



PUBLIC COMMENTS

MEETING DATE: August 16, 2022

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

From: Ryan [REDACTED]
Sent: Friday, August 12, 2022 3:21 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Agenda Item B-1 for 8/16/2022 Morro Bay Planning Commission Meeting

Dear Morro Bay Planning Commission,

I would like to request that the planning commission reconsider changes to the zoning code that will allow for the encroachment of accessory structures to lateral lot lines.

This is an issue that I don't feel has been thought through very well.

The city previously respected property boundaries with the enforcement of reasonable setbacks. This rule change does away with those protections' city wide.

One of the reasons that was given for this change in zoning code was due to North Morro Bay having such small lots and lack of storage space. But that is not true for the rest of Morro Bay, so why make the change city wide?

The other reason I was given by the director of development himself in a phone conversation was that he was just tired of having to have people move these sheds. I don't find that to be a compelling reason to make such a drastic change.

The director also says that it is the planning commission itself that wants to make these changes. I've learned over the past year that the current planning commission wasn't even aware of this change.

For 14 months the development director has made the decision not to enforce current ordinance with the expectation that the new rules would soon be in effect.

Additionally, it doesn't make sense that we have ordinances for fence heights, yet homeowners are now allowed to build a structure on the lot line with a wall that is higher than the allowed fence.

Section **17.23.060** section A.2. states that fences or walls may be a maximum of 6 feet 6 inches high if not on front or corner setbacks. But an accessory structure can be 8 ft high and be built touching the fence. According to the new rule a homeowner can now build a 120 ft x 1 ft structure the length of the property line that is 8ft tall and call it an accessory structure.

Section **17.23.060** also states that Fences, walls, and similar structures located parallel to or within 45 degrees of another shall be located a minimum of three feet apart. So, the wall of an accessory structure built directly adjacent to a fence seems to violate this provision.

Ultimately, my argument is that this change amounts to very poor planning. If you have seen the shed built next to my property, I don't think you would disagree.

Thank you,

Ryan Garcia
Morro Bay Resident

From: Carole Truesdale [REDACTED]
Sent: Saturday, August 13, 2022 3:03 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: New Heights being considered for downtown and residential structures

Dear Commissions,

If Robert Tefft (former Chairman) were alive, he would be shocked as to how this has all played out. He always said..."creeping out and up!"

We are a unique City and a fabulous view shed... building 37' up to bring the character of our "Quaint City" to downtown SLO standards for high-rise apartments/condos! This community is already unable to house folks that work in our hospitality businesses.

To change the existing 25' height to 30' for residential is another "creeping up." WHY???? To allow more changes to our unique town.

I believe in urban development, but not at the expense of changing the character of our town like Newport Beach, Laguna Niguel... we have a very special niche here in Morro Bay and that is why people love this area to visit and live.

I implore you all to think about this change and veto the idea.

I have lived in this beautiful community and value the character since 1995 and I am a homeowner.

Thank you,

Carole Truesdale

"Food without wine is a corpse; wine without food a ghost. United and well matched, they are as body and soul; living partners!" chef...Andre Simon (1877-1970)

From: JOHN MANDEVILLE [REDACTED]
Sent: Sunday, August 14, 2022 3:56 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Planning Commission Agenda Item B-1, Zoning Code Design Review Recommendation

Date: August 14, 2022

To: Morro Bay Planning Commission

From: John Mandeville, Morro Bay resident

RE: August 16 Zoning Code Update

Proposed Zoning Chapter 38, Design Review

Thank you for the attention given to how the zoning regulations will implement the general plan/LCP Goal CD-1 and policies CD-1.1, 1.2 and 1.3. (Excerpt attached.)

Chapter 17.38, Design Review, presents many good ideas. Some of the language used, however, is subjective. A career involving interpretation of land use policies and regulations has taught me that reducing subjectivity or ambiguity in such language will help applicants and staff and streamline the permit application process. In that spirit I offer the following comments and suggestions.

The Design Review Criteria (Section 17.38.080) uses words like “enhance”, “attractive”, “consistent”, “appropriate”, and “visually consistent”. These terms can mean different things to different people. They don’t give an applicant much direction and can lead to accusations that staff and city officials are being capricious or arbitrary in applying the criteria to applications being reviewed. They leave a lot of room for argument.

I have personally witnessed an applicant argue to staff and a City Council that the meaning of “visually consistent” should allow for “visually contrasting” styles because contrast helps call attention to both different styles, thereby benefiting both. The intent of the word “compatible” in the regulations was harmony via similarity rather than startling difference through juxtaposition, but that is how differently it was interpreted.

An often-used method in community guidelines and zoning regulations used to reduce disagreement over what these subjective words mean is to include a code section with definitions specific to a particular code topic within the particular topic chapter. The Zoning Code as proposed does have a definition chapter at the end for the entire Zoning Code (Chapter 17.54), but it does include definitions and context for these key design review terms. The American Planning Association and the Urban Land Institute have documents and glossaries defining these terms in the context of land use and planning. In addition, many jurisdictions throughout California and other parts of the country define terms in their land use codes providing a rich body of existing work to draw from. It would a small effort that would pay dividends as the Code is put to use.

Thank you for your time and consideration.

GOAL CD-1: The individual identity of each of Morro Bay's character areas is embraced and represented by new and renovated development.



LCP

POLICY CD-1.1: Distinct Character Areas. Consider and maintain the distinctiveness of each character area in planning and design decision-making.

POLICY CD-1.2: Compatible New Development. Require new development projects to be compatible with the vision for the area in which it is located, as described in the Vision for Community Character Areas, above, including ensuring that new development is located within existing developed areas and built in a manner that respects and responds to their unique natural and built environments.

POLICY CD-1.3: Design Guidelines. Work with residents and business owners to develop and adopt design guidelines (for areas of the City that don't already have them) that illustrate appropriate form, scale, and massing for buildings while allowing for distinctive design and flexibility.



From: Slade Spare [REDACTED]
Sent: Sunday, August 14, 2022 9:23 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Cc: Sara Darling [REDACTED]
Subject: August 16, 2022 Meeting

Hi Scot,

We are residents in North Morro Bay. For COVID reasons we prefer not to attend the Tuesday August 16th meeting. But we are quite passionate about raising the front yard fence heights to a more reasonable height.

I am aware of a large number of homes that already are higher than the current requirements and I am pleased the city recognizes that a change to raise the height is reasonable and long overdue. We feel four feet high barely meets our desires, but it is an improvement. Five feet would be better. But a 50% passage for light and air almost removes any real privacy desired. We would be pleased to have a solid four feet high fence and then a one foot high lattice to use for the fifth foot.

Just some quick background: the area is very tourist oriented with potential buyers or sightseeing drivers looking at homes; also people love to walk the neighborhood, with or without dogs (we walk our dogs too); and regular traffic of the local homeowners is fairly regular; homes are very close together on small lots; there are two story homes with balconies directly looking into single story backyards. We have a small backyard with neighbors balconies directly looking into our backyard. We have a nice front yard with ample space for sitting and enjoying the great weather but we don't want to share it with all the traffic passing by. A four foot or five foot fence is not obtrusive. There is no privacy when standing in our front yard. But we can live with that. It's when we are sitting, enjoying the outdoors that we like privacy, and a four foot minimum fence barely gives it, but five feet is preferable.

We hope that you move forward with approval of raising the front yard fence heights as you are putting forth, preferably removing the 50% requirement (another option would be to lower the 50% to possibly 15% or so).

Thanks in advance for your serious attention to our preferences.

Slade Spare and Sara Darling, [REDACTED]

From: r [REDACTED]
Sent: Monday, August 15, 2022 8:31 AM
To: Council <council@morrobayca.gov>
Subject: Planning Commission Recommendation

We are firmly opposed to Planning Commission recommendations on Zoning and Building height changes, especially fences

Margaret and Doug Ryan

[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

Date: August 14, 2022
To: Morro Bay Planning Commission
From: Peggy Mandeville, Morro Bay resident
RE: August 16 Zoning Code Update, Topic #10 State Law Updates
Accessory Dwelling Units (Sec. 17.30.040, starting on page 275)

SB9, the new State affordable housing law, is aimed at tackling barriers to affordable housing in California. At the same time, Morro Bay's general plan seeks to maintain the character of its neighborhoods. To help achieve/implement these goals, the State's permit exemptions should be matched but not broadened. Projects exceeding the State requirements should go through the City's standard review process. The principle is that developments with lesser potential for impacts receive a lesser level of review than developments with a greater potential for impacts.

Broadening the State minimum requirements for ministerial review of accessory dwelling units is undesirable because larger and taller units will not be as affordable as smaller, one-story units. Larger/taller accessory dwellings also have more potential for increased parking impacts and unhappy neighbors.

From my review of the State's requirements and staff's proposed regulations, I see four standards that should be revised to comply with State standards minimizing process while being able to review accessory buildings that are larger and taller with more potential impact:

| | | |
|----------------------------|-------------------|----------------------------|
| Maximum Height: | State Requirement | 16 feet |
| | Staff Proposed | 25 feet (Sec.17.24.040) |
| Max. Sq. Ft. Studio, 1 bed | State Requirement | 850 sf |
| | Staff Proposed | 1,000 sf |
| Max. Sq. Ft. 2+ bed | State Requirement | 1,000 sf |
| | Staff Proposed | 1,200 sf |
| Rental Terms | State Requirement | Longer than 30 days |
| | Staff Proposed | Min. 30 days |

Thank you for your time and consideration.

From: andrew hampp [REDACTED]
Sent: Monday, August 15, 2022 11:24 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Cc: Council <council@morrobayca.gov>
Subject: Opposition to building height zoning change on Main St. north of Beach

Dear Planning Commissioners:

I sent the attached letter (and spoke during planning commission public comment) on June 5, 2018, opposing a zoning height change from 30 to 37 feet on Main St. north of Beach St. In the letter, I outlined how the increased height would negatively impact our business (please see below).

After much deliberation the planning commission recommended to leave the zoning height at 30 feet north of Beach St. Several reasons were cited, including the negative consequences an increase to 37 feet would have on existing businesses.

Please leave the allowable height at 30 feet.

Sincerely,

Andy Hampp

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

Begin forwarded message:

From: andrew hampp [REDACTED]
Subject: **Opposition to proposed building height change**
Date: June 5, 2018 at 7:55:38 AM PDT
To: planningcommission@morrobayca.gov
Cc: council@morrobayca.gov

Dear Planning Commissioners:

We own Cypress RV & Mobilehome Park on [REDACTED]

In the staff report, the properties on either side of us and across from us are marked dark red as "most probability of development being created by height increase."

We oppose the change.

Please realize that the vacant lot on the corner of Main and Beach is seven feet above our grade. As such, **current zoning already allows for a massive building height of 37 feet above us**—right up to the lot line in some areas of our property. I don't believe any other properties along Main St. in our vicinity face this unique situation.

Increasing the allowed height is unacceptable. The higher the buildings, the more our spaces will be degraded: blocked out sun (completely in the winter), reduced privacy for our visitors, blocked satellite TV, a closed-in, claustrophobic atmosphere for our small park, and street noise funneled into our property. In addition, there are all the other negative impacts that more intense development will have on the neighborhood including parking and noise.

Please don't make our park (or Main St.) into a canyon surrounded and smothered by mega structures that are completely out of scale and character with the rest of the neighborhood. This is bound to have a negative impact on our business.

Sincerely,

Andy Hampp

From: Guy Hall [REDACTED]
Sent: Monday, August 15, 2022 10:28 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Planning Commission Meeting Agenda Item for 8-16-22

Dear Planning, Commission Members

My name is Guy Hall, I am a resident of Morro Bay.
I would like to be placed on the Meeting Agenda for 8-16-22 to discuss the following agenda item. B-1 NEW! - Zoning Code / Implementation Plan (IP) Adoption Hearing Draft July 2022. Specifically, the Section 17.23.060 Fences and Freestanding Walls. There is a need to allow for higher front yard fences to coincide with current common practice in the neighborhoods and to provide homeowners with safety, security and privacy in their own home. I will be attending via Zoom.

Respectfully Submitted.

Guy Hall

From: Lynda Merrill [REDACTED]
Sent: Monday, August 15, 2022 5:20 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: preserve our high quality of life. High density can reduce what we hold dear

Dear Planning Commissioners: Please look to the future of Morro Bay and what we value most, small town with open space. I've lived here 40 years and have seen mansions build, high density condos, North Morro Bay small , delightful fishing cottages changed to 2 story homes with no regard for neighborhood values. No set backs or landscaping.

Lack of attention from Planning Department resulted in a 3 story building in our 2 story neighborhood. The owner/developer was allowed to build this structure and not follow the plans. Shameful! If you are new you can view this building at Sequoia and Alder, in N. Morro Bay. It has degraded the quality of our neighborhood. Parking inadequate on this already over used street parking area.

There has not been new parks/open spaces built in years. Those of you who have moved here to escape dense situations don't understand what makes this City special it is lack of density. Our parks (Del Mar) has increased in use, which is good, but with new proposed Panorama projects there will be a big impact. I see no provision for parks or open spaces or schools for children on this development plan. Expanding Del Mar Park into the Chevron property on Main St would enhance the park, be good for school children at Del Mar and benefit all of North Morro Bay. This would be looking to the future.

You have a chance to override the 'staff' recommendations and insist that the Code protects neighborhoods with yards and open spaces. That's what matters to people! If you moved here because you like small town don't ruin it! Please, consider this before you change the rules.

Sincerely, Lynda Merrill
40 year resident, \
[REDACTED]

9. Housing (Chapter 17.24): Inclusionary housing/Density Bonus section updated. This chapter includes new requirements that affordable units be provided or in lieu fees paid on larger commercial development, multi-family and condo conversions. It also requires new development of large homes to pay in lieu or provide an ADU. The code is updated to allow housing in more zones, encourage housing and mixed use in downtown area, allow housing in DC (C-2) zone where currently it would not be allowed unless permitted as a security unit.

From: Lynda Merrill [REDACTED]
Sent: Monday, August 15, 2022 6:34 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Parking Nightmare in North Morro Bay's substandard/narrow streets

Dear Commissioners: B-1 Regarding Zoning Code/ Implementation Plan of Plan Morro Bay

Before you agree with the staff report submitted I ask that you take a look at the cars parked on North Morro Bay Island streets. Children must be watched carefully as there is no place to play in the small front yards and cars are parked in driveways, along the front of homes—everywhere! If you reduce the requirement for off street parking you will add to the parking nightmare. There has been no attention given to the increase density of our North Morro Bay neighborhoods. If you try to take a walk you must walk in the street and hope you don't get run over! No sidewalks. This has just been allowed to happen. While the neighborhoods use to accommodated people with one car, garaged and one in the driveway now that has long been by passed. Now, no one uses their garage for cars (storage), and they have more and more cars. It's a nightmare and if you 'Reduce parking requirements you will add to this already impossible situation. What can the planners be thinking?? Please, do not accept these Reduced Parking Requirements!

WHERE will cars park in the waterfront district? Up the bluff? In front of businesses there and in front of restaurants? A terrible idea! I hope businesses in the Main Street and Morro Bay Blvd know about this proposal. Also, isn't there a plan to designate parking places at Pacific and Embarcadero public parking lot for the hotel going up? Has the City sold the public parking area at Market and Pacific? On the embarcadero? Very Poor planning.

I live in a condo with garages and an off street parking lot for extra cars and visitors. We provided parking and it makes for a more desirable complex for us and our neighbors. It is thoughtless for the future to fail to provide needed parking. It just moves the problem to someone else's yard/property. No consideration for the neighborhood! Yes, it uses your property for parking, but it is the right thing to do! We bought here because there was thought given to parking, of late, planners have ignored this.

Sincerely, Lynda Merrill

***40 year resident, background in the building industry
391 Sequoia St. North Morro bay***

6. Parking (Chapter 17.27): Reduced parking requirements are included for both residential and nonresidential uses: Garage or covered parking not required for residential uses, on-site parking can be open and uncovered. For commercial uses, requirements decreased to facilitate commercial re-use of buildings, encourage outdoor dining. Parking not required in waterfront district. The goal of these changes is to facilitate property re-use in commercial areas and for residential property owners.uu

From: Sean Green [REDACTED]
Sent: Monday, August 15, 2022 8:53 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Cc: Scot Graham <sgraham@morrobayca.gov>; Cindy Jacinth <cjacinth@morrobayca.gov>; CityClerk <Cityclerk@morrobayca.gov>
Subject: 8/16/22 Planning Agenda Item B-1: Zoning Code Update

Planning Commission and staff,

Thank you for presenting to the public the Draft Zoning Code for consideration at today's meeting. Lots of hard work has gone into it to this point, so you can trust much of it to be ready for your approval. That said, there remain a handful of key opportunities to clarify or amend the working draft for the betterment of Morro Bay's future. A few items I'd encourage you to review include:

1. Permitted uses in Residential High Density (RH) zones
2. Maximum height below bluffline in Visitor-Serving Commercial (VSC) zones
3. Maximum height of front setback screening (all zones)
4. Maximum height in Community Commercial (CC) zones immediately adjacent to residential districts
5. District Commercial (DC) designation east of Highway 1 at MB Blvd

Permitted uses in Residential High Density (RH) zones

As an owner of an R-4 property, I recognize the zone's future importance to Morro Bay's housing supply, which is why I was concerned to learn that staff may consider R-4 zones partly exempt from the 2020 Vacation Rental Ordinance (permit cap of 175 / buffer between residential permitholders of 175 feet). Code [17.41.040 \(E\)](#) of the CCC-approved 2020 VR Ordinance explicitly states that "multi-family developments in residential zones may not be used as short-term vacation rentals" and yet, in practice, the City may be interpreting the R-4/RH allowance of hotels (w/ conditional use) to justify conversion of multi-family units into short-term vacation rentals exempt from residential caps and buffers. For example, 391 Dunes St is a residential triplex zoned R-4 currently up for sale. My understanding from staff is that, because hotels are a permitted use in R-4, then a buyer could feasibly evict all three long-term tenants and create three short-term vacation rentals, which, to me, goes directly against 17.41.040 (E) as well as everything the vacation rental ordinance committee and Council discussed and intended when it came to long-term housing protections.

With only a handful of RH zones in today's Draft Zoning Map, it seems essential for Morro Bay to, at minimum, apply the VR Ordinance across all residential zones, including R-4/RH, but the Planning Commission may even consider going a reasonable step further toward stabilizing the housing supply by removing the permitted conditional use of hotels in RH zones (currently allowed in Table 17.07.020 [p. 44]). This comment does not mean to prevent such uses in commercial or mixed-use zones, but the city really ought to consider residential zones (including medium and high density) as almost untouchable for any other purpose than long-term housing if Council wishes to make good on its housing goals.

Maximum height below bluffline in Visitor-Serving Commercial (VSC) zones

One planning mistake in Morro Bay's past that we'd love not to repeat is the allowance of below-bluff construction above the bluff line. No recent problems have arisen, however, please ask staff to confirm where in Draft Zoning Code it clarifies this blufftop viewshed consideration. Per TABLE 17.08.030, Visitor-Serving Commercial (VSC) zones are allowed to build to a maximum of 30 ft, which may not be

problematic in some places along east Embarcadero or Front Street where the blufftop exceeds 30 feet, but in some places 30 feet surpasses the blufftop. The example below shows 456 Embarcadero from the bluff above. By allowing construction just a couple feet above the bluffline way back when, 180 degrees of water view were unnecessarily eliminated forever.



Maximum height of front setback screening (all zones)

While I can understand the instinct of doomsdayers and hermits to erect high perimeter walls around their mysterious compounds, I'm not quite sure who else is supporting the Draft Zoning Code's increase to front setback fencing from 3' to 4' (closed) and 4' to 5' (open). Every new wall that goes up along a residential zone's frontage adds to the individual's privacy at the expense of the community. Tensions are high enough in the world; if Morro Bay residents can't stomach speaking to (or even SEEing) a person walking on the sidewalk outside their house on the public right-of-way, then I'm not sure what chance we have to move forward as human beings.

Maximum height in Community Commercial zones immediately adjacent to residential districts

One thing our old General Plan did fairly well was give the benefit of the doubt to the more restrictive zone when two adjacent properties were zoned differently. For example, C-2 zones have historically allowed maximum building height of 30 feet unless located within 20 feet of a residential zone, in which case the C-2 maximum decreased to 25 feet (same as the abutting R-2 zone). The new Draft Zoning Code does this fairly well in most areas, but for at least one key region of abutting zones, you may want to add some clarity and/or amend the maximum height allowed. In the north section of downtown, several parcels will soon be zoned Community Commercial (CC). Per 17.08.030 (B), some of those parcels allow 30 feet (light gray) and some allow 37 feet (dark gray). However, some of those colored light gray immediately abut Residential Medium-Density (RM) parcels with maximum height of 25 feet. If we're to follow the logic displayed reasonably across other abutting districts, it seems more than appropriate to limit those CC parcels immediately adjacent to RM parcels to the same 25 feet as their abutting residential neighbors.

TABLE 17.08.030: DEVELOPMENT STANDARDS – COMMERCIAL AND MIXED USE DISTRICTS (IP)

| <i>Standard</i> | <i>NC</i> | <i>CC</i> | <i>DC</i> | <i>VSC</i> | <i>TMU</i> | <i>Additional Information</i> |
|--|------------------------------|---------------|---|--|------------|--|
| Lot and Density Standards | | | | | | |
| Minimum Density (residential dwelling units/acre) applicable only to residential and mixed-use development | 4.1 | 15.1 | n/a | n/a | 15.1 | |
| Maximum Density (residential dwelling units/acre) | 15 | 27 | 27 | As allowed in the Mixed Use Residential Overlay, Chapter 17.16 | 27 | See §17.24, Affordable Housing, Density Bonuses, and Other Incentives |
| Maximum Floor Area Ratio (FAR), applicable only to non-residential floor area | 1.0 | 1.25 | 0.5 | 1.25 | 1.0 | See §17.02.030.G, Determining Floor Area Ratio |
| Building Form and Location Standards | | | | | | |
| Maximum Height (ft) | 20, up to 30 pursuant to (A) | See (B) below | 30, 25 within 20 ft of a Residential District | 30 | 30 | See §17.02.030.C, Measuring Height §17.23.070, Heights and Height Exceptions |
| Minimum Setbacks (ft) | | | | | | |

protected through the use of view corridors and air space easements.

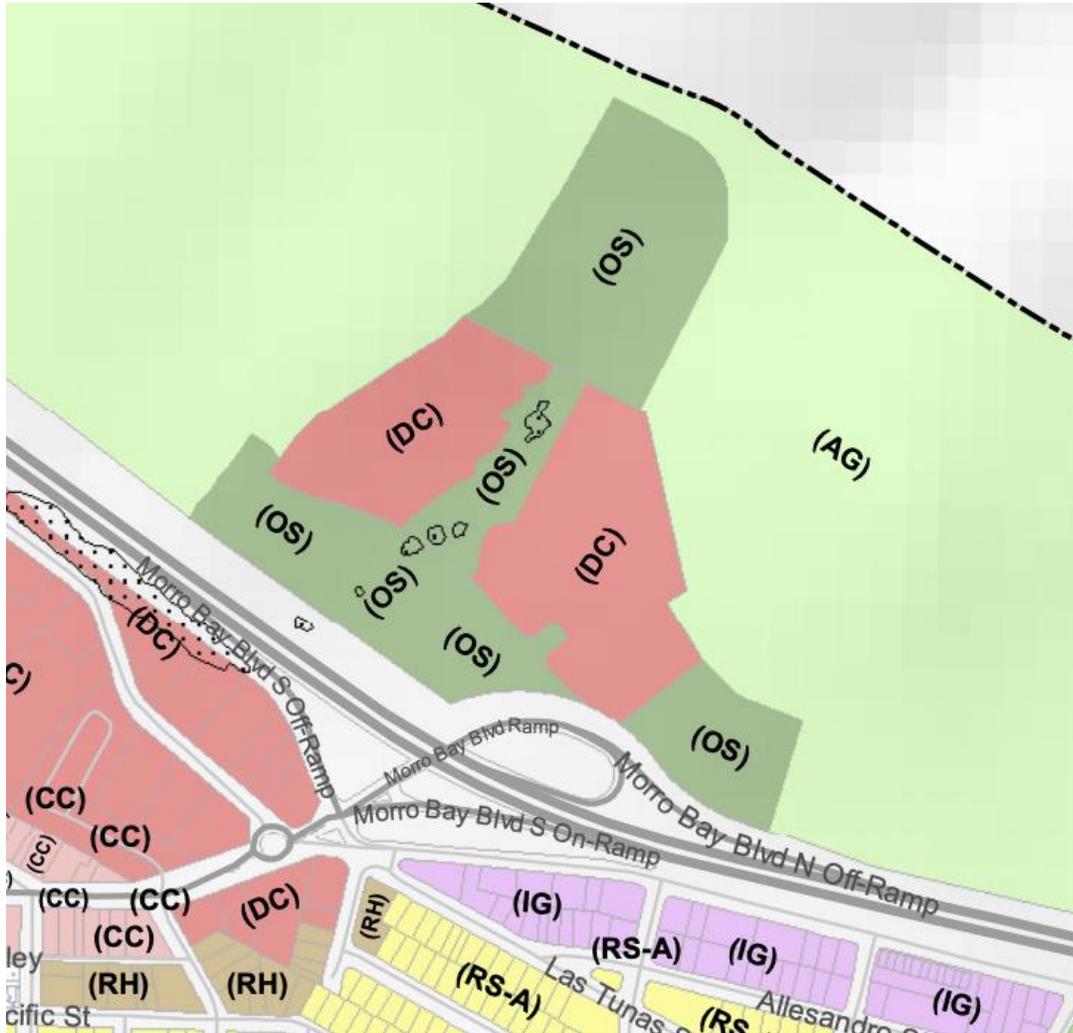
- B. **Maximum Height, CC District.** The maximum height in the CC District shall be as prescribed on Figure 17.08.030(B), Maximum Height, CC District.



FIGURE 17.08.030(B): MAXIMUM HEIGHT, CC DISTRICT

District Commercial designation east of Highway 1 at MB Blvd

I'm not privy to the City's intentions when it comes to the opportunity sites east of Highway 1, but my initial reaction to seeing District Commercial (DC) paired with Open Space (OS) in such a high-profile location begs the question, what do we think might go in there down the road? I'd encourage the Planning Commission to ask this question, and I'll look forward to hearing staff's response.



That wraps up my comments. Thank you in advance for your dedication to the final stages of this important process.

Respectfully submitted,

Sean Green
Morro Bay, CA

From: W Townsley [REDACTED]
Sent: Monday, August 15, 2022 8:55 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Planning Commission Meeting Agenda Item for 8-16-22

Dear Planning, Commision Members

My name is William Townsley, I am a resident of Morro Bay.
I would like to be placed on the Meeting Agenda for 8-16-22 to discuss the following agenda item. B-1 NEW! - Zoning Code / Implementation Plan (IP) Adoption Hearing Draft July 2022. Specifically, the Section 17.23.060 Fences and Freestanding Walls. There is a need to allow for higher front yard fences to coincide with current common practice in the neighborhoods and to provide homeowners with safety, security and privacy in their own home. I will be attending in person.

Respectfully Submitted.

William Townsley

Sent from my iPhone

From: betty winholtz [REDACTED]

Sent: Monday, August 15, 2022 4:41 AM

To: Susan Stewart <sstewart@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>; Bill Roschen <broschen@morrobayca.gov>; Mike Rodriguez <mrodriguez@morrobayca.gov>; Asia King <aking@morrobayca.gov>

Cc: Scot Graham <sgraham@morrobayca.gov>; Cindy Jacinth <cjacinth@morrobayca.gov>

Subject: agenda item b-1

Dear Planning Commission:

Due to the numerous and various kinds of lines the **Proposed Zoning Map** has even when magnified, I would like to confirm the following:

- 1.** Dog Beach is labeled AG and should be marked to reflect use: PR.
- 2.** No Name Creek is marked ESH east of Route One, but should also be ESH east of it.
- 3.** The blue line creek between the northern boundary of Morro Bay High School and the southern boundary of the Cloisters does not appear to be marked ESH all the way to Caltrans boundary Route One on the east.
- 4.** The housing development west of Bayside Care Center has a creek on its west boundary and is not marked ESH.
- 5.** The creek on the east side of the WRF is not marked ESH.
- 6.** The RV park at Quintana and S. Bay Blvd, Bay Pines Travel Trailer Park, has a mobile home park east of it, Bay Pines Mobile Home Park. The Mobile home park is labeled VSC. This should be changed to the same designation Blue Heron Mobile Home Park is labeled: RM.
- 7.** Chorro Creek is mislabeled Morro Creek.

Regarding the **Zoning Ordinance text**:

- 1.** Since there is **no strike out version**, it is unfairly time-consuming to identify what changes and deletions have been made. It would not have been so cumbersome to do as the General Plan was. The consultant should have been directed to do this for the sake of the Planning Commission, the City Council, the Public, and the Coastal Commission and its staff.
- 2.** There are 38 chapters in the Ordinance (54 minus 16 Reserved for future use). The Commission asked for the "top ten" changes to be identified. However, of the "top ten" identified, only 2 are part of the Implementation Plan (IP)--Chapters 14 and 30. The other 3 IPs--Chapters 1, 11, 36--are not given consideration. **Here is an example of why I believe all chapter and IPs are significant.** Please remember your decisions are once in decades opportunity to frame our zoning. The example is from Chapter 1,

comparing the current and proposed statement of Purpose, which alters the intent of the document (bolding is mine).

"17.04.020 - Purpose.(CURRENT)

The purpose of this title is to implement the general plan and local coastal plan and to promote the growth of the city in an orderly manner; and to promote the public health, safety, peace, comfort and general welfare of the city by establishing regulations pertaining to uses of land and uses, location, **height, bulk, size and types of buildings and open spaces around buildings** in certain districts; providing for the administration and **enforcement of such regulations and prescribing penalties for violations thereof."**

"17.01.030 Purpose (PROPOSED)

The purpose of this Code is to implement the City's General Plan and to protect and promote the public health, safety, peace, comfort, **convenience, prosperity**, and general welfare. More specifically, the Code is adopted to achieve the following objectives:

A. Provide standards for the orderly growth and development of the City, and guide and control the use of land to provide a safe, harmonious, attractive, and sustainable community.

B. Achieve the arrangement of land uses depicted in the Morro Bay General Plan, consistent with the goals and policies of the General Plan/Coastal Zone Land Use Plan.

C. Enhance the appearance of the City and promote high quality design.

D. Preserve and enhance the quality of life and character of residential neighborhoods.

E. Promote economic growth and the creation of jobs.

F. Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreational areas.

G. Allow for public participation in government decision-making regarding land use and development in a manner consistent with State law.

H. Define duties and powers of administrative bodies and officers responsible for implementation of the Code."

In particular, "define" and "implementation" (proposed H.) are necessary, but where is the interest in "enforcement" (current), "penalties for violations" (current)?

In addition, the City should not be responsible for "prosperity" and "economic growth and creation of jobs" (proposed E.). This is a Chamber of Commerce job; the City is responsible for core services like streets, police, zoning.

Also, "appearance" and "high quality design" (proposed C.) are noble, but will residents' main concern for "height, bulk, size" (current) are not always center stage and protected.

Finally, adding Objective G. to "allow for public participation" is more than welcomed, but insincere in light of the lack of outreach by the City to notice the Public regarding even this hearing.

Deleted is this section directing how the Planning Commission is to evaluate:

"17.08.020 - Land use determination criteria.

Whenever the planning commission of the city is called upon to determine whether or not the use of land or any structure in any district is similar in character to the particular uses allowed in a district, the planning commission shall consider the following factors as criteria for their determination:

- A. Effect upon the public health, safety and general welfare of the neighborhood involved and the city at large;
- B. Effect upon traffic conditions;
- C. Effect upon the orderly development of the area in question and the city at large in regard to general planning of the whole community. "

3. At the Hearing, the Public has **3 minutes to comment on 38 chapters.** I hope this impresses upon the Commission the need for more than one session on this document with more than 1 chance per person to give testimony.

4. Of critical importance is clarifying what is proposed to be discretionary and what is not, what will be noticed and what will not, and listening to and reflecting in your decisions public testimony regarding their desires concerning these items.

Sincerely,
Betty Winholtz

From: kevin foelker [REDACTED]
Sent: Tuesday, August 16, 2022 8:15 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Upcoming zone changes

Please include money from your budget for the city code enforcer we need him to enforce codes and regulations.

Also I don't think any changes should be done to height zoning heights of fences.

From: patticake801 [REDACTED]
Sent: Tuesday, August 16, 2022 8:35 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Fw: Height of buildings

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Tuesday, August 16, 2022, 8:18 AM, patticake801 [REDACTED] wrote:

Please do not allow the heights of buildings to be increased in the Morro bay downtown area. It will ruin the View corridor and cause light to be diminished. We do NOT want to be like SLO. Please preserve our town and stop trying to make drastic changes like this. Thank you, Patti Anderson. 34 yr resident of Morro bay

[Sent from the all new AOL app for iOS](#)