



AGENDA NO: B-1

MEETING DATE: October 3, 2023

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

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Wayne A. Nunes

[REDACTED]
Morro Bay, CA. 93442

City of Morro Bay
Community Development Department
955 Shasta
Morro Bay, CA. 93442

To whom it may concern,

I am writing in response to Major Modification (MAJ23-002) located at 2900 Alder Ave. Though I am a life long San Luis Obispo local, I have lived at my current address for nearly 6 years, I have family who have lived in Morro Bay for several years more. I share this with you to convey my personal experience with the 'vibe' and pulse of our community.

Though the location may be zoned for the proposed usage, it does not flow with what has become a residential area. I am not aware of how many years ago these lots were zoned commercial use, a drastic change towards long term rentals and family housing since then is obvious. Even the only other 2 hotels on Alder Ave. have been converted to long term rentals.

I believe the planed project will disrupt the security, peace and harmony of what has become a residential community. The constant influx of people. A hotel across from a bar in itself is an issue I have first hand experience dealing with during my time traveling. I suspect the traffic impact alone will make an already hectic, and confusing intersection for 'out of towners' even more dangerous and hectic.

I feel the Community Development Department should shift more towards, and encourage, more development of affordable family housing for local workers who are the back bone and driving force of what the City of Morro Bay needs. Employees to service the tourist industry without the fear or stress of making next months rent. Or doubt that the commute to Morro Bay is draining their wages. For a city who relies so much on Tourism it should at least focus on how it can create a sustainable work force who can live where they work.

In our small area of the community alone, there are dozens of vacation rentals listed on platforms such as Urelaxvr.com, Hometogo.com and Airbnb to name a few. Each day, local renters concern themselves about how long it would be before they are displaced by developers, or property investors, who opt to profit more on such ventures rather than continue long term rentals. If Morro Bay feels it NEEDS another hotel, motel or Inn, at least put it where it makes sense. Not in whats become a residential neighborhood.

Wayne A. Nunes



Virus-free www.avg.com



AGENDA NO: B-3

MEETING DATE: October 3, 2023

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

From: betty winholtz <[REDACTED]>

Sent: Monday, October 2, 2023 7:40 PM

To: Bill Roschen <broschen@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>; Mike Rodriguez <mrodriguez@morrobayca.gov>; Asia King <aking@morrobayca.gov>; Eric Meyer <emeyer@morrobayca.gov>

Cc: Scot Graham <sgraham@morrobayca.gov>

Subject: agenda item b-3

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Dear Planning Commissioners:

Thank you for pursuing the definition of live/work or work/live since it has become a common term in Morro Bay planning.

The term "unhosted hotel" is an oxymoron. By definition, as far as I research online, a hotel is hosted. My observation is that an unhosted hotel is in reality a group of Short Term Rentals (STRs) by one owner on one property. What needs clarifying is whether STR standards or hotel standards should apply to this type of development. Now, with the Zoning Ordinance in review, is time to codify that clarification. This would assist the public as well as the developer to know expectations.

Sincerely,
Betty Winholtz

From: Nancy Castle <nancy@agpvideo.com>
Sent: Monday, October 02, 2023 3:53 PM
To: Cindy Jacinth <cjacinth@morrobayca.gov>
Cc: Steve Mathieu <steve@agpvideo.com>
Subject: FW: Preston Lane issues

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I had a typo in the first paragraph below. AGP is 068-183-56, not 57.

From: Nancy Castle
Sent: Monday, October 2, 2023 3:45 PM
To: Cindy Jacinth <cjacinth@morrobayca.gov>
Cc: Steve Mathieu <steve@agpvideo.com>
Subject: Preston Lane issues

Cindy,

Steve and I are looking at the staff report for tomorrow night and are still horrified by the way the lines lay on the image. Just by looking at the uses of the property on the image, one has to realize that the real line comes straight off that hanging triangle, right by the tree and then down past the vehicles. The second line is right along the box shed and the vehicles, in front of the vehicles parked at angles. There is a whole giant chunk of 068-183-26 goes into the property 068-183-57, taking about half of the parking lot for AGP.

It can also be noted that my property, 068-183-25, is cutting off the drive of the storage units and a portion of their building. The owners of that property wouldn't be happy.

What is needed to get this right?

Nancy Castle, CFO
AGP Video, Inc.
390 Preston Lane
Morro Bay, CA 93442
805/772-2715

Every day is Thanksgiving Day in Morro Bay