



AGENDA NO: General Public Comment

MEETING DATE: MAY 16, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE PLANNING
COMMISSION FOR PUBLIC REVIEW
PRIOR TO THE MEETING**

Offshore Wind Farm (OWF) & the Morro Bay Fishing Community

California is about to embark on a paradigm shift towards a renewable energy producing future, and Morro Bay is poised to play a part in California's goal of 100% renewable power by 2045 (AB 525)

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB525

The city of Morro Bay, along with the Morro Bay Commercial Fishing community are presented with challenges that could yield opportunities to create something new, while preserving the heritage of Morro Bay as a California seaside fishing community.

The urgency of moving towards renewable energy source cannot be overstated, and OWF are an integral part of California weaning itself off fossil fuel dependency and moving towards a renewable energy future. Some of the major challenges facing the OWF energy production are: the establishment of call areas with transmission infrastructure that could be integrated into the existing infrastructure; Ports that could facilitate in the assembly, transport of the Offshore Wind Turbines as well as smaller ports that can operate as operations and maintenance (O&M) ports for OWFs. Morro Bay has the potential to serve as a O&M port for the proposed Morro Bay Wind Energy Area (WEA). O&M Port parameters require 5-10 acres along with approximately 800 feet of wharf available for Crew Transfer Vessels (CTV). The CTV's transfers small crews to offshore wind turbine installations for day-trip O&M visits and inspections. The CTV's parameters are: Length: 65 to 90 ft (20 to 27 m) Beam: 22 to 30 ft (7 to 9 m) Draft: 5 to 10 ft (2 to 3 m). With a large segment of the Morro Bay citizenry opposing Vistras' Battery Energy Storage (BESS) project proposal located on the Morro Bay Power Plant (MBPP) property, building an O&M facility to support the OWF is potentially feasible alternative. A public/private partnership between the city of Morro Bay and Vistra could potentially bring much needed Harbor funding through a Community Benefits Agreement (CBA) with the OWF Morro Bay WEA lessees. In addition, by utilizing the city's MBPP outfall infrastructure to convey OWF transmission lines to the MBPP switch yard the city would be insured to have sustainable funding to create and implement a Harbor resiliency plan to address Sea Level Rise (SLR) and protect the Embarcadero infrastructure and business community.

The Morro Bay Commercial Fishing community is very concerned about industrial creep from any projects on the waterfront, particularly in what is known as the Measure D, area, on the Embarcadero North of Beach Street. As a former Morro Bay Planning Commissioner, I have witnessed the Commercial Fishing community having to compromise on Measure D parameters, just to have new construction permit conditions unfulfilled. The city is entertaining a Historical Building and Landmark Design Guidelines which opens an opportunity to ensure that Morro Bay's Fishing heritage would be protected. The productive lease holders adjacent to the proposed OWF O&M facility are an integral part of the character of Morro Bay's waterfront and if not checked, could yield to industrial creep if not protected. The Morro Bay City Council is in the position to reach out in good faith and insure to the citizens that Morro Bay's Fishing character would be preserved by creating Historical Landmark and Buildings Design Guidelines

Richard E.T. Sadowski



AGENDA NO: B - 1

MEETING DATE: MAY 16, 2023

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From: [Rigmor Samuelson](#)
To: [PlanningCommission](#)
Subject: 1175 Scott St.----Hope the Planning Commission will approve the Application.
Date: Friday, May 12, 2023 2:16:10 PM

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I am a residential neighbor one block from subject property. I think this is a very smart design and a clever use for such a small lot. I give the owner of this lot a big hurrah for his unique thinking, both sticking to current C2/Beach St. Specific Plan and the New Community Commercial designation, and getting this strange area started on the uses it should be--MIXED Visitor Service Commercial and Residential. Thank You----RIGMOR

From: [REDACTED]
To: [PlanningCommission](#)
Subject: Correspondence for 1175 Scott Street project
Date: Sunday, May 14, 2023 6:42:42 PM

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May 14, 2023

To the Morro Bay Planning Commission:

Re: Proposed Micro Hotel project at 1175 Scott Street, Morro Bay

I am sending this letter to show my support for the approval of the micro hotel project being proposed by Sean Green at 1175 Scott Street. I have reviewed the proposal and associated drawings and I think this would be a great addition to our community because of its contemporary appearance and the use of sustainable materials. The location is one that will be attractive to visitors who will enjoy easy access to the Embarcadero and other tourist-based businesses.

I have had the opportunity to work with Sean in a few different capacities and find him to be a person with a lot of integrity and a passion for the continuous improvement of Morro Bay in all aspects. I served with Sean on the TBID for 2 years and was impressed with his "outside-the-box" thinking that always reflected his concern for the community. He and I also served together on the Vacation Rental Ordinance committee that crafted the new VR regulations and again, Sean was a positive contributor to that process and was very neutral in his approach, even though he was operating a VR at the time. We are both members of the Chamber of Commerce and I know Sean has been very active in other city projects. I feel he will be a good business operator and that this project will be a very positive add for our city.

Maggie Juren

Owner, Beach-N-Bay Getaways Vacation Rental Management

From: [Scot Graham](#)
To: [Christina Azevedo](#)
Subject: FW: Agenda Correspondence for Item B-1 of Planning Commission Meeting on 5/16/23
Date: Monday, May 15, 2023 8:58:14 AM

FYI

From: Dana Swanson <dswanson@morrobayca.gov>
Sent: Monday, May 15, 2023 8:54 AM
To: Scot Graham <sgraham@morrobayca.gov>
Subject: FW: Agenda Correspondence for Item B-1 of Planning Commission Meeting on 5/16/23

Forwarding in case you didn't receive.

From: Jeffrey Heller [REDACTED]
Sent: Sunday, May 14, 2023 2:34 PM
To: Dana Swanson <dswanson@morrobayca.gov>
Cc: Bill Roschen <broschen@morrobayca.gov>; Asia King <aking@morrobayca.gov>; Eric Meyer <emeyer@morrobayca.gov>; Joseph Ingrassia <jingraffia@morrobayca.gov>
Subject: Agenda Correspondence for Item B-1 of Planning Commission Meeting on 5/16/23

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear Commissioners

I support staff's recommendation to conditionally approve the proposed project (CUP, CDP, & Parking Exception). There are a wide variety of uses in this area, and this development will add to the eclectic nature of it. Additionally, the architectural design is creative, unique, and interesting. Although parking is always an important issue to consider, I agree with staff's assessment in allowing the exception.

Jeff Heller
[REDACTED]



AGENDA NO: B-2

MEETING DATE: MAY 16, 2023

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COMMISSION FOR PUBLIC REVIEW
PRIOR TO THE MEETING**



AGENDA NO: B-2

MEETING DATE: May 16, 2023

Staff Report Addendum

TO: Planning Commissioners

DATE: May 15, 2023

FROM: Cindy Jacinth, Senior Planner

SUBJECT: 590 Morro Avenue: Major Modification permit (MAJ22-001) to modify existing AT&T rooftop wireless telecommunication facility at Hotel Avisia.

Attached is an updated Radio Frequency (RF) Report dated and received May 15, 2023 prepared by Fox Hill Telecom for the project at 590 Morro Ave.

Prepared By: CJ

Department Review: SG



Radio Frequency Theoretical Modeling Jurisdictional Report

AT&T Wireless Rooftop Facility



Site ID: CLU1270

Site Name: Twin Dolphin Hotel

Report Date: 5/15/2023

Address: 590 Morro Avenue
Morro Bay, CA 93442

Prepared For: Smartlink
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660

County: San Luis Obispo County

Latitude: 35.363833

Longitude: -120.850944

Site Structure Type: Rooftop

Report Author: Erin Mahaney

Report Reviewer: Ryan McManus

Fox Hill Project Number: 230536

Compliance Status:

AT&T will be compliant with FCC Regulations upon installation of recommended mitigation measures as presented in Section 3.0 of this report.

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1.0 Introduction

Fox Hill Telecom, Inc. has been contracted by AT&T to produce a theoretical assessment of the potential radio frequency emissions at the proposed AT&T rooftop site. FCC OET Bulletin 65 – Edition 97-01 recommends that theoretical calculations should be done to yield a worst-case scenario. This theoretical analysis will provide a worst-case assessment of potential emissions and will assume all transmitters are operating at highest capacity and power. This will provide AT&T with a guideline of how to proceed with mitigating the site to ensure the site will be compliant with FCC regulations at any instance.

Most licensed wireless system operators are required to perform periodic assessments of potential impacts to humans due to radio frequency emissions from active transmitters at the site. The Federal Communications Commission (“FCC”) considers two levels of standards based on access controls to the site and the level of knowledge of the effects of radio frequency to humans.

A controlled/occupational environment assumes that anyone accessing the site is fully trained in RF safety and is aware of the effects of the exposure to radio frequency emissions to humans,

An uncontrolled/general population environment assumes that access is not restricted to RF trained individuals and other members of the general population may be able to access the site for any reason, occupation or otherwise.

2.0 Results Snapshot and Mitigation Measures

Based on the theoretical modeling analysis performed, there are areas at this site that exceed the FCC’s General Public and Occupational limits. AT&T must ensure proper mitigation is installed at the site in order to bring the site into compliance.

Signage and barriers are the primary means of mitigating access to accessible areas of exposure. A site scaled map can be found in section 3.0 which details the locations where mitigation should be installed to bring the site into compliance with FCC regulations. To reduce the risk of exposure, Fox Hill Telecom recommends that access to areas associated with the active antenna installation be restricted and secured where possible.

Below is a summary of **recommended mitigation** at this AT&T facility.

Access:

- No signage required

Sector A:

- Yellow Caution 2 signs posted on the front of the screen wall on each side
- Yellow Caution 2 signs posted on the mount behind antennas

Sector B:

- Red Warning 1B signs posted on the penthouse wall in front of the antennas
- Red Warning 1B signs posted on the penthouse wall behind the antennas
- Red Warning 1B signs posted on each stanchion of the proposed barrier
- 11' x 25' barrier

Sector C:

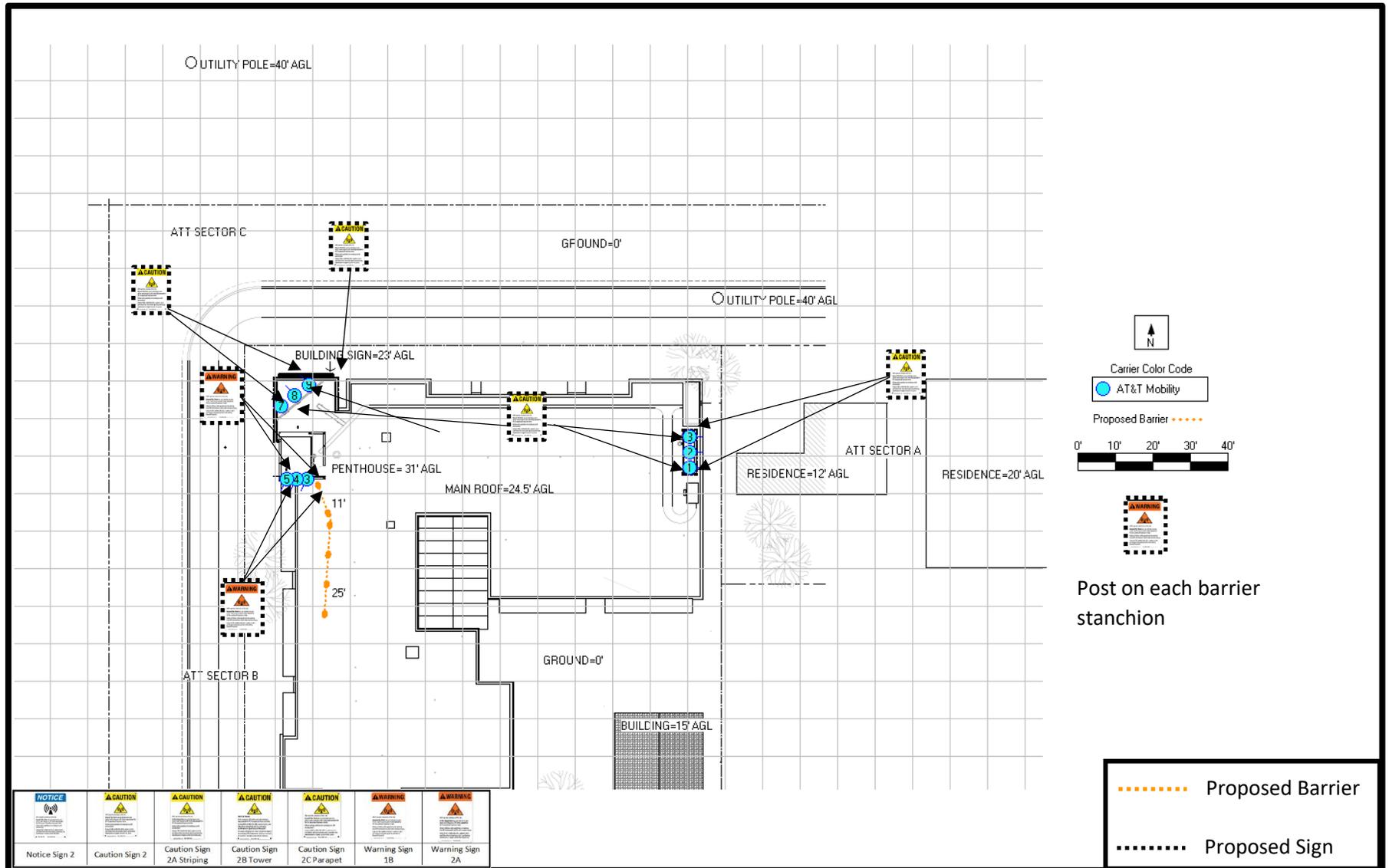
- Yellow Caution 2 signs posted on the front of the screen wall on each side
- Yellow Caution 2 signs posted on the mount behind antennas

Additional Mitigation:

- Yellow Caution 2 signs posted above the building sign in front of Sector C

The parapet on the rooftop is less than 39" in height. Barriers are only recommended for installation within 6 feet of the edge of the rooftop

3.0 Site Map



4.0 Results and Compliance Recommendations

Based on the theoretical modeling analysis performed, there are areas at this site that exceed the FCC's General Public and Occupational limits. There are no areas of exceedance on any adjacent buildings. The maximum power density value at all adjacent buildings is below the FCC's Occupational and General Population limits and as such are compliant with FCC Regulations. AT&T must ensure proper mitigation is installed at the site in order to bring the site into compliance.

At the **main roof level (24.5' AGL)**, the maximum power density value (% MPE) calculated for AT&T's antennas is **5,947.90 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**1,189.58 %** of the FCC's allowable Occupational limit).

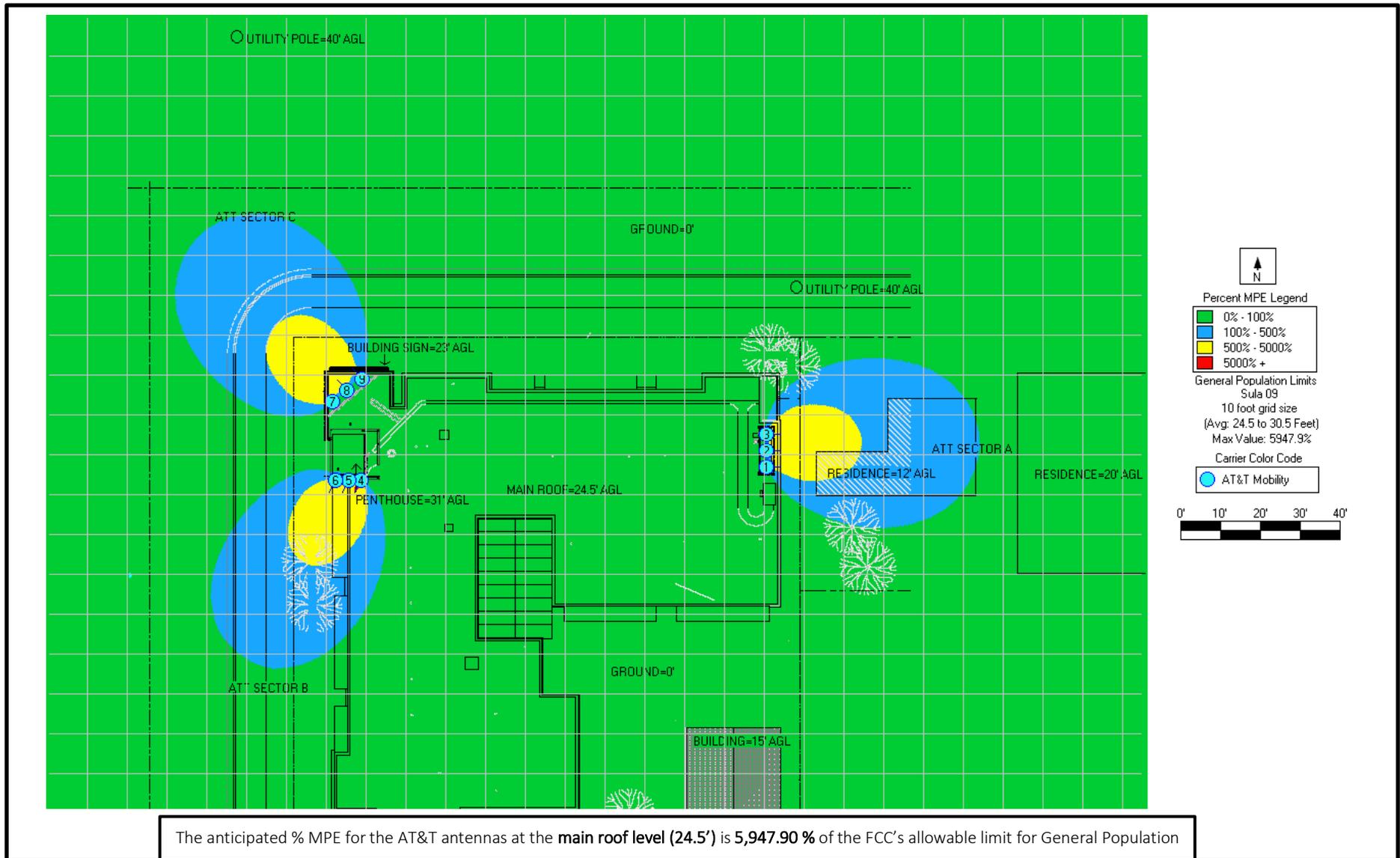
At the **adjacent residence level (12' AGL)**, the maximum power density value (% MPE) calculated for AT&T's antennas is **9.05 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**1.81 %** of the FCC's allowable Occupational limit).

At the **adjacent residence level (20' AGL)**, the maximum power density value (% MPE) calculated for AT&T's antennas is **34.77 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**6.95 %** of the FCC's allowable Occupational limit).

At the **ground level (0' AGL)**, the maximum power density value (% MPE) calculated for AT&T's antennas is **3.12 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**0.62 %** of the FCC's allowable Occupational limit).

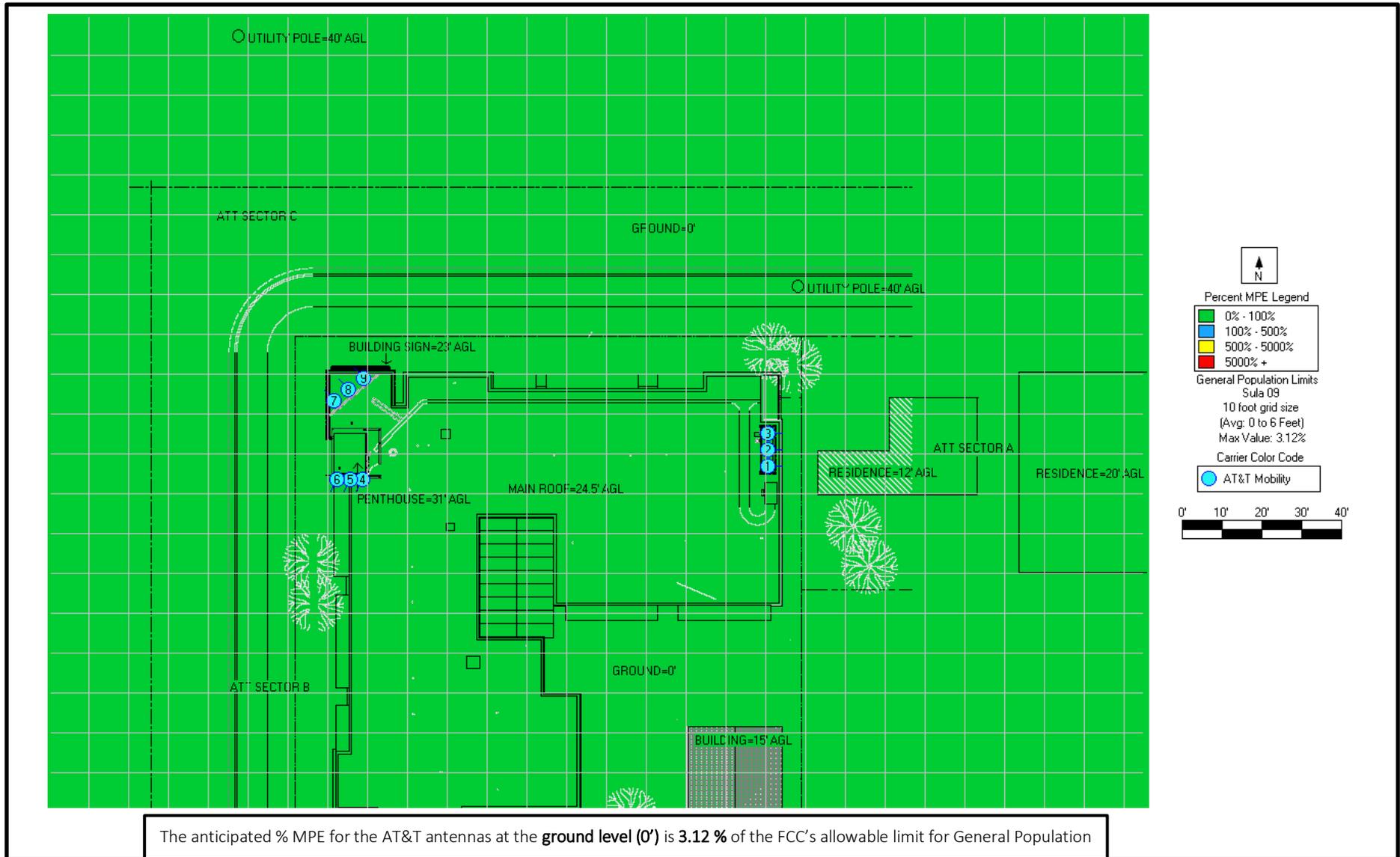
The FCC mandates that if a site is found to be out of compliance with regard to emissions that any system operator contributing 5% or more to areas exceeding the FCC's allowable limits, as outlined in this report, will be responsible for bringing the site into compliance. There are no other carriers at this site.

MPE Contribution AT&T Antennas Main Roof Level (24.5' AGL)

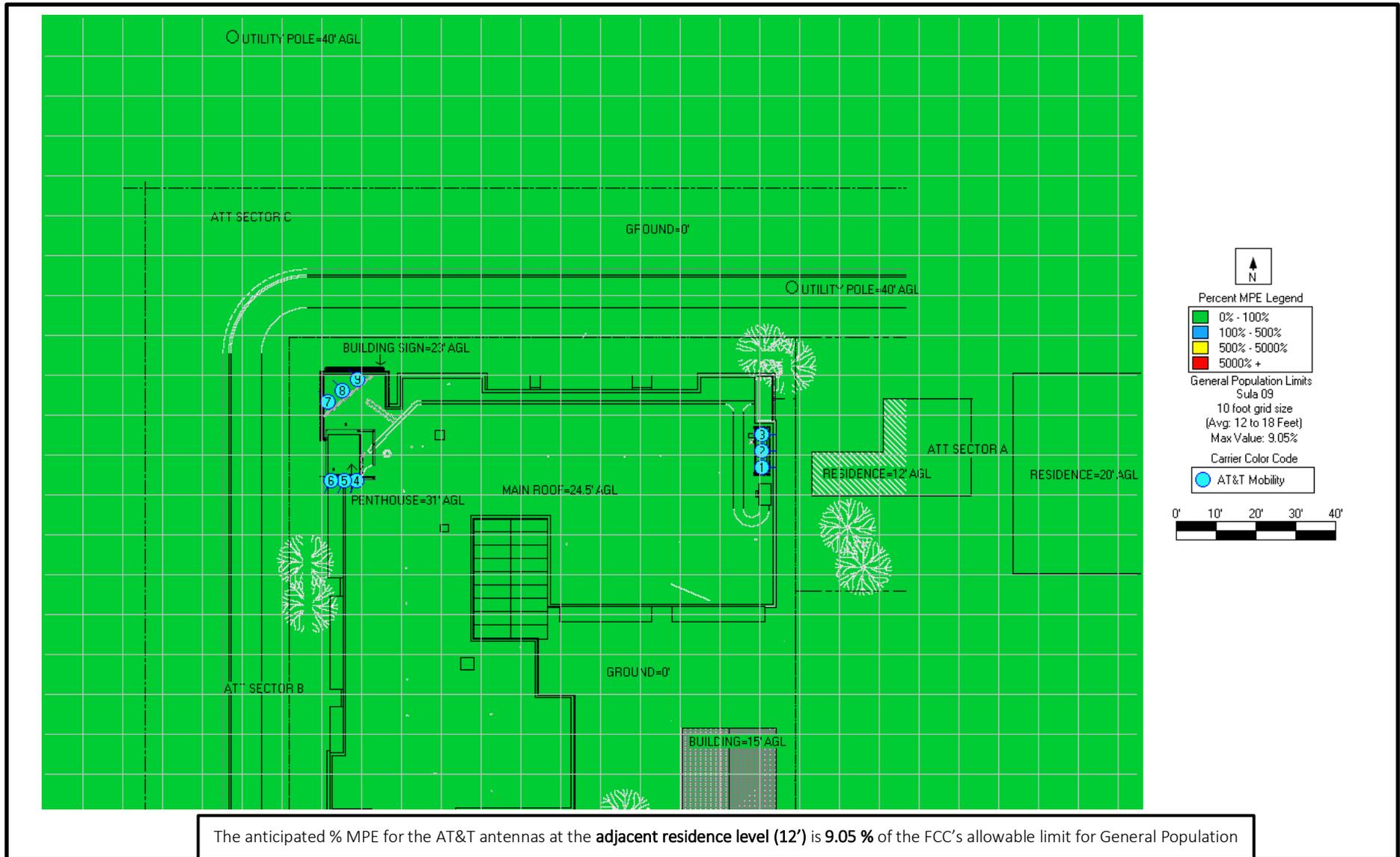


The anticipated % MPE for the AT&T antennas at the main roof level (24.5') is 5,947.90 % of the FCC's allowable limit for General Population

MPE Contribution AT&T Antennas Ground Level (0' AGL)

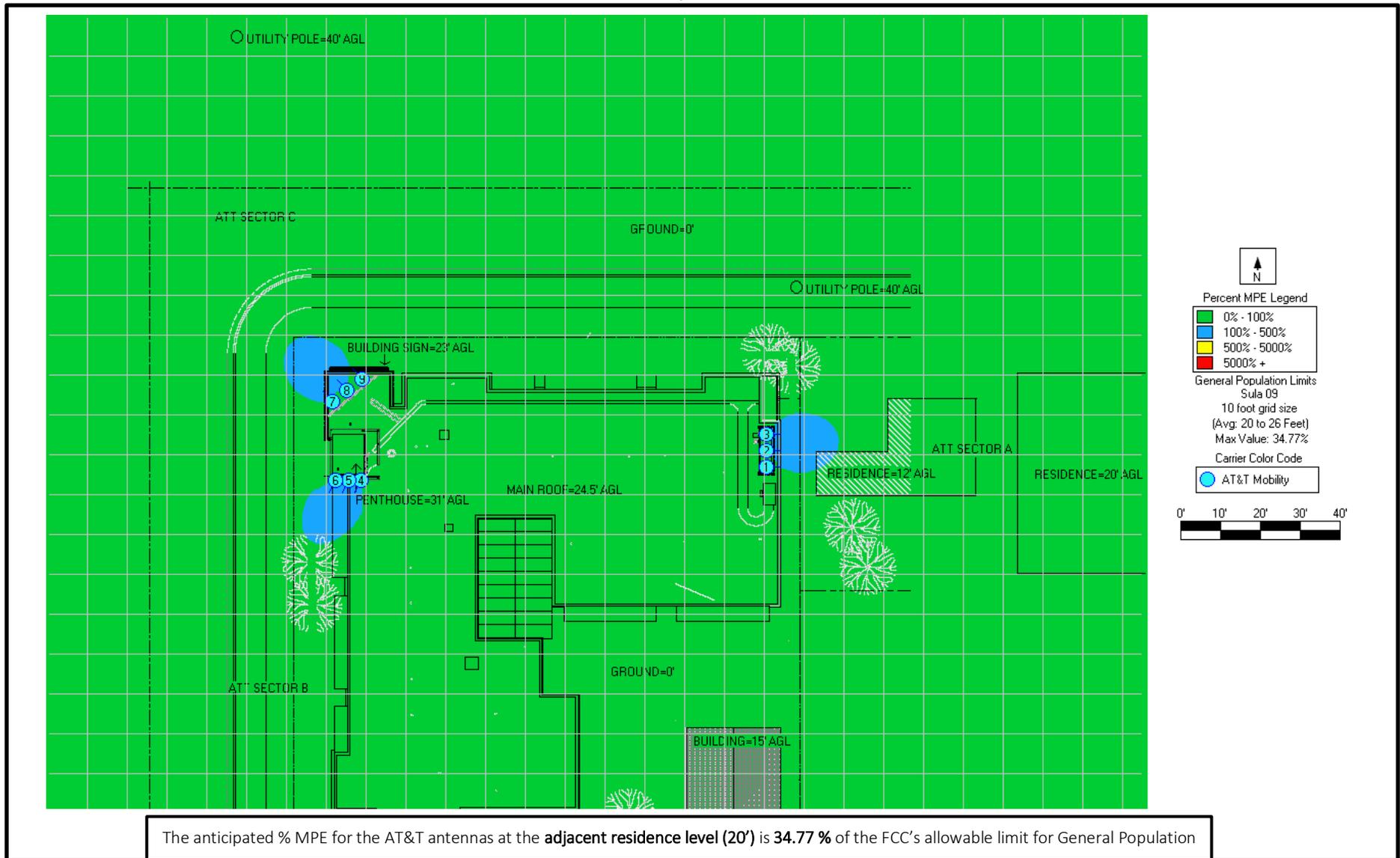


MPE Contribution AT&T Antennas Adjacent Residence Level (12' AGL)



The anticipated % MPE for the AT&T antennas at the adjacent residence level (12') is 9.05 % of the FCC's allowable limit for General Population

MPE Contribution AT&T Antennas Adjacent Residence Level (20' AGL)



5.0 AT&T Signage Policy

Sign	Description
	<p style="text-align: center;">Notice Sign 2</p> <p>Used to alert individuals that they are entering an area that may exceed either the FCC’s General Population emissions limits.</p>
	<p style="text-align: center;">Caution Sign 2</p> <p>Used to alert individuals that they are entering an area that may exceed the FCC’s Occupational emissions limit.</p>
	<p style="text-align: center;">Caution Sign 2A Striping</p> <p>Used to alert individuals that they are entering an area that may exceed the FCC’s Occupational emissions limit. To be used when physical barriers are unable to be mounted on a rooftop per landlord or structural restrictions</p>
	<p style="text-align: center;">Caution Sign 2B Tower</p> <p>Used to alert individuals that they are entering an area that may exceed the FCC’s Occupational emissions limit. To be placed at the base of tower and monopole sites.</p>
	<p style="text-align: center;">Caution Sign 2C Parapet (5" x 7")</p> <p>Used to alert individuals that they are entering an area that may exceed the FCC’s Occupational emissions limit. To be placed on parapet behind antennas for façade mounted sectors</p>
	<p style="text-align: center;">Warning Sign 1B</p> <p>Used to inform individuals that they are entering an area that may exceed the FCC’s Occupational emissions limit by a factor of 10 or greater. Shall be used when barriers are present or will be deployed around AT&T antennas</p>
	<p style="text-align: center;">Warning Sign 2A</p> <p>Used to inform individuals that they are entering an area that may exceed the FCC’s Occupational emissions limit by a factor of 10 or greater. Shall be used in lieu of barriers along with striping when barriers are not allowed</p>

6.0 FCC Guidelines

All power density values used in this report were analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01 and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The number of $\mu\text{W}/\text{cm}^2$ calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General Population/Uncontrolled exposure limits apply to situations in which the general public may be 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 would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

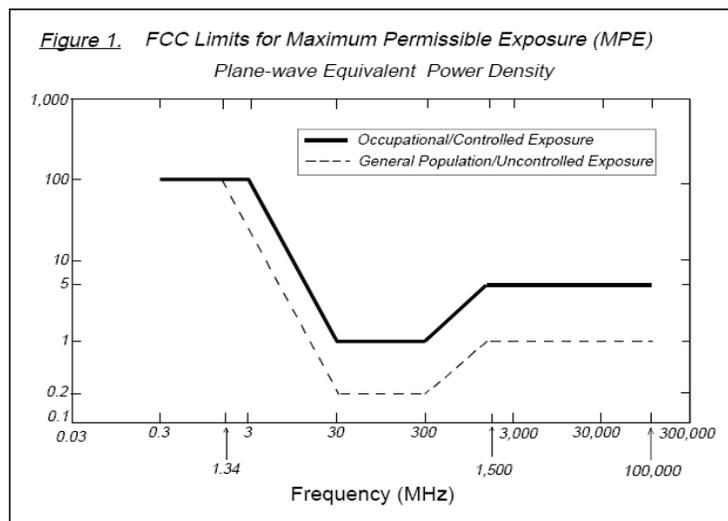
Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The general population exposure limit for the 700 and 800 MHz Bands is approximately 467 $\mu\text{W}/\text{cm}^2$ and 567 $\mu\text{W}/\text{cm}^2$ respectively, and the general population exposure limit for the 1900 MHz PCS and 2100 MHz AWS bands is 1000 $\mu\text{W}/\text{cm}^2$. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

Occupational/Controlled exposure limits apply to situations in which 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, have been properly trained in RF safety 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/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure, have been trained in RF safety and can exercise control over his or her exposure by leaving the area or by some other appropriate means. The Occupational/Controlled exposure limits all utilized frequency bands is five (5) times the FCC's General Public / Uncontrolled exposure limit.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(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
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/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
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



7.0 Calculation Methodology

Fox Hill Telecom has performed theoretical calculations on all transmission equipment located on this facility. All calculations have been performed using Waterford Consultants' RoofMaster™ 2020 Version 35.5.26.2022. RoofMaster™ employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission's Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65 utilizing both cylindrical and far-field modelling (calculated using antenna manufacturers pattern data).

For this analysis, power density calculations were performed by Fox Hill Telecom on two antenna models including a static beam antenna used for the UMTS and 4G radios and a dynamic beam-forming antenna for the 5G radio broadcast. The static beam results in a fixed coverage area based upon the electrical characteristics of the antenna as specified by the antenna manufacturer. The dynamic beam-forming antenna functions by allowing the carrier to shift a narrow "talk channel" beam to each user in the antennas service area for the provision of service to the user's device by varying the phase of transmission by each active element in the element array inside the antenna to produce the desired resulting vector for the narrow beam. This allows greater gain in a given direction while producing intentional nulls in non-service areas to produce greater signal quality.

For the power density calculations for the UMTS / 4G static beam antennas the Cylindrical (Sula9) model was used to allow for a more pessimistic approach resulting from the transmission power being captured within the 3dB power roll off points of the antennas horizontal pattern. Calculations performed for the narrow beam 5G Traffic Beams were performed using a Far Field model based upon the antenna manufacturers antenna pattern data for both horizontal and vertical gain values. The selection of the Far Field model was done to prevent large overprediction areas of power density values close in to the antenna resulting from the extremely narrow window produced by the 3db power roll off points which define the power spreading area with a Cylindrical Model. Both models are discussed in further detail below.

A statistical factor which reduces the transmit power of the 5G beam forming antennas identified in this report to 32% of maximum theoretical transmit power for this antenna was used in the outlined calculations. This factor was utilized to account for the spatial distribution of users, network utilization, time division duplexing, and scheduling time typically experienced in these dynamic radio environments. This power factor more accurately predicts the emitted radio frequency energy in any given direction based upon test results from the antenna system manufacturers and AT&T recommends the use of this factor based on this guidance from its antenna system manufacturers as well as supporting international industry standards, industry publications, and its extensive experience.

The Cylindrical Model Implementation (Sula9)

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster™ utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster™ incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

Power density is calculated as follows:

$$S = \left(\left(\frac{360}{\text{Beamwidth}} \right) \frac{P_{in} G_H H_r V_r}{2 \pi R h} \right) \frac{\mu W}{\text{cm}^2}$$

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- P_{in} is power into the antenna input port in Watts
- RoofMaster™ Implementation:
 - G_H is gain offset to study point as specified in manufacturer horizontal pattern
 - P_{in} is adjusted by the portion of the antenna aperture in the 0-6 ft vertical study zone
 - H_r accounts for 1/R² Far Field roll off which starts at 2xh
 - V_r accounts for 1/ (vertical distance)² roll off from antenna bottom to the top of the 0-6ft study zone (or antenna top to bottom of 0-6ft study zone)

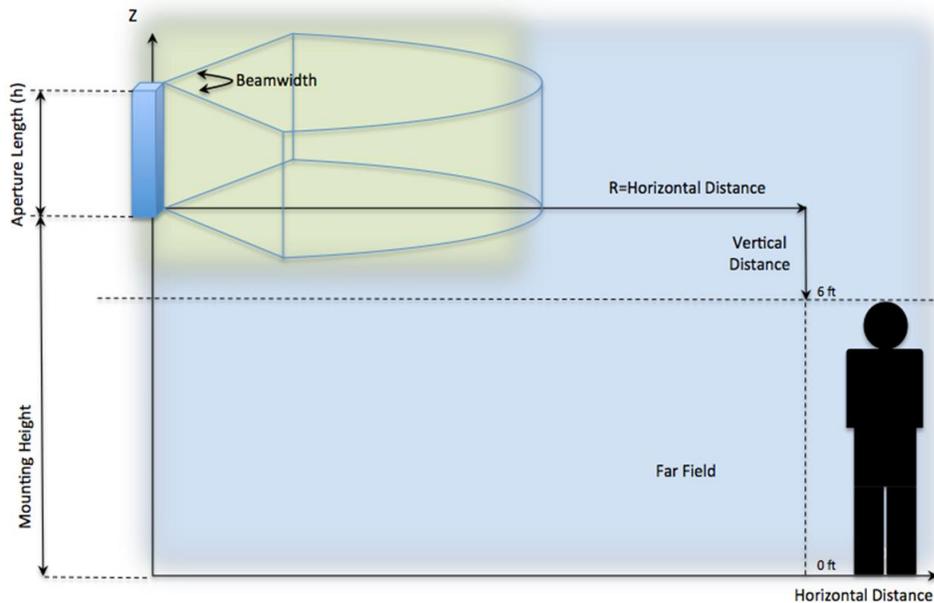


Figure 1: Cylindrical Model Implementation.

The Far Field Model

In OET-65, a far field model is presented to calculate the spatial peak power density. The RoofMaster™ implementation of this model incorporates antenna manufacturer’s horizontal and vertical pattern data to determine the power density in all directions. Power density is calculated as follows:

$$S = \frac{13.05 P_{in} G}{R^2} \frac{\mu W}{cm^2}$$

- Does not include 100% reflection factor
- P_{in} is Watts
- R is meters to study point
- G is gain to study point as specified in manufacturer horizontal and vertical patterns

A worst-case prediction is described in OET-65 where field strength may double due to 100% reflection of the incoming radiation. Considering an EPA recommendation that a multiplier of 1.6 is a more realistically representation of this effect is rewritten as follow:

$$S_{FF} = \frac{33.4 \cdot P_{in} \cdot G_{dBd}}{R^2} \quad (\mu W/cm^2)$$

This model yields the power density at a single point in space. In order to determine the spatial power density for comparison to the FCC limits, the average of several points calculated within the human profile (0 to 6 feet) must be conducted.

RoofMaster™ calculates seven power density values between 0 and 6 feet above the specified study plane and performs a linear spatial average.

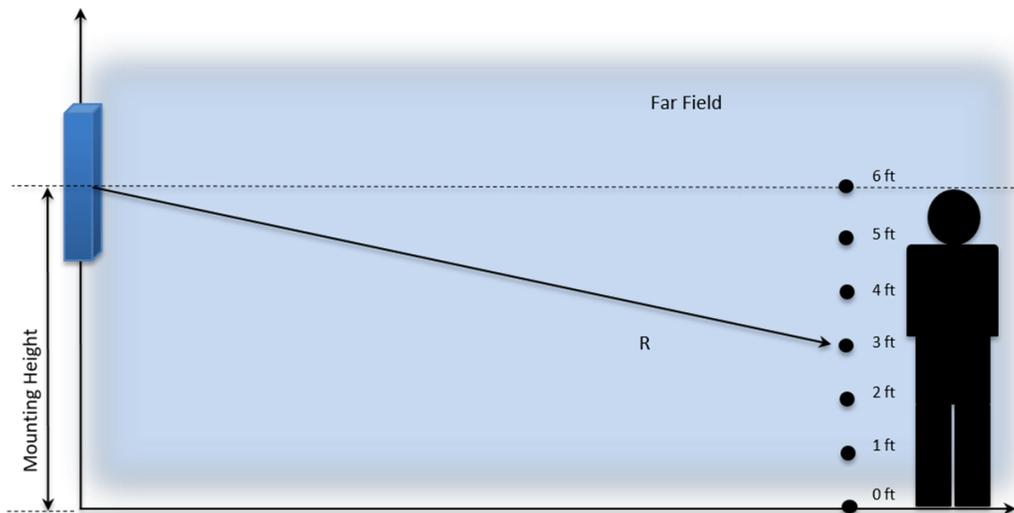


Figure 2 Far Field Model Implementation.

Predicted power densities are displayed as a percentage of the applicable FCC standards

8.0 Certifications

I, Erin Mahaney, preparer of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.



5/15/2023

This report has been reviewed and approved by California registered professional engineer,
Michael McGuire.



sealed 15may2023

Michael McGuire, Electrical Engineer



AGENDA NO: B-3

MEETING DATE: MAY 16, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE PLANNING
COMMISSION FOR PUBLIC REVIEW
PRIOR TO THE MEETING**

From: [Scot Graham](#)
To: [Christina Azevedo](#)
Subject: FW: Agenda Correspondence - Item B-3 of Planning Commission Mtg on 5/16/23
Date: Monday, May 15, 2023 8:02:51 AM

Correspondence for tomorrow's PC meeting.

Scot

From: Jeffrey Heller [REDACTED]
Sent: Sunday, May 14, 2023 8:24 PM
To: Dana Swanson <dswanson@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>
Cc: Bill Roschen <broschen@morrobayca.gov>; Asia King <aking@morrobayca.gov>; Eric Meyer <emeyer@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>
Subject: Agenda Correspondence - Item B-3 of Planning Commission Mtg on 5/16/23

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Planning Commissioners and staff,

I greatly appreciate staff's effort to describe the various housing bills (some approved, some pending) being addressed in Sacramento. Having this in one agenda item is extremely helpful.

I have a few questions re: this item:

1. Council approved a Zoning Code Update/Implementation Plan to our LCP on 11/22/2022. If the proposed Objective Design Standards (ODS) are added to the package currently being reviewed by the Calif. Coastal Commission, will it delay approval of the 11/22/2022 submittal? If so, can staff estimate the length of the extension?
2. Do the proposed ODS' comply with all of the Legislature bills in the staff report, or is it possible that future revisions will be required?
3. Paragraph 3 on page 122 states that "qualifying projects will be subject to the standards of the Base Zoning District/Overlay areas in which they are located". The maximum allowable building height along most of Morro Bay Blvd. and S. Main Street is 37 ft. This height is problematic for some residents. Am I correct that the propsoed ODS' do not change or impact this maximum height in these areas?
4. If the Planning Commission and Council wanted to amend the 37 ft height limit, could the ODS amendment include this change as well?
5. What is the urgency in approving the ODS'? Might it be more expeditious if we paused until the current Zoning Code Update/IP/LCP amendment currently be reviewed by the Coastal Commission is approved?

6. What is the current status of Coastal's review of the 11/22/2022 submittal?

Staff members---thank you again for bringing this forward.

Jeff Heller

