANTENNA PLANS
A-5	NORTHWEST ANTENNA PLANS
A-6	EAST ELEVATIONS
A-7	NORTH/MARINA STREET ELEVATIONS
A-8	WEST/MORRO STREET ELEVATIONS
A-9	SOUTH ELEVATIONS
A-10	SCREENING ELEVATIONS
A-11	SCREENING ELEVATIONS

SHEET INDEX

REV	DATE/BY	DESCRIPTION
A	05/10/16 AH	ISSUED FOR 100% ZD
B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT



SITE BUILDER



A&E DEVELOPMENT



SITE DEVELOPMENT

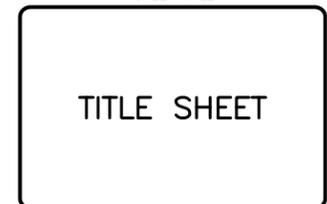


SITE INFORMATION

SITE NAME:
TWIN DOLPHIN HOTEL
VN0004/PA#3551316169,
3551727350, 3551865192

SITE ADDRESS:
590 MORRO AVENUE
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE



TITLE SHEET

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
EC	SMR	09/22/2015

SHEET NUMBER

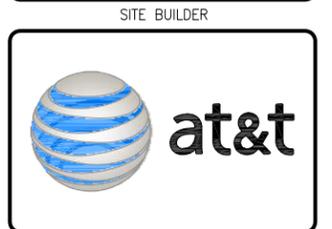


T-1

EXHIBIT D

REV	DATE/BY	DESCRIPTION
A	05/10/16 AH	ISSUED FOR 100% ZD
B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT



A&E DEVELOPMENT



SITE DEVELOPMENT



SITE INFORMATION

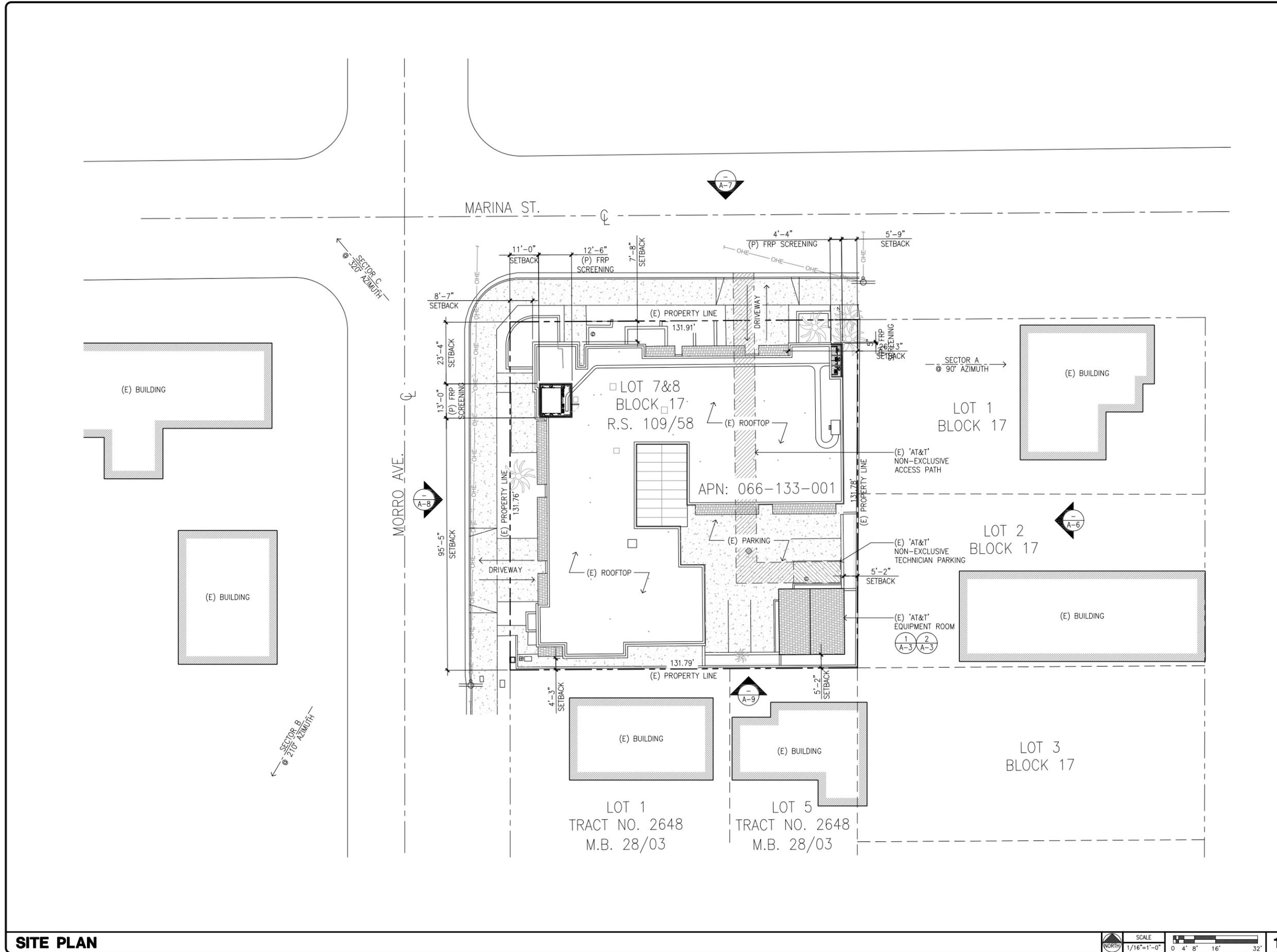
SITE NAME:
TWIN DOLPHIN HOTEL
VN0004/PA#3551316169,
3551727350, 3551865192

SITE ADDRESS:
590 MORRO AVENUE
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE
SITE PLAN

DRAWING INFORMATION		
DRAWN BY	CHECKED BY	ISSUE DATE
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SHEET NUMBER
A-1



SITE PLAN

SCALE
1/16"=1'-0"
0 4' 8' 16' 32'

1

EXHIBIT D

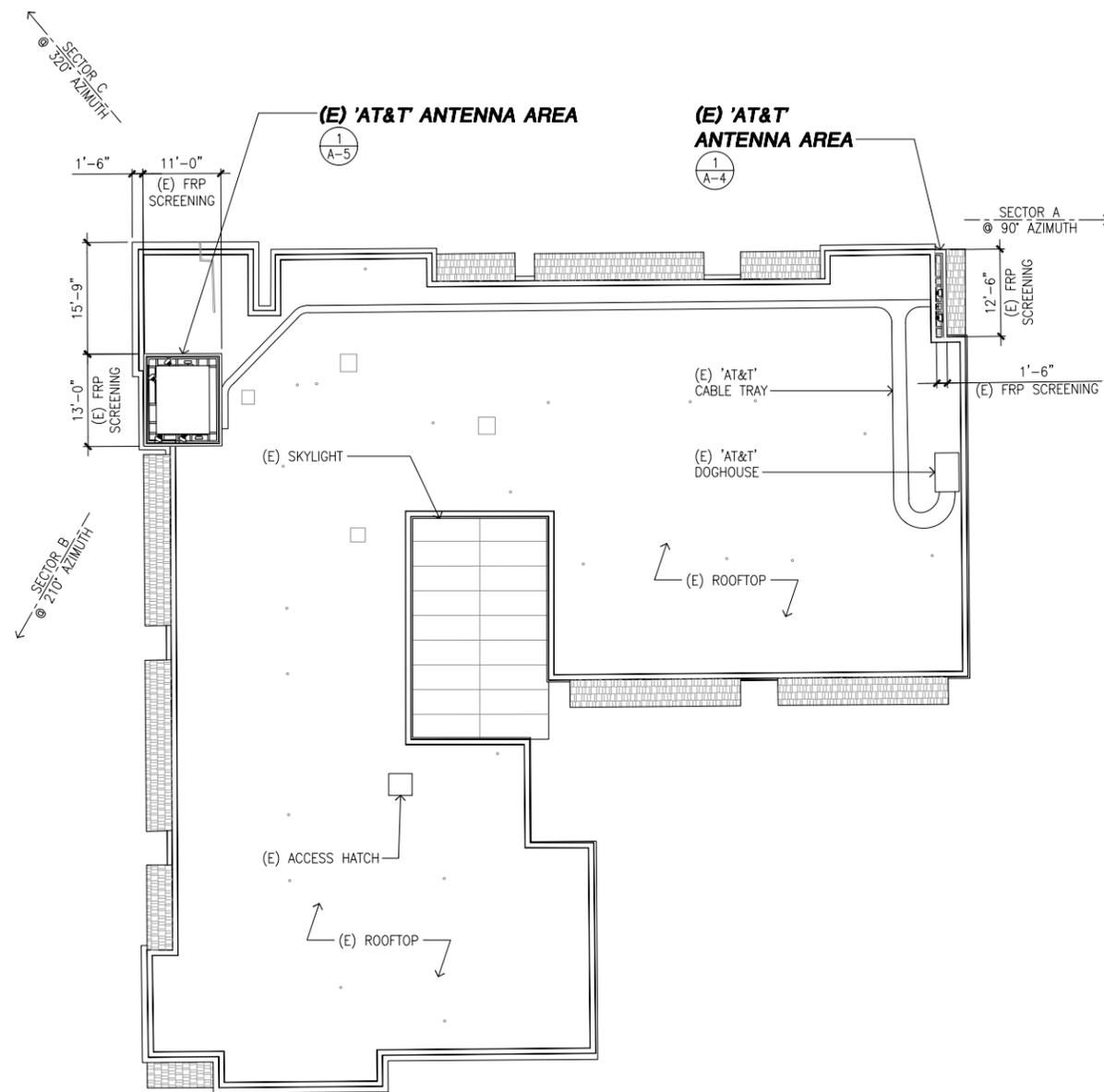
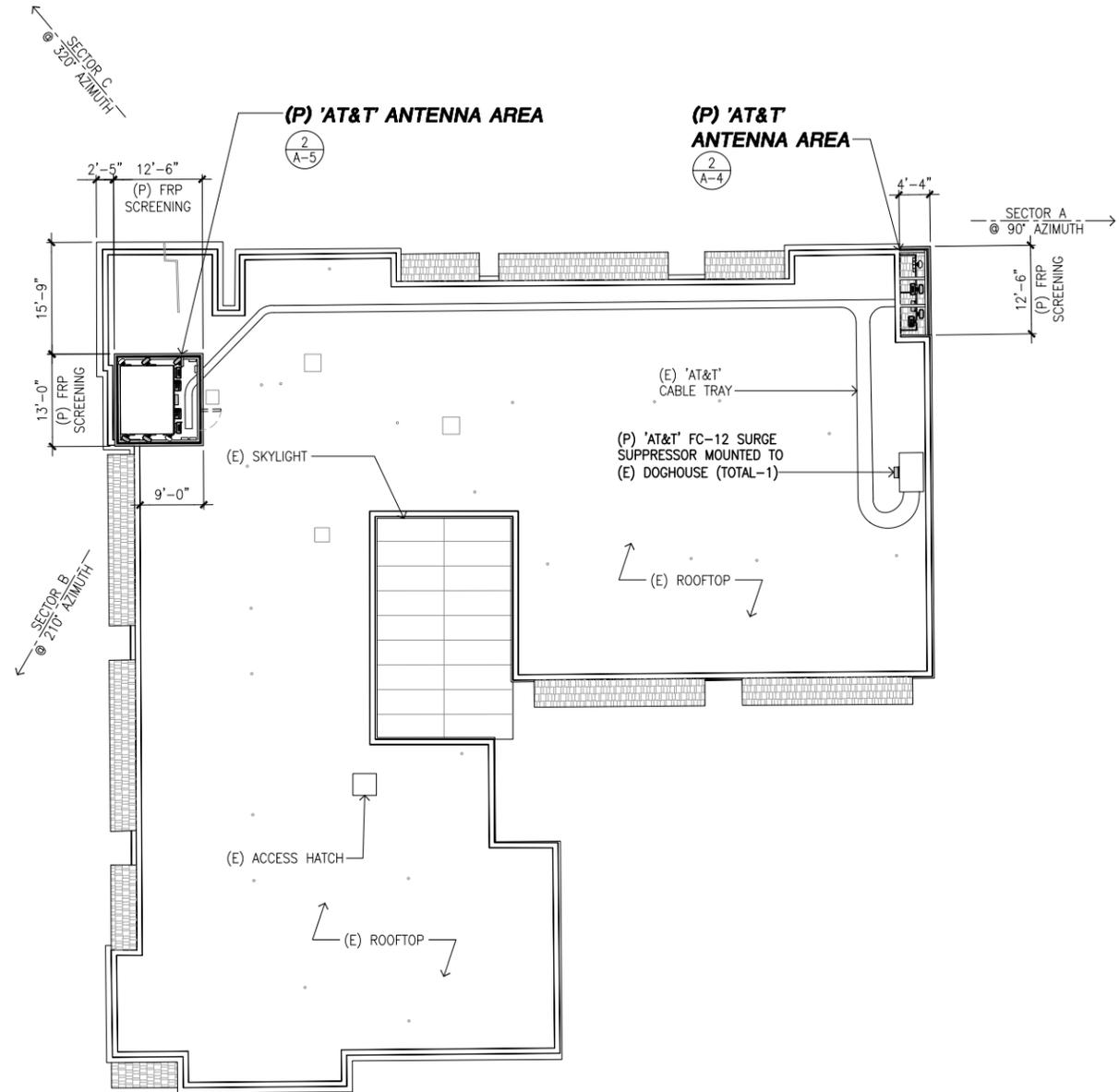
PROPOSED TRANSMISSION LINES				
TYPE	QUANTITY	MODEL	SIZE	LENGTH
COAX	-	-	-	-
FIBER	1	RFFT-36SM-001-XXM	3/8"	120'-0"
DC	2	PWRT-608-S	13/16"	120'-0"

NOTE:
1. (P) FIBER REINFORCED PLASTIC (FRP) SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH (E).

LEASE AREA NOTE:
(E) ANTENNA/EQUIPMENT LEASE AREA = 373 SQ. FT.
(P) ANTENNA LEASE AREA = 55.29 SQ. FT.

EXISTING TRANSMISSION LINES				
TYPE	QUANTITY	MODEL	SIZE	LENGTH
COAX	8 4	LD7-50A	1 5/8"	288'-0" 208'-0"
FIBER	-	-	-	-
DC	-	-	-	-

LEASE AREA NOTE:
(E) ANTENNA/EQUIPMENT LEASE AREA = 373 SQ. FT.



REV	DATE/BY	DESCRIPTION
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B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT



SITE BUILDER



A&E DEVELOPMENT



SITE DEVELOPMENT



SITE INFORMATION

SITE NAME:
TWIN DOLPHIN HOTEL
VN0004/PA#3551316169,
3551727350, 3551865192

SITE ADDRESS:
590 MORRO AVENUE
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE

ROOFTOP PLANS

DRAWING INFORMATION

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EC	SMR	09/22/2015

SHEET NUMBER

A-2

PROPOSED ROOFTOP PLAN

SCALE 3/32"=1'-0" 0 2' 4' 8' 16'

EXISTING ROOFTOP PLAN

SCALE 3/32"=1'-0" 0 2' 4' 8' 16'

EXHIBIT D

REV	DATE/BY	DESCRIPTION
A	05/10/16 AH	ISSUED FOR 100% ZD
B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT



SITE BUILDER



A&E DEVELOPMENT



SITE DEVELOPMENT



SITE INFORMATION

SITE NAME:
TWIN DOLPHIN HOTEL
VN0004/PA#3551316169,
3551727350, 3551865192

SITE ADDRESS:
590 MORRO AVENUE
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE

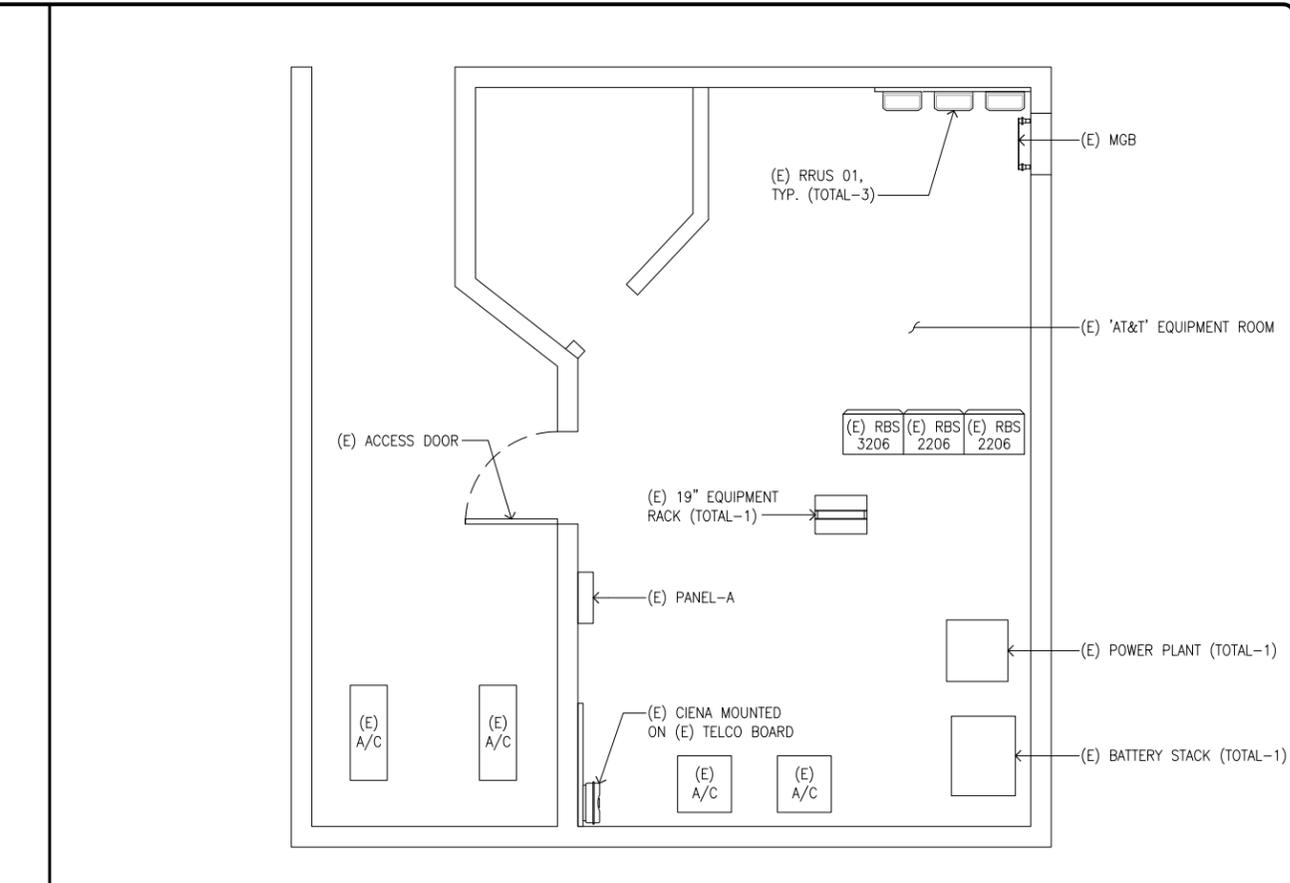
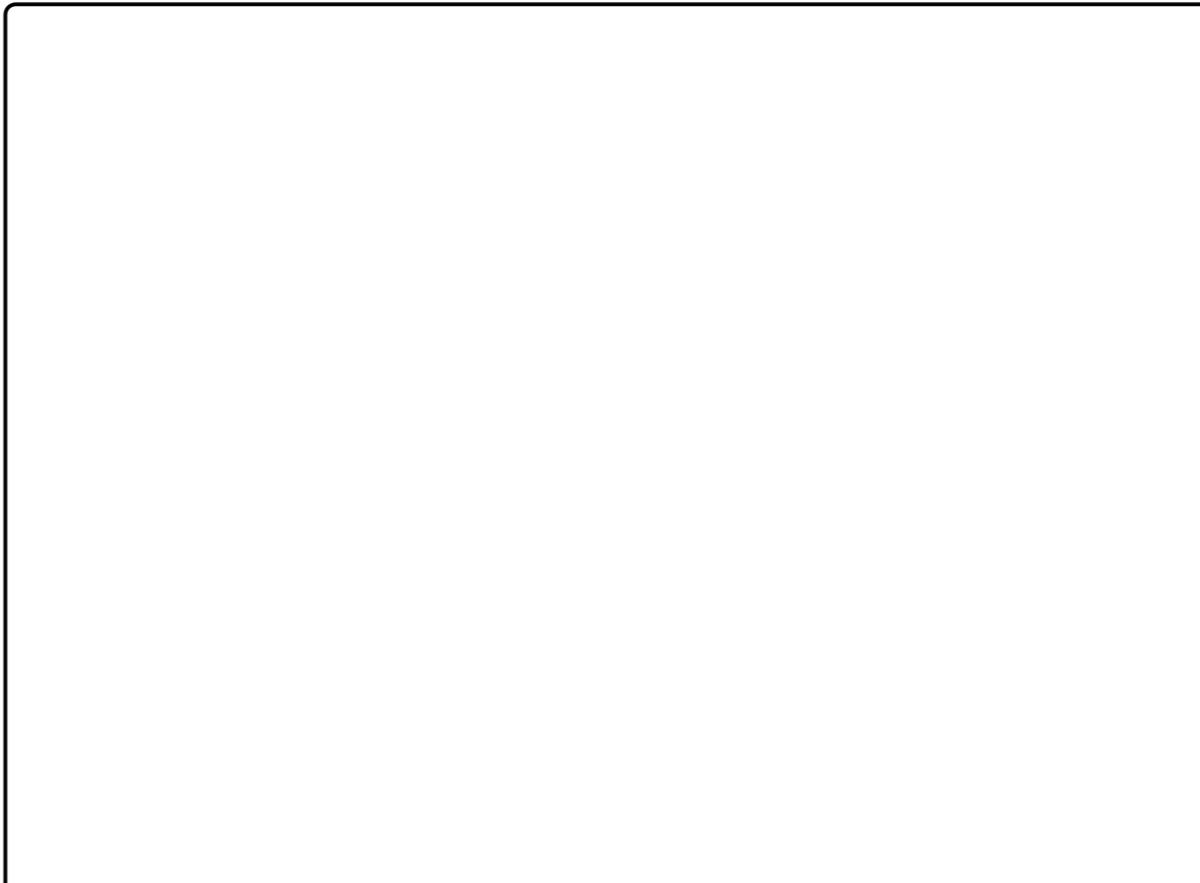
**GROUND LEVEL
EQUIPMENT ROOM
PLANS**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
EC	SMR	09/22/2015

SHEET NUMBER

A-3

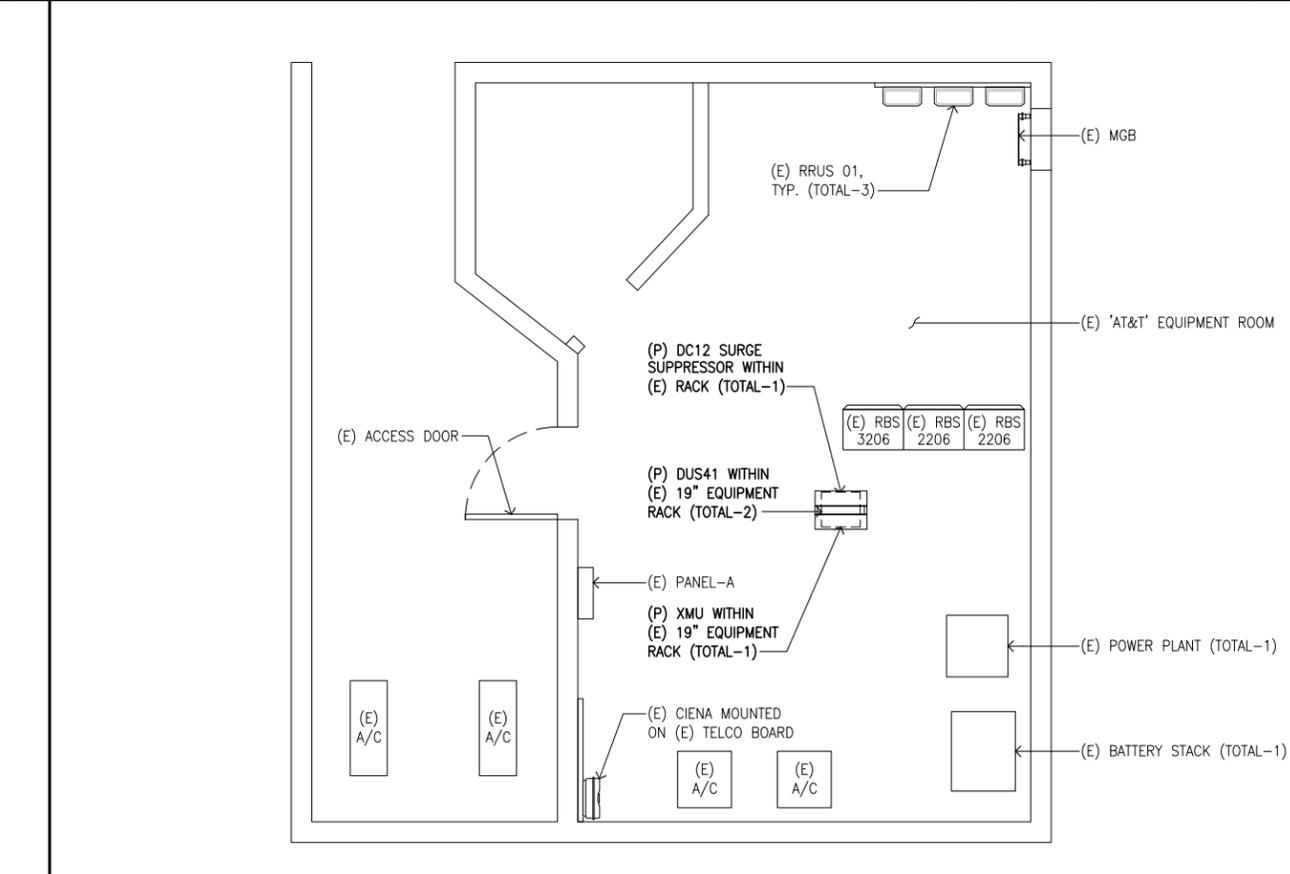


NOT USED

3 EXISTING GROUND LEVEL EQUIPMENT ROOM PLAN

SCALE
3/8"=1'-0"
0 1' 2' 4'

1



NOT USED

4 PROPOSED GROUND LEVEL EQUIPMENT ROOM PLAN

SCALE
3/8"=1'-0"
0 1' 2' 4'

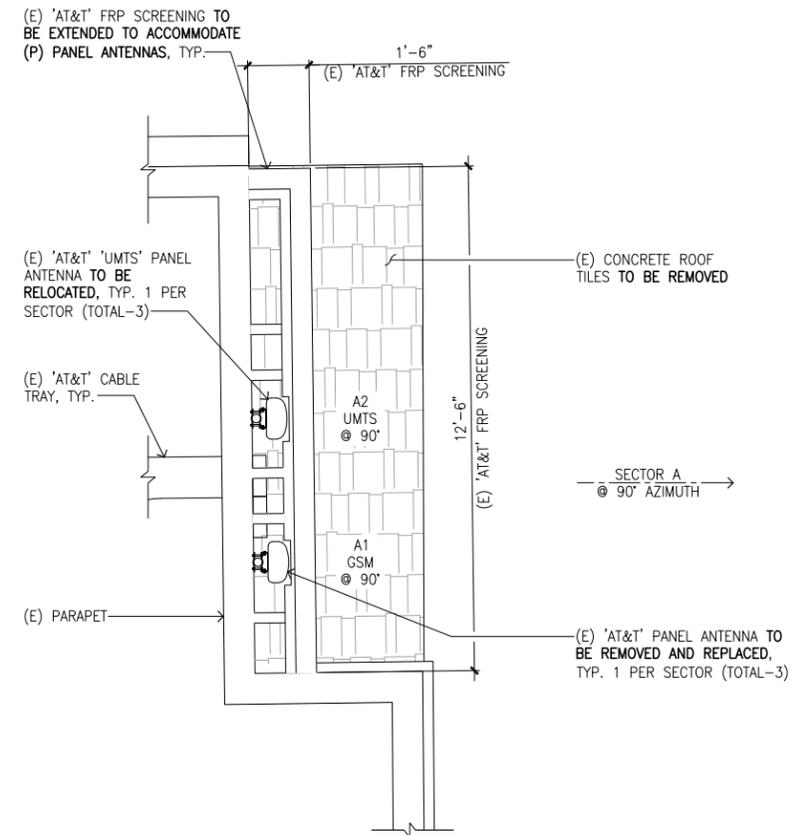
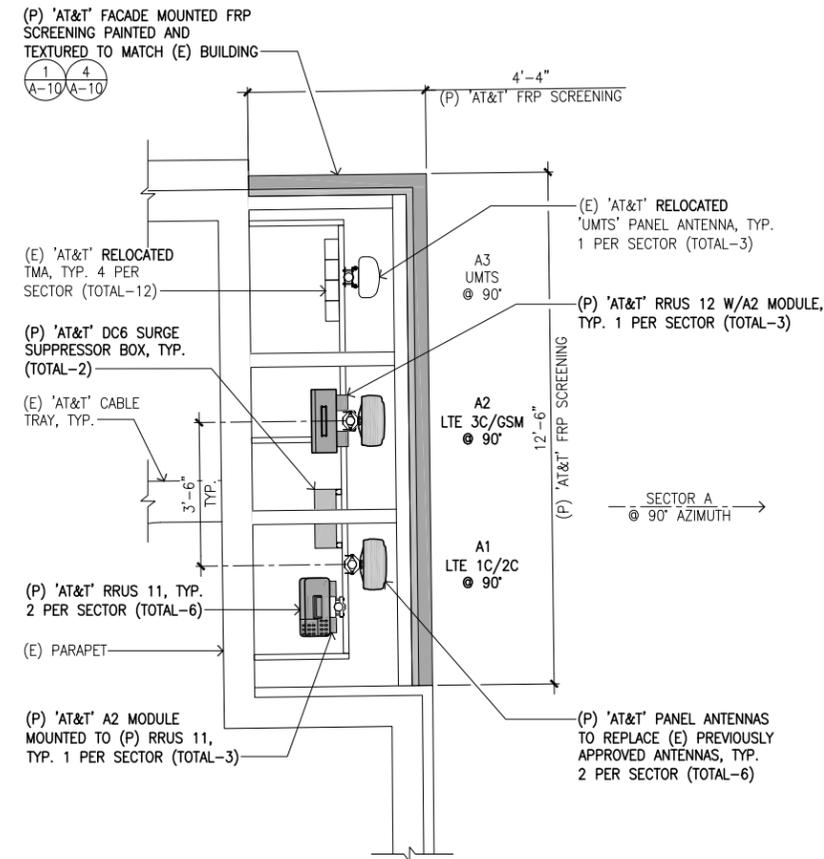
2

EXHIBIT D

PROPOSED ANTENNA AND RRU CONFIGURATION										
POS	TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MAKE	ANTENNA MODEL	PORT	# OF RRU	RRU MODEL	# OF TMA	TMA
A1	LTE 1C/2C	90°	22'-0"	KATHREIN	800-10767	OCTO	2	RRUS 11 RRUS 11+A2	-	-
A2	LTE 3C/GSM	90°	22'-0"	KATHREIN	800-10767	OCTO	1	RRUS 12+A2	2	ERICSSON
A3	UMTS	90°	22'-0"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON

NOTE:
1. (P) FIBER REINFORCED PLASTIC (FRP) SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH (E).

EXISTING ANTENNA AND RRU CONFIGURATION										
POS	TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MAKE	ANTENNA MODEL	PORT	# OF RRU	RRU MODEL	# OF TMA	TMA
A1	GSM	90°	22'-4"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON
A2	UMTS	90°	22'-4"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON



REV	DATE/BY	DESCRIPTION
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B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT



DEVELOPMENT SERVICES
A&E SERVICES
3350 E. Birch Street #250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE DEVELOPMENT



DEVELOPMENT SERVICES
3350 E. Birch Street #250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE INFORMATION

SITE NAME:
TWIN DOLPHIN HOTEL
VN0004/PA#3551316169,
3551727350, 3551865192

SITE ADDRESS:
590 MORRO AVENUE
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE

**NORTHEAST
BUILDING FACADE
ANTENNA PLANS**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
EC	SMR	09/22/2015

SHEET NUMBER

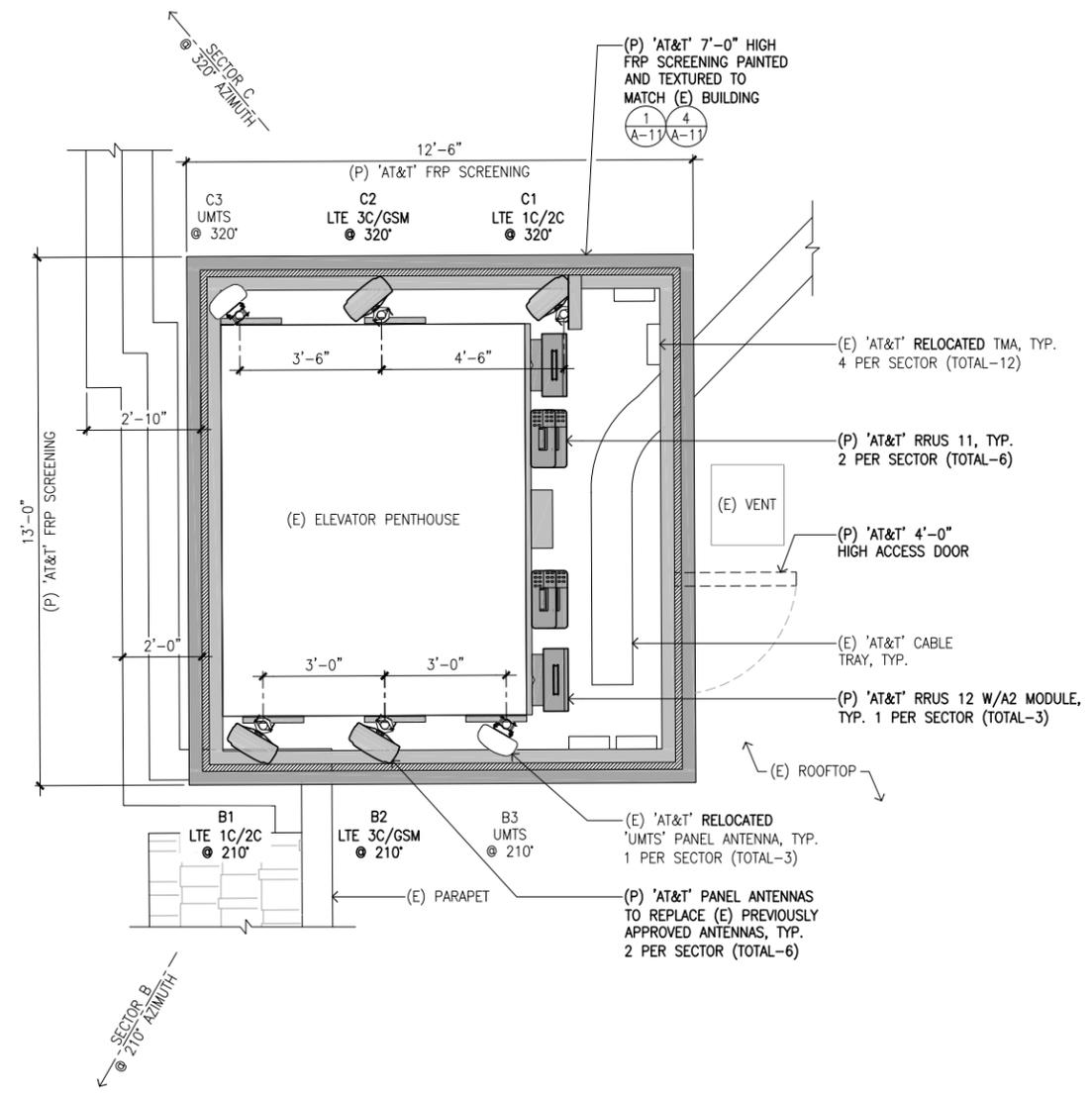
A-4

EXHIBIT D

PROPOSED ANTENNA AND RRU CONFIGURATION											
POS	TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MAKE	ANTENNA MODEL	PORT	# OF RRU	RRU MODEL	# OF TMA	TMA	
SECTOR B	B1	LTE 1C/2C	210°	28'-2"	KATHREIN	800-10767	OCTO	2	RRUS 11 RRUS 11+A2	-	-
	B2	LTE 3C/GSM	210°	28'-2"	KATHREIN	800-10767	OCTO	1	RRUS 12+A2	2	ERICSSON
	B3	UMTS	210°	28'-2"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON
SECTOR C	C1	LTE 1C/2C	320°	28'-2"	KATHREIN	800-10767	OCTO	2	RRUS 11 RRUS 11+A2	-	-
	C2	LTE 3C/GSM	320°	28'-2"	KATHREIN	800-10767	OCTO	1	RRUS 12+A2	2	ERICSSON
	C3	UMTS	320°	28'-2"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON

NOTE:
1. (P) FIBER REINFORCED PLASTIC (FRP) SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH (E).

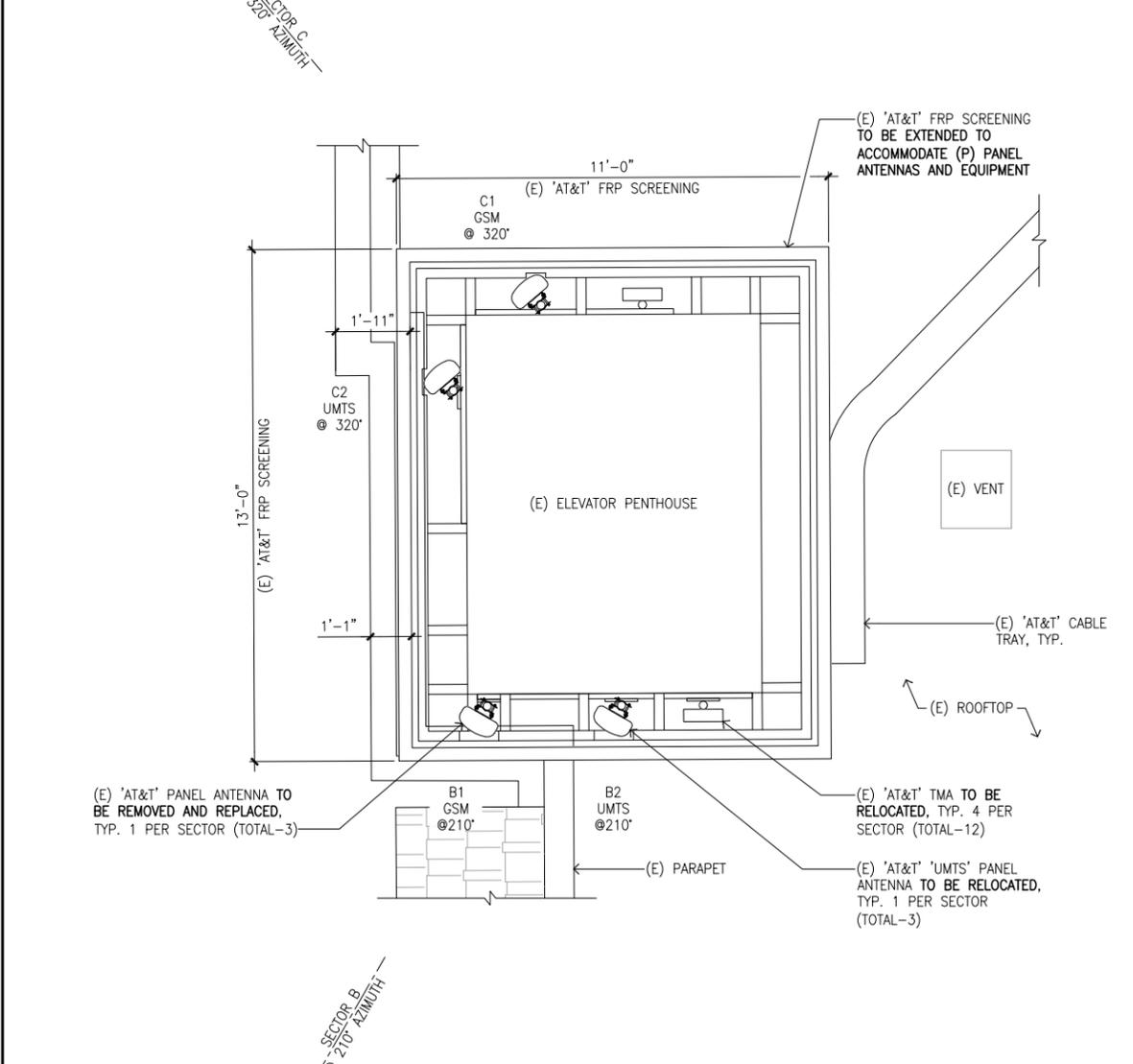
EXISTING ANTENNA AND RRU CONFIGURATION											
POS	TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MAKE	ANTENNA MODEL	PORT	# OF RRU	RRU MODEL	# OF TMA	TMA	
SECTOR B	B1	GSM	210°	28'-2"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON
	B2	UMTS	210°	28'-2"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON
SECTOR C	C1	GSM	320°	28'-2"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON
	C2	UMTS	320°	28'-2"	POWERWAVE	P65-15-XLH-RR	QUAD	-	-	2	ERICSSON



PROPOSED NORTHWEST ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

2



EXISTING NORTHWEST ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

1

REV	DATE/BY	DESCRIPTION
A	05/10/16 AH	ISSUED FOR 100% ZD
B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER

A&E DEVELOPMENT

DEVELOPMENT SERVICES
A&E SERVICES
3350 E. Birch Street #250
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(714)729-8404 (714)333-4441 fax
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SITE DEVELOPMENT

DEVELOPMENT SERVICES
3350 E. Birch Street #250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
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SITE INFORMATION

SITE NAME:
TWIN DOLPHIN HOTEL
VN0004/PA#3551316169,
3551727350, 3551865192

SITE ADDRESS:
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MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE

**NORTHWEST
ANTENNA PLANS**

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EC	SMR	09/22/2015

SHEET NUMBER

A-5

EXHIBIT D

REV	DATE/BY	DESCRIPTION
A	05/10/16 AH	ISSUED FOR 100% ZD
B	05/25/16 AH	REVISED PER PLANNING COMMENTS

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SITE BUILDER



A&E DEVELOPMENT



DEVELOPMENT SERVICES
A&E SERVICES
3350 E. Birch Street #250
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(714)729-8404 (714)333-4441 fax
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SITE DEVELOPMENT



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SITE INFORMATION

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TWIN DOLPHIN HOTEL
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3551727350, 3551865192

SITE ADDRESS:
590 MORRO AVENUE
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE

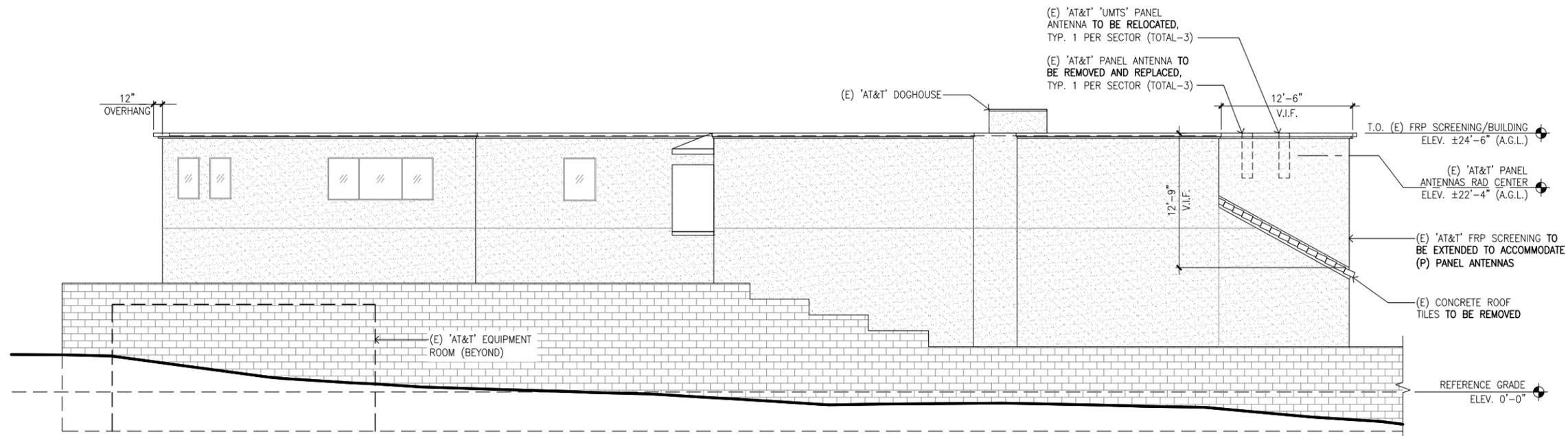
EAST ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
EC	SMR	09/22/2015

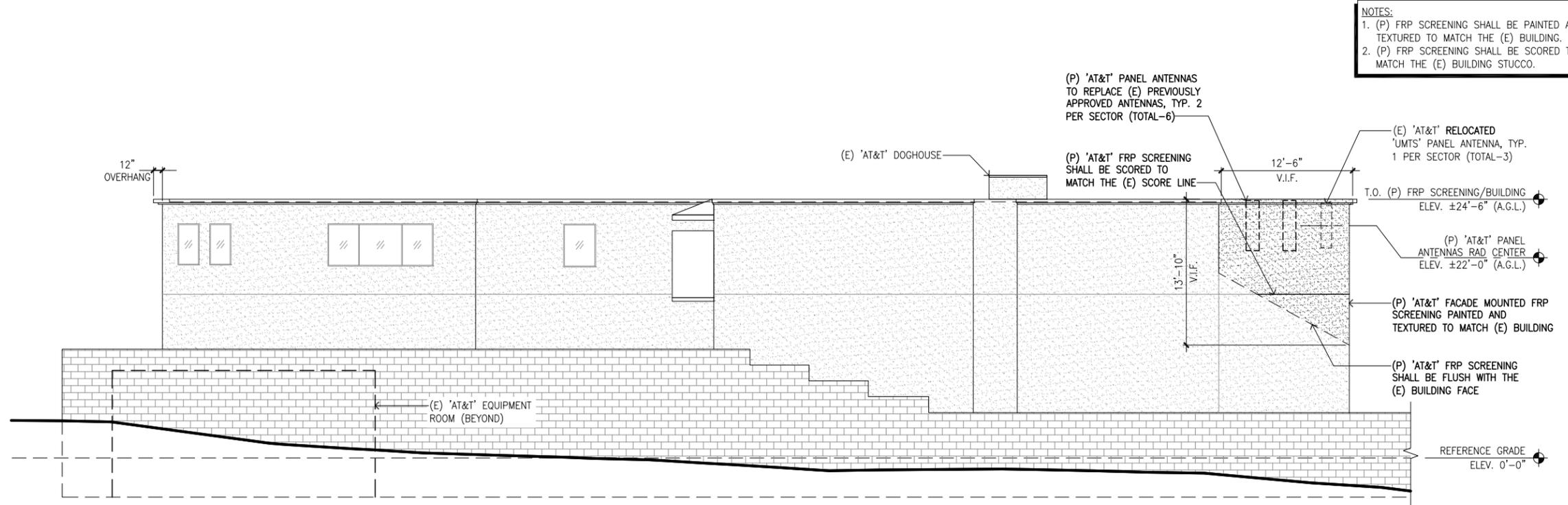
SHEET NUMBER

A-6



EXISTING EAST ELEVATION (REAR OF BUILDING)

SCALE 3/16"=1'-0" 0 2' 4' 8' **1**



NOTES:
1. (P) FRP SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.
2. (P) FRP SCREENING SHALL BE SCORED TO MATCH THE (E) BUILDING STUCCO.

PROPOSED EAST ELEVATION (REAR OF BUILDING)

SCALE 3/16"=1'-0" 0 2' 4' 8' **2**

EXHIBIT D



EXISTING NORTH/MARINA STREET ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' **1**



NOTE:
1. ALL (P) FRP SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.

PROPOSED NORTH/MARINA STREET ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' **2**

REV	DATE/BY	DESCRIPTION
A	05/10/16 AH	ISSUED FOR 100% ZD
B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER



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SITE INFORMATION

SITE NAME:
TWIN DOLPHIN HOTEL
VN0004/PA#3551316169,
3551727350, 3551865192

SITE ADDRESS:
590 MORRO AVENUE
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE

**NORTH/MARINA
STREET ELEVATIONS**

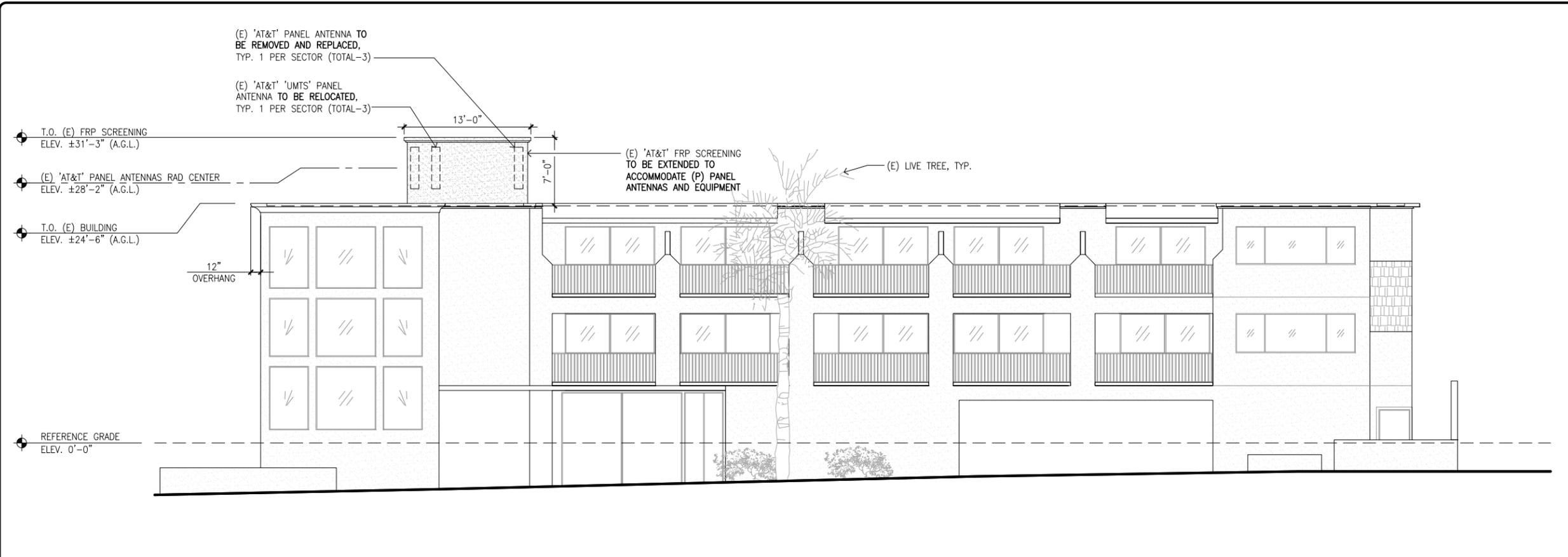
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EC	SMR	09/22/2015

SHEET NUMBER

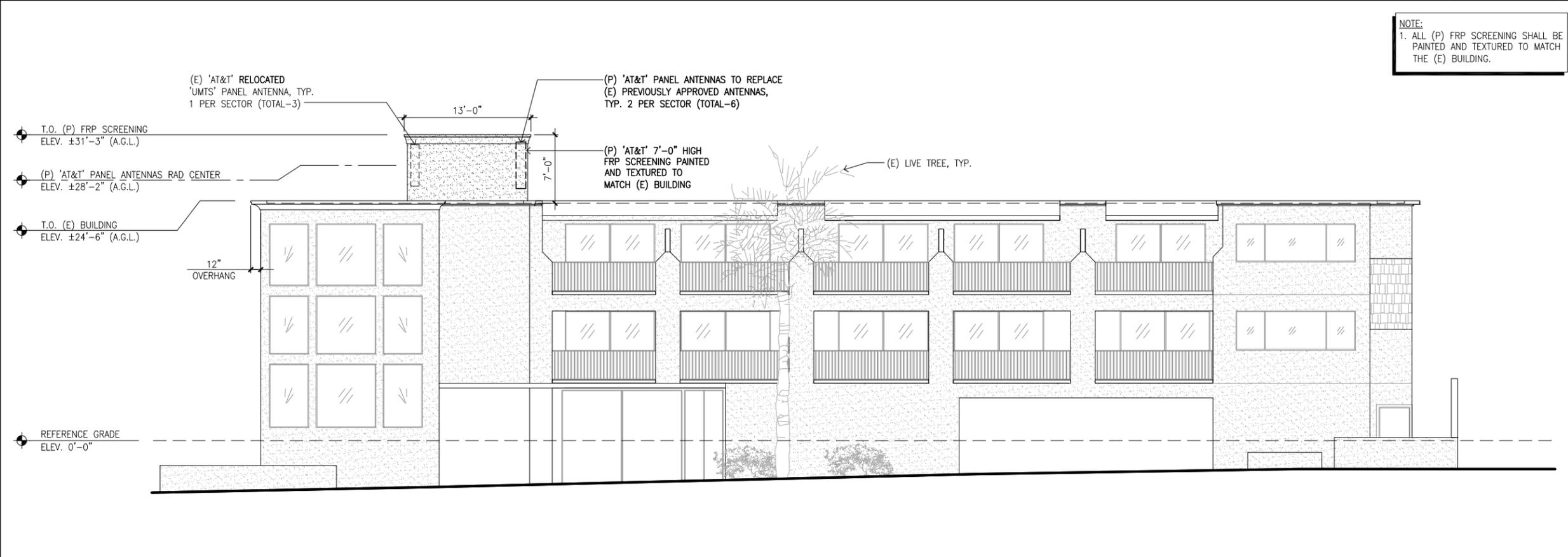
A-7

EXHIBIT D



EXISTING WEST/MORRO STREET ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' **1**



NOTE:
1. ALL (P) FRP SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.

PROPOSED WEST/MORRO STREET ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' **2**

REV	DATE/BY	DESCRIPTION
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B	05/25/16 AH	REVISED PER PLANNING COMMENTS

ENGINEER / CONSULTANT



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SAN LUIS OBISPO COUNTY

SHEET TITLE

WEST/MORRO STREET ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
EC	SMR	09/22/2015

SHEET NUMBER

A-8

EXHIBIT D

REV	DATE/BY	DESCRIPTION
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SHEET TITLE

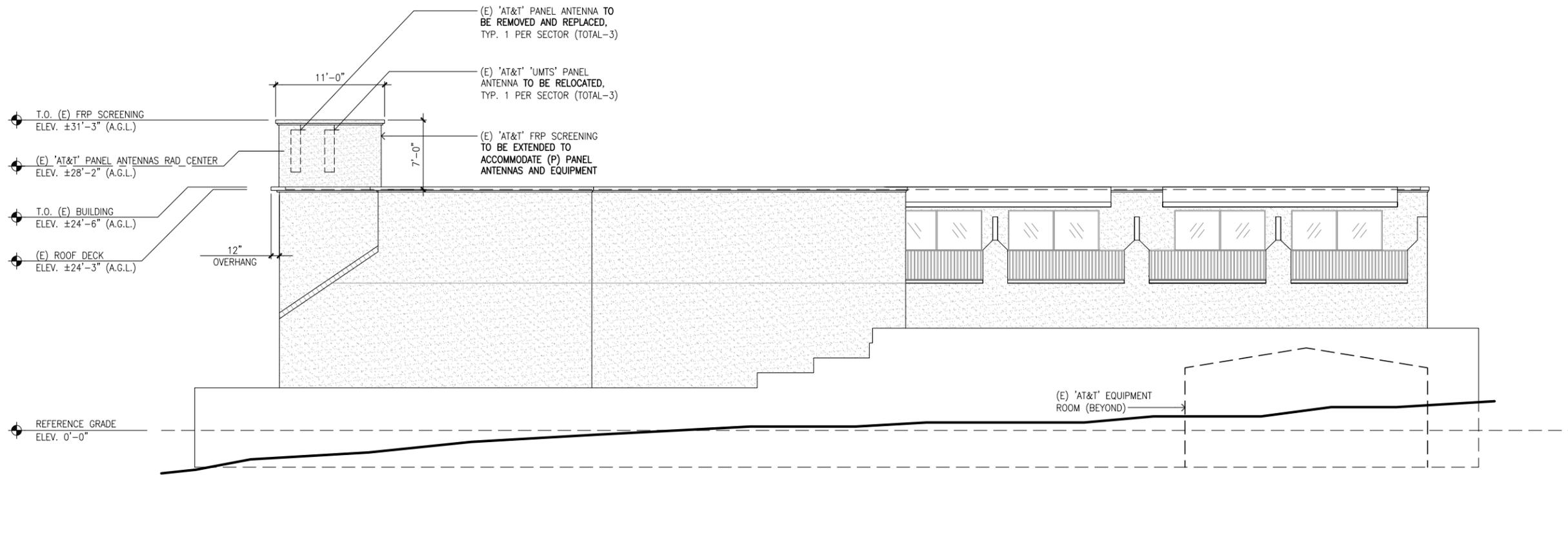
SOUTH ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
EC	SMR	09/22/2015

SHEET NUMBER

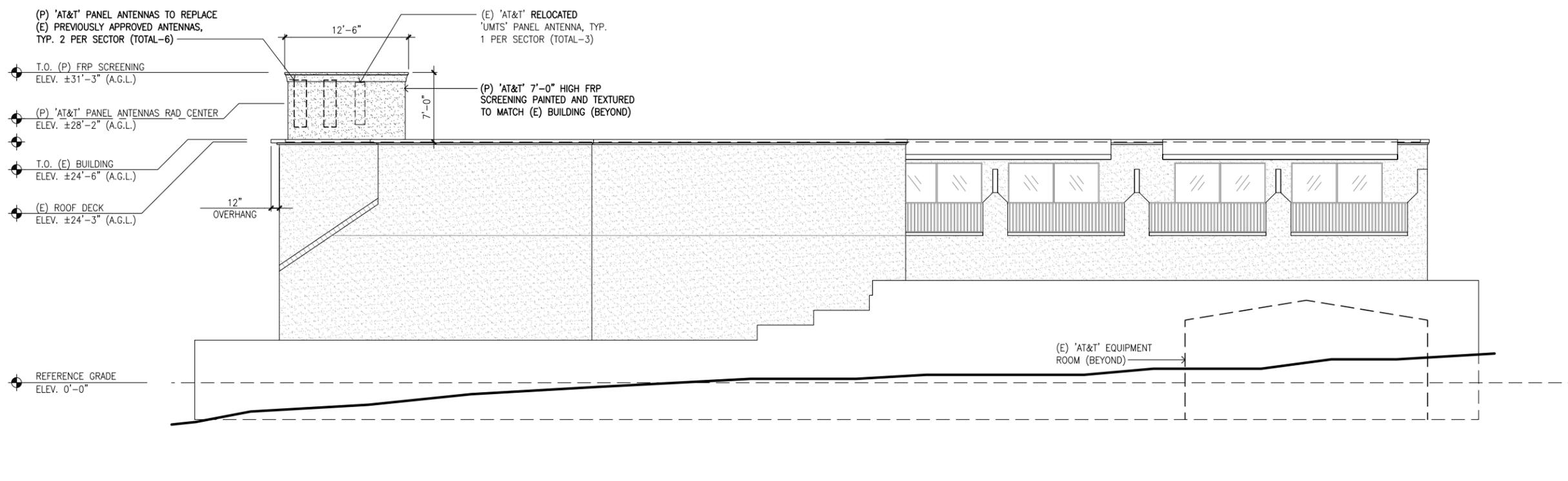
A-9



EXISTING SOUTH ELEVATION

SCALE
3/16"=1'-0" 0 2' 4' 8' **1**

NOTE:
1. ALL (P) FRP SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.



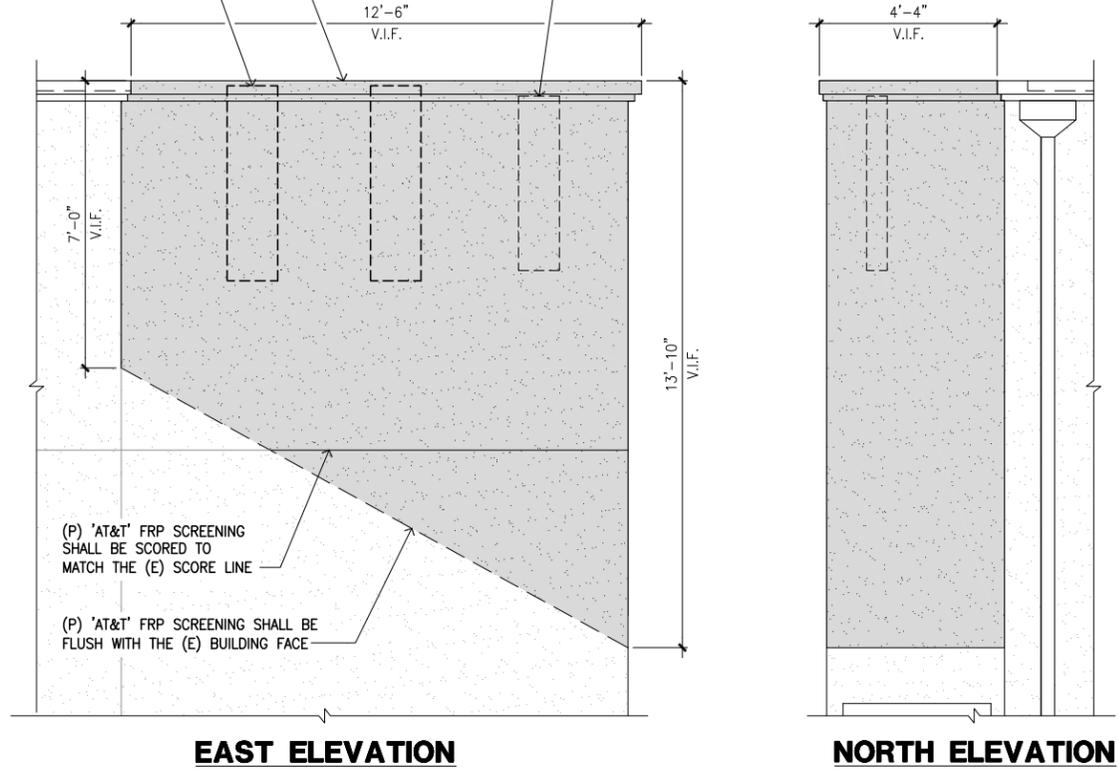
PROPOSED SOUTH ELEVATION

SCALE
3/16"=1'-0" 0 2' 4' 8' **2**

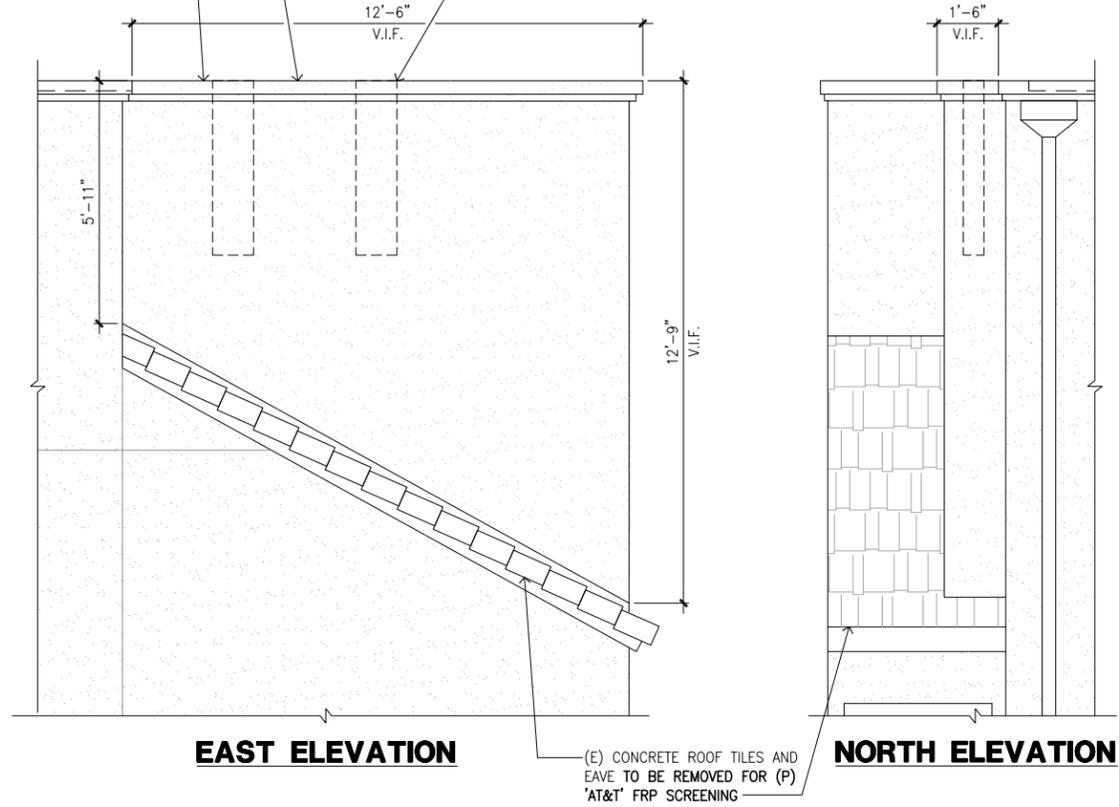
EXHIBIT D

NOTES:
 1. (P) FRP SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.
 2. (P) FRP SCREENING SHALL BE SCORED TO MATCH THE (E) BUILDING STUCCO.

(P) 'AT&T' FACADE MOUNTED FRP SCREENING PAINTED AND TEXTURED TO MATCH (E) BUILDING (SEE NOTES)
 (P) 'AT&T' PANEL ANTENNAS TO REPLACE (E) PREVIOUSLY APPROVED ANTENNAS, TYP. 2 PER SECTOR (TOTAL-6)
 (E) 'AT&T' RELOCATED 'UMTS' PANEL ANTENNA, TYP. 1 PER SECTOR (TOTAL-3)



(P) 'AT&T' FACADE MOUNTED FRP SCREENING PAINTED AND TEXTURED TO MATCH (E) BUILDING
 (E) 'AT&T' FRP SCREENING TO BE EXTENDED TO ACCOMMODATE (P) PANEL ANTENNAS, TYP.
 (E) 'AT&T' 'UMTS' PANEL ANTENNA TO BE RELOCATED, TYP. 1 PER SECTOR (TOTAL-3)



PROPOSED SECTOR A SCREENING ELEVATIONS

SCALE 1/2"=1'-0" 0 1' 2' 4' **4**

EXISTING SECTOR A SCREENING ELEVATIONS

SCALE 1/2"=1'-0" 0 1' 2' 4' **1**

NOT USED

6 NOT USED

5 NOT USED

3 NOT USED

2

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SHEET TITLE

SCREENING ELEVATIONS

DRAWING INFORMATION

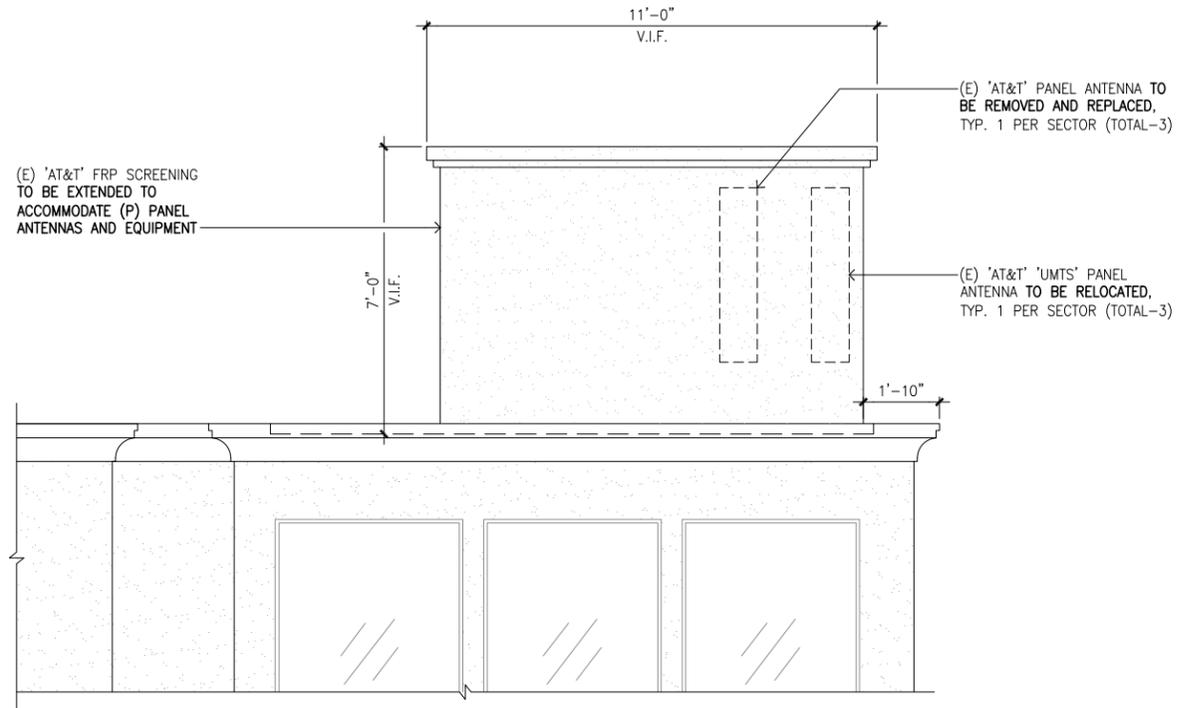
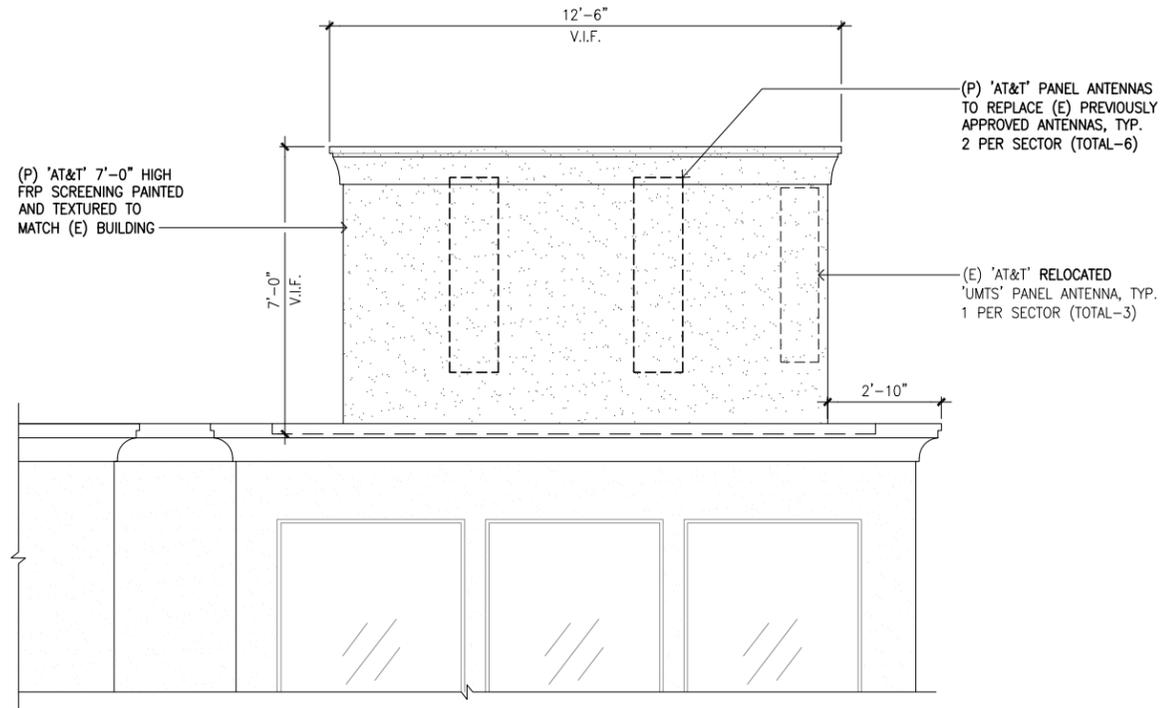
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EC	SMR	09/22/2015

SHEET NUMBER

A-10

EXHIBIT D

NOTE:
1. ALL (P) FRP SCREENING SHALL BE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.



PROPOSED SECTOR C SCREENING - NORTH ELEVATION

SCALE
1/2"=1'-0"
0 1' 2' 4'

EXISTING SECTOR C SCREENING - NORTH ELEVATION

SCALE
1/2"=1'-0"
0 1' 2' 4'

NOT USED

6 NOT USED

5 NOT USED

3 NOT USED

2

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SITE BUILDER



A&E DEVELOPMENT



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SCREENING ELEVATIONS

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SHEET NUMBER

A-11