



AGENDA NO: B-1

MEETING DATE: August 3, 2021

**AGENDA CORRESPONDENCE RECEIVED BY THE
PLANNING COMMISSION FOLLOWING POSTING OF
THE AGENDA IS ATTACHED FOR PUBLIC REVIEW
PRIOR TO THE MEETING**

July 30, 2021

City of Morro Bay

Community Development Department

955 Shasta Morro Bay, CA 93442

Site Location: 206 Bradley Ave., Morro Bay CA 93442

Dear Planning Commission: After reviewing the site plans for the subjects planned new construction I feel the ADU extends much too far to the south of subject parcel. It appears to be only a few feet from the neighbors' garage. That garage was probably built prior to 1947 zoning restrictions. If construction is only 8 or 9 feet to from the adjacent parcels garage and flat roof how is this construction to be achieved without creating a big mess for the adjacent owner? An ADU this size turns the property into more of an R2 than an R1. A lot of fill dirt was hauled into and onto the subject site a few years back, elevating the center and south sides of the yard several feet. About 3 or 4 feet were added to the existing block wall. The original wall was permitted for \$75,000 and surrounds the parcel to the south.

Unfortunately, surgery on July 16 and a return to that Doctor on August 2 prevents me from attending the August 3, 2021 meeting.

Thank you for considering these concerns.

Sincerely,

A handwritten signature in black ink that reads "Judith H. Cappello". The signature is written in a cursive, flowing style.

Judith H. Cappello

From: betty winholtz [REDACTED]
Sent: Tuesday, August 03, 2021 4:10 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Fw: agenda item b-1, my comments for this evening

Dear Planning Commissioners:

One of your addresses bounced, so I am sending this twice. Thank you for your attention.

Betty

----- Forwarded Message -----

From: betty winholtz [REDACTED]
To: wroschen@morrobayca.gov <wroschen@morrobayca.gov>; Joe Ingraffia <jingraffia@morrobayca.gov>; Jennifer Ford <jford@morrobayca.gov>; mrodriguez@morrobayca.gov <mrodriguez@morrobayca.gov>
Cc: Nancy Hubbard <nhubbard@morrobayca.gov>
Sent: Tuesday, August 3, 2021, 04:02:37 PM PDT
Subject: agenda item b-1, my comments for this evening

Dear Planning Commission:

While this proposal is in a neighborhood which has some of the largest lots in town, it is still a massive structure.

1. The first contradiction I noted was the Proposed Project description: two-level addition (page 14 of 47). However, when you see the rendition, it is 3-stories (page 16 of 47).
2. For perspective, the "970 sf family room/dining room" (page 14 of 47) is larger than my 2-bedroom house. The increase to the main home, "1265 sf addition to an existing 1692 sf" (page 15 of 47) is a whopping 134%, more than 5 times what the current code considers normal/desirable: 25%. This jump in square footage is not in keeping with maintaining gradual expansion of mass in a neighborhood. The house next door to the north may be used as an example of a large jump expansion; however, it should be seen as an exception; it should not be used as the standard for the norm.

The deck (791-sf) plus the ADU (743 sf) plus the new garage (dimensions not given) add an additional 1500+ square feet, so the visual effect will dwarf anything in the area at roughly 4500 square feet, since the largest house in the neighborhood is 3400 square feet (page 20 of 47). This is an addition that is being pushed out toward the street, not stepped back as it goes up the hill. "[S]tepping back the Art studio portion" (page 21 or 47) does not address Residential Design Guidelines because the middle deck appears to be flushed with the upper deck, providing no appearance of stepping back. How close to the southern

property line does the deck come? The architectural wall on the north side of the addition adds to the mass effect. In addition, it may contribute to blocking the northern neighbor's views; this is avoidable with its reduction or removal. The neighbor's house is currently on the market. Have these plans been disclosed to the realtor?

3. If you have been to the site, you will see that cars park below where a single car garage is proposed. Perhaps the new garage is for the ADU? Tandem parking on this grade of hill is impractical. It is unlikely that 2 regular size vehicles, like the ones parked out front, fit into the garage at the same time. What are the dimensions of the current garage? Is it possible to create a parking spot between the current house and the proposed addition? If you are concerned about conflicting with the staircase, visitors will walk up the driveway (what is the grade?) rather than use the new stairs.

4. A piece of information that is not addressed in the staff report is the amount of grading, removal, or fill that is required for this project. For example, dirt removal for the garage, the lower third story, may be for the ADU, but the garage supports the art studio, part of the main house, not the ADU. What is the quantity of earth moving?

In light of the exceptions being asked for, some redesign would be in order.

Sincerely,
Betty Winholtz



AGENDA NO: C-1

MEETING DATE: August 3, 2021

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From: Susan Stewart [REDACTED]
Sent: Tuesday, August 03, 2021 8:30 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Goal Setting

Esteemed Commissioners,

I'd like to offer a few words regarding the goal setting you will be considering this evening. There are many important and significant, and even urgent needs in our community. I'd suggest balancing loftier and more labor intensive goals with some of the quick-win items. Morro Bay has a great number of long term plans that seem to languish in the fulfillment phase (even though progress may be happening) and I think the community at large would appreciate seeing short term productivity when it comes to some of these items. Additionally, some goals require broader participation by agencies and jurisdictions outside of Morro Bay (an example would be the Climate Action Plan update). This does not disqualify them, but adds a layer of complexity.

While there are many excellent priorities on the list provided by staff, I would like to offer my opinion (as a non-commissioner and member of the Historical Society of Morro Bay) and encourage you to adopt the Development of the Historic Preservation Ordinance as a goal. The draft was prepared and reviewed by a group that included former Planning Commissioners, historians, a Cal Trans archaeologist and Cal Trans historian, local residents, business owners and developers. With a review by our legal council and the Planning Commission I believe it could be forwarded to City Council for a relatively rapid check in the "done" column. This could also allow the development of programs that would enhance our attractiveness to tourists by creating a consistent look for historic designations and information plaques on buildings and significant sites around town.

An update of the Waterfront Master Plan is overdue, and could tie in to a variety of the concerns facing our community--economic, social and environmental. If this becomes one of the goals for the Community Development Department, I hope that it can become a collaboration between the Planning Commission, Harbor Advisory Board, Tourism Business Improvement District, Parks and Recreation and Public Works Advisory Boards. All of these groups have a stake in how and why our waterfront is developed, to allow for consistency and common sense in future plans.

Housing element implementation is already underway, and funded by a grant. This important implementation item should continue as part of the goals of the Community Development Department and the Planning Commission.

Good luck with your meeting tonight, and all the best to you,

Susan Stewart

From: Cathy Novak [REDACTED]
Sent: Tuesday, August 03, 2021 10:45 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: City's goals and objectives agenda item

Good morning Chair & Commissioners,
I just want to encourage the Commission to put the historic preservation ordinance high on your priority list. This draft ordinance was prepared by a committee of outstanding MB residents (not just members) who spent well over a year to get to this first point. It is a well prepared document and is ready for the City to move forward with legal review and towards implementation. If this does not move up your priority list, then it is very possible this could wind up on the shelf for years to come. I ask you to please support all the work that has been done by the Committee and rank this as a priority.

Thanks,
Cathy

Cathy Novak Consulting

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]