



AGENDA NO: B-1

MEETING DATE: September 20, 2022

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

From: [Sean Green](#)
To: [PlanningCommission](#); [Council](#)
Subject: 9/20/22 Planning Agenda Item B-1: Zoning Code Update
Date: Tuesday, September 20, 2022 9:59:59 AM
Attachments: [Zoning Matrix.png](#)

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Planning Commission and Council,

At the last Planning Commission meeting, staff discouraged commissioners from removing hotel use in residential high density (RH) zones because existing hotels in those zones would then be deemed legal non-conforming and thus not be allowed to expand in the future.

Some counterpoints for the Planning Commission and City Council consider:

1. In reviewing the proposed zoning map, my own cursory search was able to identify zero (0) existing hotels in RH zones that would be deemed non-conforming if hotels were removed from RH zones as an allowable use. If I missed one or two, however, the negative impact of removing hotel use in RH zones pales in comparison to the positive impact on future housing supply that removal of hotel use in RH zones would have moving forward.
2. At the 9/6/22 Planning Commission meeting, staff recommended approval of a 6-unit hotel project in a zone that is slated to become residential medium density (RM), so there is recent precedent for legal non-conforming hotels in residential multi-family zones.
3. Allowing hotel use in RH zones (as the proposed zoning matrix does) permits any owner of long-term, multifamily housing to evict ALL residents and convert ALL units to short-term lodging. In other words, an apartment complex may legally be converted into a "hotel" without restrictions, under current regulations, at the expense of full-time residents.

MASTER LAND USE/ZONING MATRIX						
P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed						
Note: A Coastal Development Permit may be required, See Chapter 17.39, Coastal Development Permits						
Land Use Classification	AG	RL	RS	RM	RH	
Banks and Financial Institutions	-	-	-	-	-	
Business Services	-	-	-	-	-	
Commercial Entertainment and Recreation	See subclassifications below					
<i>Cinema/Theaters</i>	-	-	-	-	-	
<i>Indoor Sports and Recreation</i>	-	-	-	-	-	
<i>Outdoor Entertainment</i>	-	-	-	-	-	
<i>Outdoor Recreation</i>	-	-	-	-	-	
Drive-Through Facility	-	-	-	-	-	
Eating and Drinking Establishments	See subclassifications below					
<i>Bars/Night Clubs/Lounges</i>	-	-	-	-	-	
<i>Food and Beverage Tasting</i>	-	-	-	-	-	
<i>Restaurant</i>	-	-	-	-	-	
Farmer's Markets	-	C	C	C	C	
Food Preparation	-	-	-	-	-	
Funeral Parlors and Interment Services	-	-	-	-	-	
Hookah Lounge	-	-	-	-	-	
Lodging	See subclassifications below					
<i>Hotels and Motels</i>	-	-	-	-	C	
<i>Short-term Vacation Rental</i>	See Section 17.30.220, Short-term Vacation Rentals (HP)					
Maintenance and Repair Services	-	-	-	-	-	

4. Does the Planning Commission sincerely want existing hotels to "expand" within residential multi-family zones at the expense of potential multi-family housing? That's an honest question. Or, might you simply grandfather any existing hotels in RH zones that previous General Plans chose to allow when housing metrics were very different than they are now? By removing the "C" (conditional use) in the matrix above, the Planning Commission and Council would be making good on Morro Bay City Council's goal of meeting housing demands, something all five planning commissioners and all five council members have expressly stated as a city priority in past public meetings.

As an owner of an R-4 lot who would lose an allowable use on my property for the next 25 years if you choose to do the right thing in 2022, please consider removing hotel use in residential high density (RH) zones at this time.

Respectfully submitted,

Sean Green
Morro Bay, CA

Sources

Draft Land Use/Zoning Matrix: <http://www.morro-bay.ca.us/DocumentCenter/View/17031/Master-Use-Table-Draft-Zoning-Code-2022>
Draft Zoning Map: <http://www.morro-bay.ca.us/DocumentCenter/View/17002/Proposed-Zoning-Map-Update>
Morro Bay Hotel Map:
<https://www.google.com/maps/search/hotel/@35.3729722,-120.8677036,14z>

From: [lynn ellis](#)
To: [PlanningCommission](#)
Subject: Object to new proposed higher fences in North Morro Bay (Island street names)
Date: Tuesday, September 20, 2022 11:21:52 AM

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We object to the proposed higher fence heights for the north Morro Bay neighborhood (the island street names like Sicily, Rennell, etc)

*The open small community feel will be eradicated by higher fences.

*Current ocean views will be eradicated

*Tight big-city fenced in yards will cause home values to decline.

*Upscale beach cities like Long Beach's Belmont Shores and Newport Beach's Lido Island are excellent examples of how low fences preserve the desirable neighborhood.

*People who bought homes in the last several years built illegally high privacy fences and claim it's their right to have privacy. I disagree as the fence code was in place then and they still purchased. (ADA exceptions are clearly justified)

*A small group of loud residents griping about their lack of privacy should not outweigh the rights of the silent majority who prefer lower fences

*We're mailers sent out to owners to seek input.

Attached are illustrations showing before and after examples of low fences and higher fences. The "cubicle" or "boxed in" effect is what we will have with higher fences.

The people who want higher fences should move to the suburbs if they want privacy fences!

Please do not implement higher fence codes! Please keep the current fence code to preserve the open beach community feel and preserve the ocean views!

Sincerely
Lynn and Randy Ellis





Luzon St





Luzon St

Tide Ave



Tide Ave

