



AGENDA NO: B-1 and B-2

MEETING DATE: September 6, 2022

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

From: [Lynda Merrill](#)
To: [PlanningCommission](#)
Subject: B 1 and B 2
Date: Friday, September 02, 2022 1:34:50 PM

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

Dear Planning Commissioners,

Thank you for your attention to the looks of the Alder Motel in our North Morro Bay neighborhood.

The height is reasonable and will not overwhelm the surrounding neighbors.

I favor the increase and size of landscaping containers, giving plants a good start. Most of the surrounding residences are nicely landscaped.

The neighbor directly to the North will be effected the most so I hope they comment on how the building will look from their windows, balcony, etc.

The 6 parking spaces are adequate for clients, but this area has been greatly impacted by People's Self Help Housing with 9 units (but eighteen cars per unit and no one ever parks in the two car garages provided) so we have totally filled street parking , never a place for our visitors. With overcrowding (increased density everywhere) and relaxed off street parking required this will get worse in our neighborhoods.

Sincerely, Lynda Merrill, neighbor

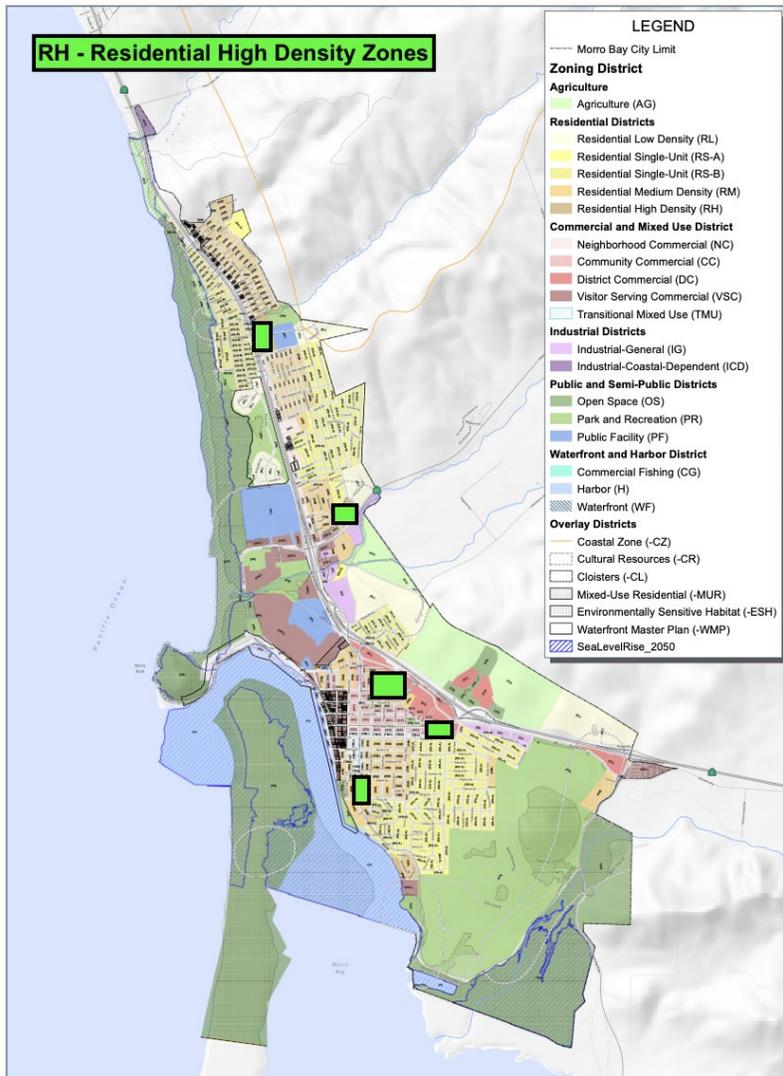
From: [Sean Green](#)
To: [PlanningCommission](#)
Cc: [Council](#); [Scott Collins](#); [Scot Graham](#); [Cindy Jacinth](#); [sloco@yimbyaction.org](#); [manuela@calmatters.org](#); [jlorance@co.slo.ca.us](#); [info@calhsng.org](#)
Subject: 9/6/22 Planning Agenda Items B-1 and B-2: Hotel use in R-4 zones
Date: Tuesday, September 06, 2022 9:00:27 AM
Attachments: [RH Zones - Draft Zoning Code - 9.5.22.png](#)

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Planning commissioners, city council, and regional housing advocates,

Regarding today's Item B-1, I neither support nor oppose the hotel project at 2900 Alder, in part, because our current zoning code allows hotel use in R-4 zones. However, today, as we also address possible changes to our next zoning code, it seems that now is the perfect time to ask why we'd want to allow anything but multi-family housing in a multi-family residential zone moving forward?

Many city stakeholders have put in such great efforts to get the general plan and draft zoning code to where they're currently at, but the allowed use of hotels in high density residential zones directly contradicts Council's stated goals and expressed opinions about Morro Bay's housing supply. If we're to back up our stated priorities and steer the ship toward the appropriate housing targets, eliminating hotel use from residential high density zones (now RH; formerly R-3 and R-4) is simply the right thing to do. I say not only as a citizen but as an owner of a developable R-4 parcel who could very easily choose to build a hotel instead of adding to our scarce housing supply if today's draft zoning code isn't amended to exclude hotel use in RH districts.



As you discuss Items B-1 and B-2, please strongly consider the ongoing efforts of so many California advocacy groups and forward-thinking jurisdictions, many of whom have taken meaningful steps to enact or amend residential multi-family legislation. The small but significant allowance of hotels in RH zones negatively impacts Morro Bay's future housing supply in the few parts of town specifically designated for high density long-term housing (see above). If the Planning Commission and City Council were to thoughtfully remove hotels as an allowable use in RH districts, multi-family residential projects would inevitably (and necessarily) be encouraged, our expanding tourism workforce would soon have more places to live, and all future hotel construction would naturally take place within the dozen or so commercial and mixed-use districts throughout town. In other words, everyone wins.

Thank you for your consideration of the big picture impact that every single line item of our zoning code has on Morro Bay's future.

Respectfully submitted,

Sean Green
Morro Bay, CA

CC: SLO County YIMBY

Sources:

2022-23 Morro Bay City Goal #3: Housing

"...identify the opportunities for additional housing options and/ or explore partnerships to support these efforts..."

<https://www.morro-bay.ca.us/DocumentCenter/View/16355/20212022-Adopted-Goals--Short-Term-Actions>

Cal Matters

"Communities must focus on policies that prevent displacement of residents, preserve existing housing and increase housing affordable to lower-income residents."

<https://calmatters.org/commentary/2022/05/community-planning-is-key-to-solving-housing-crisis/>

SLO County YIMBY

According to SLO County YIMBY, between 2010 and 2020, "SLO County's population grew faster than its supply of housing."

<https://www.facebook.com/slocoyimby>



AGENDA NO: B-2

MEETING DATE: September 6, 2022

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

From: [Tim Cowan](#)
To: [PlanningCommission](#)
Subject: Aug 16th Zoning Meeting
Date: Wednesday, August 31, 2022 2:12:15 PM

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My name is Tim Cowan,
I have grown up in Morro Bay (since 77) and have been fortunate to raise my 4 kids here as well. I am a home owner, property and business owner and would like to give my opinion regarding the new General plan zoning ordinance building heights and setbacks.

Growing up in MB I have witnessed many changes but unfortunately I have witnessed far more good ideas, forward and long view thinking shot down by small groups of loud voices that in my opinion have stagnated opportunity with a no growth mentality.

In my opinion the proposed new height limits to 37' in the down town corridor are thoughtful and respectful to our community and will not just maintain our charm but will enhance and stimulate opportunity in this our beloved down town.

A step in the right direction that creates opportunity for more business, while taking a step forward in combating our housing crisis and incentivizes property owners to make improvements that our downtown seriously needs. Our downtown should be a thriving destination for locals and tourists a like and I believe this new zoning will help stimulate future momentum.

So I ask that you please consider moving forward with the new zoning and help move our down town out of the past.

Thank you so much,
Tim Cowan

Tim Cowan

Pizza Port
787 Main Street
Morro Bay, Ca 93442

Realtor® 02021716

TCowanRealestate.com



From: [Teresa Macdonald](#)
To: [PlanningCommission](#)
Subject: 2900 Alder Ave
Date: Sunday, September 04, 2022 3:06:58 PM

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Commissioners - Regarding the proposed hotel on Alder. This structure will undoubtedly increase noise, traffic, and trash in this residential neighborhood. The proposed parking will employ an odd traffic flow in through Alder and out on Birch Ave. This occurring at a busy intersection, within a school zone. With the city awash with hotel rooms and vacation rentals, do we need this?

Carl MacDonald

Sent from my iPhone

From: [Cherise Hansson](#)
To: [PlanningCommission](#)
Subject: Height increase
Date: Monday, September 05, 2022 7:31:50 AM

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To the Morro Bay Planning Commission

The proposed new height limits to 37' in the down town corridor are thoughtful and respectful to our community and will not just maintain our charm but will enhance and stimulate opportunity in this our beloved down town.

A step in the right direction that creates opportunity for more business, while taking a step forward in combating our housing crisis and incentivizes property owners to make improvements that our downtown seriously needs. Our downtown should be a thriving destination for locals and tourists a like and I believe this new zoning will help stimulate future momentum.

So I ask that you please consider moving forward with the new zoning and help move our down town out of the past.

Thank you so much,
Cherise Hansson

From: [Peggy Meneice](#)
To: [PlanningCommission](#)
Subject: September 6, 2022 Meeting, Item B-2, Zoning Code Update
Date: Monday, September 05, 2022 2:36:08 PM

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RE: Waterfront District Parking Requirement

Dear Planning Commission,

I do not support eliminating a parking requirement in the Waterfront District because new uses will continue to create a demand for parking. Without a parking requirement, the demand/cost will shift to the City and/or the visitor. The proposed parking regulations do allow for reductions for which new uses in the Waterfront District could apply. A program could be developed that makes more efficient use of the existing parking supply in the Waterfront and Downtown Districts and new development not wanting to provide their required on-site parking could help pay for the implementation of the program. The program could fund such things as parking enforcement of time limits, a more frequent trolley service during peak demand, and the on-going maintenance of public parking.

Thank you for your consideration.

Peggy Mandeville, Morro Bay resident

From: [Peggy Meneice](#)
To: [PlanningCommission](#)
Subject: Fwd: August 16 PC Meeting- Zoning Code Update
Date: Monday, September 05, 2022 4:20:01 PM
Attachments: [Accessory buildings2.pdf](#)

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RE: Accessory Dwelling Units

Dear Planning Commission,

As a reminder, here is a copy of the letter I submitted last month. I ask that the Zoning Code requirements for Ministerial Review of Accessory Dwelling Units match those required by State law. Units greater than 16 feet in height or larger than 850 square feet in size should not be approved ministerially. Thank you for your consideration.

Peggy Mandeville, Morro Bay resident

Begin forwarded message:

From: Peggy Meneice
Subject: August 16 PC Meeting- Zoning Code Update
Date: August 14, 2022 at 2:57:33 PM PDT
To: PlanningCommission@morrobayca.gov

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: [Scot Graham](#)
To: [Cindy Jacinth](#)
Subject: FW: agenda item b-2
Date: Tuesday, September 06, 2022 8:15:24 AM

FYI

From: betty winholtz
Sent: Tuesday, September 6, 2022 6:33 AM
To: Susan Stewart <sstewart@morrobayca.gov>; Bill Roschen <broschen@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>; Mike Rodriguez <mrodriguez@morrobayca.gov>; Asia King <aking@morrobayca.gov>
Cc: Scot Graham <sgraham@morrobayca.gov>
Subject: agenda item b-2

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Dear Planning Commission:

Please consider the following items.

17.30.220 **STRs.** Put a full time code enforcer into the text paid for from fees. Also, mandatory location distance for license/contact.

17.27 **Parking.** Provide for street parking in residential areas; as neighborhoods become denser, decorating/planting into right-of-way should be eliminated lest streets are too narrow to pass. Parking reductions should be a discretionary decision by the Planning Commission, not done administratively. Shortening of driveway length according to RS-B, RS-C,RS-D means what? What did the Commission decide about the Embarcadero not having to pay in-lieu fees and downtown does?

17.26 **Nonconforming Structures.** The maximum addition of 25% has been eliminated; less protective.

17.14.040 Section 3 and 8 mean STRs cannot be reduced, or that hotel owners can buy STRs to make up for not supplying **low income visitor lodging**?

17.14.080 **ESH.** Who defines "significant?" Why is only "rare" and not "endangered

and threatened" included in protection?

17.14.100 **Hazards**. Less protective, now you can build there regardless if it harms near property. **Bluff top** protection is less protective if 20 feet instead of 50 feet. The bluff is not identified: does it run from the Morro Bay State Park Entrance on Main Street to Surf Street on the north end of the Embarcadero?

17.14.110 Second sentence under **prescriptive rights** is less protective, eliminate it.

Sincerely,
Betty Winholtz

From: [Guy Hall](#)
To: [PlanningCommission](#)
Subject: Meeting Agenda Item 09-06-22
Date: Tuesday, September 06, 2022 9:57:14 AM

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

Dear Planning Commission Members,

Thank you for your service to the Morro Bay Community.

I will be out of town travelling and will be unable to attend tonight's meeting (09-06-22).

I am a resident of Morro Bay, and I am in favor of the allowance for higher front yard fence heights

I hope by now Members of the Planning Commission have had a chance to drive the northside neighborhood area and see the conditions that have been described in the last Planning Commission Meeting. Our homes are our sanctuaries, and we want to feel safe and secure when at home. Higher fences allow for this to occur by proving the following:

1. Safety
2. Security
3. Privacy

My fellow neighbors have walked the streets and discovered over 163 front yards in a multiblock area on the northside, in violation of the current fence restrictions. This seems to already be the standard. I would hope that Members of the Planning Commission will take this into consideration and allow us to feel safe in our homes.

Thank You,

Guy Hall