



AGENDA NO: B-1

MEETING DATE: May 17, 2022

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

Heather Goodwin

Subject: FW: agenda item b-1

From: betty winholtz [REDACTED]
Sent: Tuesday, May 17, 2022 2:30 AM
To: Susan Stewart <stewart@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>; Bill Roschen <broschen@morrobayca.gov>; Mike Rodriguez <mrodriguez@morrobayca.gov>; Asia King <aking@morrobayca.gov>
Cc: Nancy Hubbard <nhubbard@morrobayca.gov>
Subject: agenda item b-1

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

Dear Planning Commissioners:

I have several questions to better visualize what is changing.

1. I understand that the Commission is not reviewing the new ADU, but if the ADU is being added to the south and the entrance to the main house is being added to the south, how does the main house and ADU fit with regard to side setbacks of the property and to each other? Is the tree being removed?
2. Is the ADU attached or detached? On the first page it says it is detached, but in the picture simulation it appears to be attached; or, is more than an entrance being added to the main house?
3. Please explain Figure 1 in Exhibit D. The lot does not include ESH, but ESH buffer?
4. Please explain the R-1 zoning boundary on the west. If the west wall is shifted 3 feet to the west, then the porch is narrowed. Will the porch be left narrower or pushed beyond the iceplant into the boundary that all houses currently abide by?
5. Page 6 refers to a 50' ESH setback, but page 5 refers to a 7' setback. Please distinguish between setback, ESH, and buffer.
6. Is the 8-foot wide coastal access on the north side inside or outside the north fence? If it is inside it is not only inaccessible, it is hidden and not posted. If it is outside the north fence, then it appears to be part of the neighbor's property and is not posted.

Sincerely,
Betty Winholtz



AGENDA NO: B-2

MEETING DATE: May 17, 2022

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

Heather Goodwin

From: Nancy Hubbard
Sent: Tuesday, May 17, 2022 9:24 AM
To: Heather Goodwin
Cc: Scot Graham
Subject: Fw: Sandy Bean proposal for tiny home

Public comment for 197 Main - PC agenda item B-2

From: Elaine Giannini [REDACTED]
Sent: Tuesday, May 17, 2022 9:20 AM
To: Nancy Hubbard <nhubbard@morrobayca.gov>
Subject: RE: Sandy Bean proposal for tiny home

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

Good morning Commissioner Hubbard. I am writing today to give my heartfelt approval to the project Sandy Bean is proposing at 197 Main Street (above the Marina). I have been a Realtor for over 40 years and lived in Morro Bay my entire life. We all know that there is a shortage of homes in our community and especially affordable ones. The new "tiny" home concept has taken off and makes home ownership a reality for many who would not have otherwise had the pleasure of living and contributing to our fine City. The mere <300 sq. ft. home should have no impact on the surrounding properties.

I hope you will seriously consider approving this project and more like it.

Best Regards,
Elaine Giannini

[REDACTED]
Morro Bay, CA 93442
[REDACTED]

Heather Goodwin

Subject: agenda item b-2
Attachments: IMG_9875.JPG; IMG_9876.JPG

From: betty winholtz [REDACTED] >
Sent: Tuesday, May 17, 2022 1:37 AM
To: Susan Stewart <[sstewart@morrobayca.gov](mailto:ssewart@morrobayca.gov)>; Joseph Ingraffia <jingraffia@morrobayca.gov>; Bill Roschen <broschen@morrobayca.gov>; Mike Rodriguez <mrodriguez@morrobayca.gov>; Asia King <aking@morrobayca.gov>
Cc: Nancy Hubbard <nhubbard@morrobayca.gov>
Subject: agenda item b-2

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Dear Planning Commissioners:

The easement from which this property proposes access has a **one-story residence on either side of it**. Historically, the house to the south of the easement was used as a movie set built in the 20's/30's. This is true of the small cottage on the north side of the easement as well.

In the 1950's, this small triangle was given to the Fuel Dock below to accommodate a diesel fuel tank by the property owner to the south; **it was never intended to be a build-able home site**.

In 1995, there was a blow out of the lot and bluff where the proposed house site is. The owner of this small lot is the realtor that sold the Fuel Dock twice, so she knows all the history and problems of this property.

The lot is substandard by half. Just to the north you will see 3 2-story houses on substandard lots. With minimum setbacks, the 3 lots look crowded, appear almost overlapping, and do not fit the neighborhood. They are our blight. At least one if not two are used as vacation rentals.

Since there are "unusual site constraints;" it is referred to as "a very challenging parcel;" and "the applicant is asking for variances," a red flag should be waving. This is a project that does not fit and offers **no benefit for reducing standards**. Though the house across the easement "may" have a 3' setback (not measured), this proposal is asking for 2'.

Regarding the **bluff buffer setbacks**, this lot was not intended for a living unit, so how can it be rendered unbuildable. It is asking for 2 exceptions related to bluff standards: setback and height. If the proponent wants a tiny house here, then make it tiny: stay inside the requirements, don't force a larger structure on the site that requires 3 variances to fit. Actually, there are **4 variances: the retaining wall on the bluff**.

Screening trellis do not hide the height of the structure; they **adds to its bulk**.

"Regarding public **Visual Resources**, according to our LCP (page 4-56):

When assessing views in, of, and around Morro Bay, it is important to consider:

- Enhancement of the city's character through sensitive siting of development, the use of appropriate building materials, and the scale of the structures
- Compatibility with surrounding structures."

The two story modern design is visually incompatible with neighbors on both sides, as well as the 2 house to the east.

This structure harms the Visual Resources of the bay, sandspit, and ocean. It does not follow our LCP (page 4-60):

"POLICY C-9.1: View Enhancement as a Priority.

POLICY C-9.2: Public View Protection.

POLICY C-9.4: Viewshed Protection Guidelines."

Finally, the soil should be tested for diesel and/or other **gas contamination** since there was gasoline from a leaking underground gas tank.

Questions:

1. Is the road easement 8 or 14 feet wide.? It matters because it is used illegally for parking on.
2. If the legal description includes a PORTION OF GOVT LOT 5 OF SECTION 36, is a portion of the City's easement being given/sold away?

Attached is a newspaper article regarding the blow out. I'll try to bring a better copy to the meeting.

Sincerely,
Betty Winholtz

Out the storms of '95

AT LEFT: The Harbor View Motor Lodge overlooking the Embarcadero is still there, but the reinforcing wall holding it up came down Friday. No one was injured, but a car below the wall was damaged.

AT RIGHT: A section of the narrow road leading to the Morro Bay Fuel Dock slid into the bay early Friday, tearing up fuel pipes and exposing a 22,000 gallon diesel tank. The slide happened after a storm drain leaked and washed the ground from under the roadway. By Tuesday, tons of granite had been dumped into the hole to stabilize the bluff.

BELOW: About 60 feet of Pecho Road in Montezuma de Oro State Park turned into a waterfall that was still going strong Saturday. The falls, at Hazard Canyon, didn't top campground host Del Hopkins from tottering through.



Slide fueled fears of hazardous spill

By Neil Farrell

MORRO BAY—The Morro fuel dock on the 200 block of Main Street is closed indefinitely after a city storm drain leaked and caused a large mudslide Friday morning which tore up fuel lines and exposed a 22,000-gallon diesel tank.

The landslide triggered a full scale hazardous materials response from federal, state, county and local agencies. Firefighters feared torrential rains would further erode the bluffs and cause the huge diesel tank, along with a smaller 4,000-gallon gasoline tank buried alongside, to fall into the bay.

The Harbor Patrol and U.S. Coast Guard stretched a 1,000-foot oil spill containment boom in the water along the fuel dock.

Speed's trucking of Santa Maria sent two tanker trucks to the scene to drain both tanks. Some 8,000 gallons of diesel and 3,000 gallons of gasoline were removed.

The slide presented firefighters with three problems — protecting lives, preventing an environmental disaster and protecting the nearby properties, said Morro Bay Fire Chief Jeff Jones.

He was happy with the response by all the agencies, despite their varying areas of expertise.

"We felt it needed immediate action," said Jones. They offloaded the fuel to lighten the tanks and hopefully keep them from sliding.

The mudslide deposited about 10 feet of silt underneath a caretaker house and workshop which sits on pilings, directly downhill and adjacent to the fuel dock.

Jim Murphy, one of 16 commercial fishermen who bought the fuel dock from Union Oil in 1978, said many of the boat slips might be unusable due to the silt. He feared a low tide could leave the boats high and dry and stuck in the mud.

"Luckily," Murphy said, "there are minimal tides expected."

But it could have been much worse.

Murphy said the owners installed new tanks with leak detectors just two years ago. Without them, all of the fuel would have drained into the bay. A county environmental health official estimated between 60 and 50 gallons spilled out of the broken feeder lines and into the bay.

When the landslide gave way, Murphy said, the leak detector kicked on and shut the tank flow off.

It was about 2:45 a.m. when Diana Manseau, who lives in the house nearest the slide, heard a loud crack and the power went out. The fuel tanks are buried in her backyard.

"I heard a huge snapping sound," said Manseau, clad in a bathrobe, overcoat and house slippers. She was holding a flowery umbrella as she huddled in a corner trying to escape the cold rain. "It was as if a huge bone had snapped."

She then went to sleep but was awakened at 6:30 a.m. by a Morro Bay firefighter.

"He said the power line had fallen and I shouldn't leave," said Manseau, who has lived in the 1930s-era house for about a month. "I wasn't planning to leave, I hadn't had my tea yet."

Later that morning firefighters discovered and extinguished a smoldering fire in Manseau's attic. They enlarged the home's gable vent with a chainsaw to get at the fire.

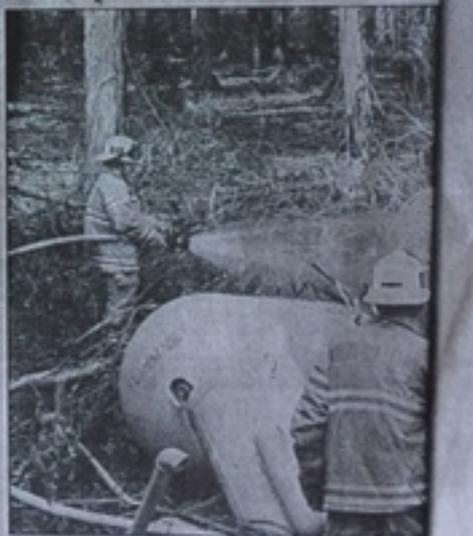
Mike Kostalik, the manager of the fuel dock who lives in the house directly below the slide, said there was no water when he got up at 4:30 a.m.

Kostalik looked outside his window and realized the hillside was gone. He climbed the bluff and called 911 from the Morro View Market.

"I couldn't figure out why there was no water," he said.

Kostalik said an underground city storm culvert may have leaked

Please see Fuel, Page 14



PG&E, PacBell swamped with headaches

By Neil Farrell

MORRO BAY—Friday's flood caused major headaches for both Pacific Gas and Electric, and Pacific Bell.

room's basement before too much damage occurred.

The Morro Bay substation, located at the rear of the plant prop-

a series of citywide blackouts that hit around 6 p.m. and ended just before 8 p.m.

PG&E had to switch electric

PG&E tan

city's north

Some 47

aces in

From: Greg Wheeler <[REDACTED]>
Sent: Saturday, May 14, 2022 1:00 PM
To: Nancy Hubbard <nhubbard@morrobayca.gov>
Subject: Regarding the tiny house at Bayfront Marina

Hello Nancy,

I just wanted to send a note as a long time boat owner at the Marina where Sandy Bean is proposing to build her little house. I certainly can't see any reasons that it would be a problem for the current tenants of the marina, or the neighborhood. It is only going to occupy less than a 300 square foot area. I personally would see it as a plus for the area and hope that more concessions for tiny homes be built in our city.

With housing as scarce as it is, and prices going up, that would allow more people to economically enjoy our beautiful town. Most of the locals are being priced out of ever owning a home here as it is becoming another Monterey/Carmel which most of us locals would not like to see happen. We have lived here in Morro bay for 20 years and would love to see more tiny homes and would consider maybe downsizing to one someday if only there were some available to buy, currently everything is a million plus.

Please allow Sandy's little home to be approved.

Thank you,

Greg and Angie Wheeler
[REDACTED]

From: Julie Brebes [REDACTED]
Sent: Tuesday, May 10, 2022 2:38 PM
To: Nancy Hubbard <nhubbard@morrobayca.gov>
Subject: 197 Main st Morro Bay

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

Attention Nancy Hubbard

On behalf of my Mother Inlaw Barbara Brebes [REDACTED] Morro bay. Mrs Brebes would like it to be known that she is Against a Two story home to be at said address 197 Main Street.It would limit her view of the Morro Rock that she has had for over 40 years.That would also affect property value.

Sincerely

Julie Brebes
Barbara Brebes

Sent from my iPhone

From: Annie Ramsey [REDACTED]
Sent: Sunday, May 15, 2022 6:07 PM
To: Nancy Hubbard <nhubbard@morrobayca.gov>
Subject:

Hello Ms. Hubbard,

My name is Annie Ramsey and am writing to you about Sandy Bean's proposed tiny house at 201 Main Street in Morro Bay. I have lived here at Bayfront Marina for a little over two years now. I have viewed the plans and pictures of the tiny home and give it two thumbs up. It looks like a marvelous design that would have no impact on neighbors or wildlife. I know Sandy and her way of doing things the right way. She's a wonderful neighbor and hope this can be fulfilled for her.

Thanks for your time and consideration,

Annie Ramsey