



**AGENDA NO: B-2**

**MEETING DATE: November 5, 2019**

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

Nov. 1, 2019

Community Development Dept.

City of Morro Bay

955 Shasta Ave.

Morro Bay, CA 93442

RECEIVED

NOV 01 2019

City of Morro Bay  
Community Development Dept.

**Subject: Case No.: CUP19-12**

**To Whom It May Concern:**

**I am protesting the proposed building project described as 405 Atascadero Rd. in Morro Bay. I live on Rockview St. which is very nearby and realize after reviewing the building plans that the intended structure containing 35 apartments will adversely affect all people who live, work and traverse near this location.**

**Also, I understand there are only 33 parking spaces allotted for the tenants of the 35 apartments. It is common knowledge the majority of families and some individuals always have more than one car. This means the extra cars will be parked on adjacent streets which are already highly impacted with parking.**

**In addition, have you not done any traffic studies in consideration of your approval for this building permit? The location of this building has a direct exit that comes into Highway 41 near the intersection of Highway 41 and Hiway 1,**

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**which is highly congested with traffic and high school students who walk the intersection and surrounding areas before, at noon and after school. The early morning and afternoon commuters access these roadways daily and the weekend traffic is backed up for several feet.**

**I am protesting this building plan as the impact will be highly negative for not only the neighborhood, but North Morro Bay residents and visitors to Morro Bay.**

**Please do not allow this building to be permitted!**

**Iantha Miner**



**Morro Bay, CA 93442**

**im**

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OCT 31 2019

City of Morro Bay  
Community Development Dept.

CA 93291-7906

October 28, 2019

Community Development Department  
955 Shasta Ave Morro Bay, CA 93442

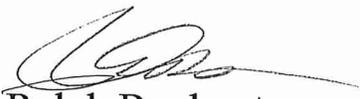
Dear Sirs: I am responding to Case No: CUP19-12,

405 Atascadero Rd. I am the owner of 470 Rockview which is a property that will be impacted by not only higher traffic but increased parking congestion.

My main objection to this proposal is the parking exception. This entire area has been plagued by parking problems for years. Morro Bay has good planning guidelines that address potential congestion conflicts. I see no reason to abandon those principles now. I realize that affordable housing is a need, but a parking variance should not be given.

The intersection of Hwy 41 and 1 is a real congestion problem now- The addition of 35 families will only add to the existing problem.

Sincerely,



Ralph Bookout

## Nancy Hubbard

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**From:** Chuck Harkins <chuckharkins@globalnet>  
**Sent:** Thursday, October 31, 2019 2:19 PM  
**To:** Nancy Hubbard  
**Subject:** Case No :CUP19-12(conceptual review)

To whom it may concern,

I wanted to voice my objection to this project at 405 Atascadero Road, Morro Bay, California.

Why is The County of San Luis Obispo buying property in Morro Bay, an expensive place to live, for low income government assisted housing, AKA affordable housing? There is no large industry in this area to support another 70 plus people.

One of my concerns is parking. I count thirty three spaces on the plans. This project calls for 35 families to occupy 35 apartments. Most families, especially working families have minimum 2 cars and some three. Where will they park?

A second concern is the number of people living in a project like this. How many people can live in each unit? Who will regulate the numbers? Will there be onsite management to handle issues? This is a quiet area and adding 70 plus people will be detrimental to the area. A .94 acre lot is a bit small to house 70 plus people.

The congestion at the intersection of 41/Main is traffic stopping when the high school kids are out at lunch and end of school and on the weekends. Add 70 plus more people to this area and it will be impassable. Again 35 plus vehicles coming and going? Where will they park?

I reside in a condo on Rockview Street. We have NO guest parking because tenants park on the street. 15 people reside in 7 condos and some condo owners have three cars each. Parking in front is limited to 7 spaces and 8 if you park in front of the mailboxes.

So where will the needed parking come from for this project? The people that live in the mobile home park adjacent to the proposed site, park on the Atascadero frontage road as they have limited parking within the mobile home park. The new condos on Sunset also have a parking issue and park on Sunset.. Parking in this area is an issue even before this project starts.

I also see the developers want a parking exemption. Really?? They obviously expect parking chaos or they won't be asking for an exemption.

What will the impact be to our water resources and the sewer system? Is this permitted already for this use?

Thank you, I strongly object to this project..

Chuck Harkins

Morro Bay, Ca

Sent from my iPad