

AGENDA ITEM: A-2

DATE: August 2, 2016

ACTION: APPROVED

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 21, 2016
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Michael Lucas	Commissioner
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Whitney McIlvaine	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/dFzyXuBAcZ0?t=2m1s>

Commissioner Sadowski announced the LA Times and San Francisco Chronicles published Diablo Canyon was scheduled to close in 2025.

Chairperson Tefft announced the Morro Bay Open Space Alliance Group will be holding a workshop on Thursday the 23rd at the Community Center, 5:30 pm – 7:00 pm.

PUBLIC COMMENT PERIOD – NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/dFzyXuBAcZ0?t=3m7s>

- 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.

Commissioner Sadowski asked staff to add the discussion of the NPDES permit to item A-2, March 15th minutes.

MOTION: Commissioner Sadowski moved to approve Consent Calendar A-1 through A-5 of the Consent Calendar. Commissioner Ingrassia seconded and the motion passed unanimously (5-0).

B. PUBLIC HEARINGS

<https://youtu.be/dFzyXuBAcZ0?t=5m17s>

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

McIlvaine presented staff report.

Planning Commissioners discussed questions and concerns with staff.

Chairperson Tefft opened the Public Comment period for the applicant.

<https://youtu.be/dFzyXuBAcZ0?t=31m28s>

Alexander Lew, AT&T representative, stated he was also here with Keihan from Telnet, the consultant who prepared the report.

Lew answered Commissioner Luhr's question regarding the maximum simulation level of 342%. Lew explained the level of exposure was at the level of the antenna directly in front of the antenna. Lew asked for the Planning Commission's approval and would be available to answer other questions.

Discussion by the Planning Commission.

Chairperson Tefft closed the Public Comment period for the applicant.

<https://youtu.be/dFzyXuBAcZ0?t=38m57s>

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/dFzyXuBAcZ0?t=38m57s>

Planning Commission asked the applicants more questions regarding the EME report.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/dFzyXuBAcZ0?t=1h20m6s>

Discussion between Planning Commission and staff.

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/dFzyXuBAcZ0?t=2h8m>

The Planning Commission asked the applicant if he would prefer a continuance or to deny the project and appeal with the City Council.

Lew requested a continuance but also requested the Planning Commission provide him with clear instructions on what was needed in order for him to come back with the proper information.

The Planning Commission provided the following direction to the applicant:

1. Revise the project such that the Maximum Permissible Exposure (MPE) is not exceeded beyond the project site's eastern property line at the height of the antenna(s) in each frequency band.
2. Submit a revised Electromagnetic Energy Measurement and Site Compliance Report with the following changes:
 - a. Graphically show the exposure levels from each sector out to where MPE drops to less than 5%. This should be more fine grained in terms of distance and percent categories and should clearly show exposure plumes both horizontally and vertically.
 - b. Provide a written summary explanation for each figure in the report.
 - c. Appendix A should clearly identify the maximum allowed FCC exposure limit for each listed radio frequency range; provide the modeled maximum projections based specifically on the project design for each listed frequency range, and clarify how the project complies and compares with established FCC limits.
 - d. Delete reference to "all carriers" since AT&T is the only carrier at this site.

Commissioner Sadowski requested some type of study should be done on the effects on migrating birds. Sadowski suggested staff look into the Department of Interiors Order # 13186, Responsibilities of Federal Agencies to Protect Migratory Birds.

Graham responded that changes in processing time limits would not allow us to require such studies, meaning the project would be deemed approved.

Chairperson Tefft stated the study would only be for information.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/dFzyXuBAcZ0?t=2h9m4s>

MOTION: Commissioner Luhr moved to continue item CP0-465 and UP0-411 to a date uncertain. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).
<https://youtu.be/dFzyXuBAcZ0?t=2h14m56s>

Chairperson Tefft opened the Public Comment period.
<https://youtu.be/dFzyXuBAcZ0?t=2h16m7s>

Lew asked the Planning Commission to clarify again what they wanted on the EME report and for the design.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/dFzyXuBAcZ0?t=3h3m21s>

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/dFzyXuBAcZ0?t=3h7m12s>

Chairperson Tefft stated he attended the demonstration with the Landscape Architecture at Cal Poly and the Visioning workshop for the Downtown Waterfront Connection. He proposed a future discussion regarding integrating the Downtown Waterfront Connection, Centennial Stairway, Maritime Museum, etc. and recommend to have Council look at the areas as a combined area of improvement instead of separate locations of improvements.

Commissioner Sadwoski stated he also attended the Cal Poly demo and loved the ideas the students came up with. He feels the City would benefit from their ideas.

Commissioner Lucas commented on the possibilities for the City.

Graham made suggestions on how the Planning Commission could get involved with the General Plan.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

<https://youtu.be/dFzyXuBAcZ0?t=3h22m18s>

Graham announced there will be a Joint Meeting for Planning Commission/City Council Meeting on August 9th. The meeting will come before the City Council meeting, 4:00 p.m. to 5:30 p.m.

G. ADJOURNMENT

The meeting adjourned at 9:23 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 5, 2016, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary