



AGENDA NO: B-1

MEETING DATE: October 5, 2021

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

**From:** Nancy Bast [REDACTED]  
**Sent:** Sunday, October 03, 2021 7:40 PM  
**To:** Susan Stewart <[stewart@morrobayca.gov](mailto:stewart@morrobayca.gov)>; Joseph Ingraffia <[jingraffia@morrobayca.gov](mailto:jingraffia@morrobayca.gov)>; Bill Roschen <[broshen@morrobayca.gov](mailto:broshen@morrobayca.gov)>; Mike Rodriguez <[mrodriguez@morrobayca.gov](mailto:mrodriguez@morrobayca.gov)>; Cindy Jacinth <[cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)>  
**Subject:** Agenda Item No. B- 1 Old Fish Unloading and Processing Dock

Dear Commissioners,

No one can deny that a continuous walkway along the Embarcadero bayside would be a great enhancement, a goal that has been on the books for decades.

This old fish unloading and processing dock is a last remnant south of Giovanni's of the colorful Fishing Village that has always been the appeal to visitors and residents alike.

We like to think our little town is attractive because of it's uniqueness and preservation of it's history as an active working fishing port.

However, modernization too often brings boring sameness and lack of diversity.

It cannot be denied that the below scene is picturesque, the kind of ambience visitors expect when they come to MB.

It could become even more of a drawing attraction with the addition of a display of historic photos of the unloading and processing that went on here for many decades.



If the western half of the wharf were retained, it would provide an vantage point to *linger awhile* to view the iconic bay environment with it's boats, sandspit, rock and fabulous wildlife of otters, myriad pelagic birds or the rare visit of a dolphin or whale.

It also could be one of the few piers on the bay where people of all ages could fish without the requirement of a fishing license.



It is a special location that reminds us of the past that would allow future visitors and residents a glimpse of the history and romance of a seagoing life in an authentic fishing port.



Does this look like a unique fishing village?



Does this scene invite *lingering awhile* to appreciate the incomparable view that inspires peace and tranquility and relief from the rigors of people's stressful lives? It *does* invite moving right along and being mindful of blocking the view of the diners.



This view shows how there could be a 10 foot walkway **and** the visual interest of a bit of Morro Bay's commercial fishing history. Ideally, slight modification to retain the hoist would greatly add to the authenticity.

Retention of the western half of the old wharf could very likely be made to enhance the restaurant's patronage, diners who would appreciate the uniqueness of the location as compared to the sterile industrial quality of the walkway in front of Rose's.

Please vote to retain part of the wharf, once gone another scrap of our town's individuality will be lost forever.

Sincerely,

Roger Ewing 35 year resident, former PWAB committee, former Council candidate.

Gary Blodgett Retired 30 year commercial fisherman, native Morro Bayan.

Nancy Bast Former 15 year commercial fisherman, former Harbor Commissioner,  
former MB business owner, former Streets and Trees committee,  
43 year resident.

Morro Bay

Sent from my iPad

**From:** Martie Travis [REDACTED]  
**Sent:** Monday, October 04, 2021 4:57 PM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Application for Project No. MAJ-20-004; Set for hearing October 5, 2021

Morro Bay Planning Staff and Planning Commissioners:

We are tenants at 715 Embarcadero, in the waterfront lease space which is before you as Project No. MAJ-20-004, set for hearing October 5, 2021.

We would like to thank those of you that came on site prior to the last meeting, and for all of you giving your attention to the situation regarding the outdoor dining component of the project. We really do appreciate it.

While we are glad to see the smaller footprint that the tables will be taking up, and that the large entrance to the plaza will not be barricaded any longer, we do have some concerns that we would like to bring to your attention.

As the amended plan indicates (Exhibit F), there will be four tables on one side, and six on the other, in the public plaza, along with signage indicating that these are for public use. The yellow highlighted triangles around each space don't show us whether or not these will be barriers that people not using the tables will have to walk around or not, which is a concern. As we have spent nearly 25 years watching the comings and goings of tourists in this plaza, we did notice a significant reduction in the use of this wonderful public space when there were barriers. We do not believe this is an inviting look, and do hope that you will require the tables to not only be affixed, but that the seating areas will be easily accessible to all.

Although we are glad to see that the tables are now required to be permanently affixed, we do have concerns about the umbrellas. First, we were told that umbrellas could be no more than 36" high. Then there was much discussion about the color of the umbrellas, but no mention of the height requirement. As it stands today, the full size umbrellas are being erected most days, and taken down at the end of the day. In the past two weeks we have witnessed at least two different incidents where umbrellas (and tables) were blown over, which in our opinion does not invite the public to come and have a seat, and can be a safety issue. We believe it should be a condition that these umbrellas (if allowed) also be permanent, or at least weighted. Below is a photo taken last week where an umbrella that was all the way at the street side, blew into the front of our store and nearly hit two children. The only person to handle the situation was our store employee.





We have significant concerns about these umbrellas, and whose responsibility they are to maintain. It is not clear to us whether or not these tables are to be paid for and maintained by the restaurant, or if they are responsible for setting them up with chairs and umbrellas, or who is.

Lastly, we have noticed a huge increase in litter since the tables were originally erected last year. Additionally, now that they are being used more as public (not private) seating, smoking at the tables has become a favorite pastime. We ask that you make signage a condition of the permit stating that there is no smoking allowed. As for the litter and trash, once again, we wonder who is responsible for cleaning this up?

This plaza needs to be a safe place for public enjoyment as it has always been. We do hope that it remains public and that it is very clear.

Thank you again for your time.

Sincerely,

Mark and Martie Travis  
Dolphin Shirt Company

**From:** betty winholtz [REDACTED]

**Sent:** Tuesday, October 05, 2021 1:20 AM

**To:** Joseph Ingraffia <[jingraffia@morrobayca.gov](mailto:jingraffia@morrobayca.gov)>; Mike Rodriguez <[mrodriguez@morrobayca.gov](mailto:mrodriguez@morrobayca.gov)>; Bill Roschen <[broschen@morrobayca.gov](mailto:broschen@morrobayca.gov)>; Susan Stewart <[ssewart@morrobayca.gov](mailto:ssewart@morrobayca.gov)>

**Cc:** Cindy Jacinth <[cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)>

**Subject:** agenda item b-1

Dear Planning Commission:

I appreciate your thoughtful consideration of this project at your last meeting. I have two comments:

1. Embarcadero seating area. For the success of the business behind the public space, it is important to not allow the space to be too crowded with furniture, nor with furniture that has height, i.e. umbrellas.
2. Wharf preservation. This wharf is an opportunity to exhibit our maritime heritage where it really happened with the equipment that made it happen: very different from a 2-dimensional picture, plaque, or displaced piece of machinery in a museum. This wharf is an opportunity to retain a feature that is no longer common in Morro Bay, but unique. This wharf is an opportunity to have the harborwalk be about more than shops: a surprise "find" to visitors walking by.

I understand that preservation may cost more than removal. I believe that lease extensions are based on money invested. To offer this public benefit would be a worthy exchange for an extended lease.

Please consider my comments.

Sincerely,  
Betty Winholtz

-----Original Message-----

From: JOHN MANDEVILLE [REDACTED]  
Sent: Tuesday, October 05, 2021 12:39 PM  
To: PlanningCommission <PlanningCommission@morrobayca.gov>  
Subject: Agenda Item No. B- 1 Old Fish Unloading and Processing Dock

Commissioners,

I would like to add my voice in support of the request made by Roger Ewing, Gary Blodgett and Nancy Blast, requesting that you vote to preserve as much of the old fish processing dock as possible, while achieving the goals of the walkway plan.

I agree that preservation will create a point of historical interest along the walkway. Tangible bits of history deepen visitors' perception of Morro Bay, creating stronger positive memories. They root the community to the place providing a connection that new design and construction cannot replace.

Familiar bits of history also reinforce long time residents with a continuing sense of connection to that place that they live.

Thank you for considering the livability of our City and the role that historic preservation plays in its unique sense of place.

John Mandeville  
Morro Bay Resident



**AGENDA NO: General Public Comment**

**MEETING DATE: October 5, 2021**

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October 4, 2021

Morro Bay Planning Commission, and Public Benefit Subcommittee,

With the increase of "in-fill" building and development in the City of Morro Bay, as-well-as the close proximity of various differing zoning uses, the construction enhancements and new building, might include required attention to environmental and public enjoyment, health, safety and welfare.

Public Benefit ideas to consider for commercial properties might include:

- Off-street open spaces useful for peaceful recreation, like bicycling, hiking/walking; with seating for photography, artwork, that sort of thing. There would need to be public safety considerations for the influx of electric one-wheels, electric bicycles, electric skateboards, and so-on.
- Integrating more vegetation, like trees and large shrubs, not only for visual appeal, but for environmental health.
- Installation of green energy, like solar panels and electric vehicle charging stations.
- Off-street parking, or property-integrated parking.

Public Benefit for smaller developments might include:

- Increased attention to trees, vegetation.
- Green energy.
- Off-Street parking, or parking integrated into the property build, based on construction size and occupancy.

Morro Bay Community Development and Planning Commission are already speaking to many of these suggestions.

As an aside, yet related Public Benefit issue to consider is helping people who live "on the street" and who are living in the nooks and crannies of Morro Bay, could be to designate and provide interim group housing, tiny homes, or re-purposing existing buildings – where people can thrive. Please, take a look at what an organization in the Bay Area is doing @ <https://www.lifemoves.org/>

Thank you, for taking my correspondence into consideration.

Sincerely,

Joyce Ford

**From:** Joyce Ford [REDACTED]  
**Sent:** Tuesday, October 05, 2021 10:19 AM  
**To:** PlanningCommission <PlanningCommission@morrobayca.gov>  
**Subject:** Additional Benefit

Commissioners,

I would like to add one additional thought idea for Public Benefit.

That all/each visitor serving (maybe commercial) properties -- be required to provide AND maintain attractive and easy-to-spot trash receptacles for the public to use.

Thank you.

Joyce Ford