



AGENDA NO: B-1

MEETING DATE: December 19, 2023

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

12/19/23 Planning Item B-1: 801 Embarcadero

Sean Green

Tue 12/19/2023 10:01 AM

To: Planning Commission <planningcommission@morrobayca.gov>

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

<gkwolek@morrobayca.gov>; Council <Council@morrobayca.gov>; City Clerk Distribution Group <cityclerk@morrobayca.gov>

 1 attachments (4 MB)

801 Embarcadero Comments - 12.19.23.pdf;

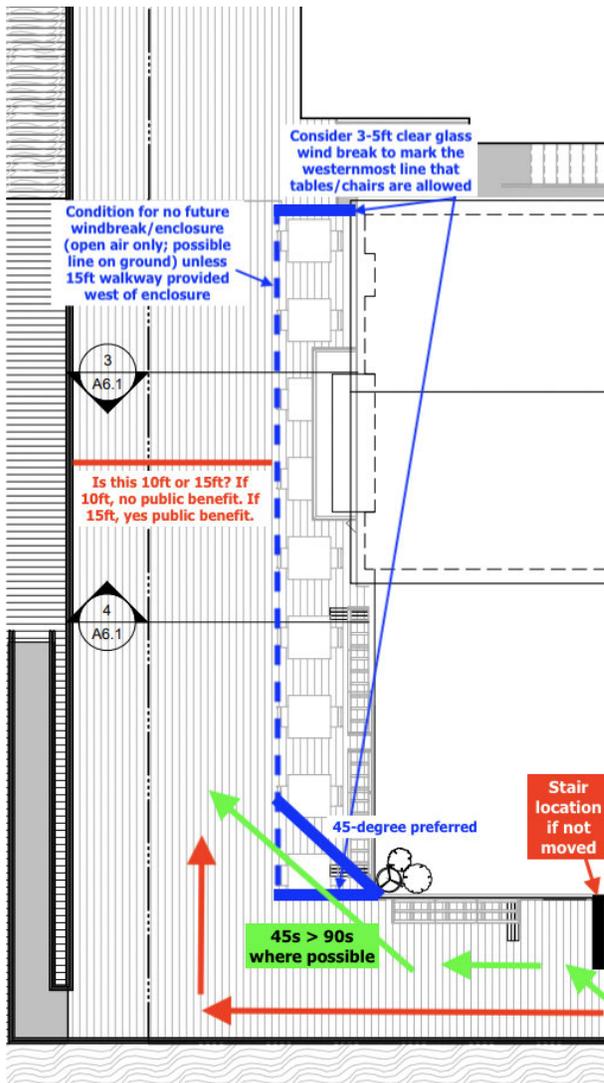
Planning Commission and staff,

Today's Item B-1 is an example of the good that inevitably results from a project engaging in conceptual review and/or a targeted public benefits process, either of which the Planning Commission seemed supportive of at previous meetings. Perhaps in early 2024, while the Commission still has member continuity, is the right time for the PC to agendize the Public Benefits Subcommittee's public benefits program that offers medium and large projects within PD zones the choice between conceptual review or a public engagement process specific to public benefits as was presented (and positively received by the Planning Commission) earlier this year.

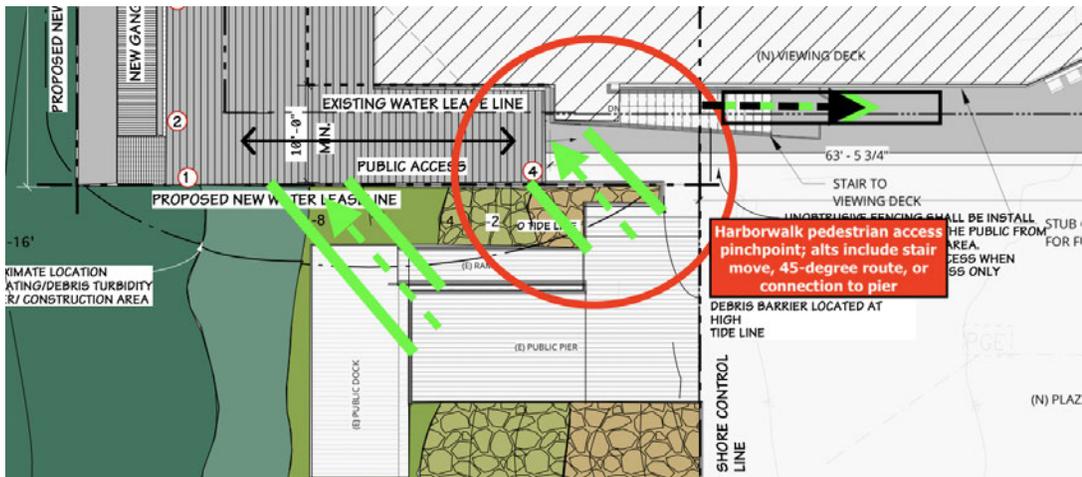
As for 801 Embarcadero's proposed project, there's much to be proud of here, and most likely enough, after consideration of several minor items at today's hearing, to forward a positive recommendation to Council.

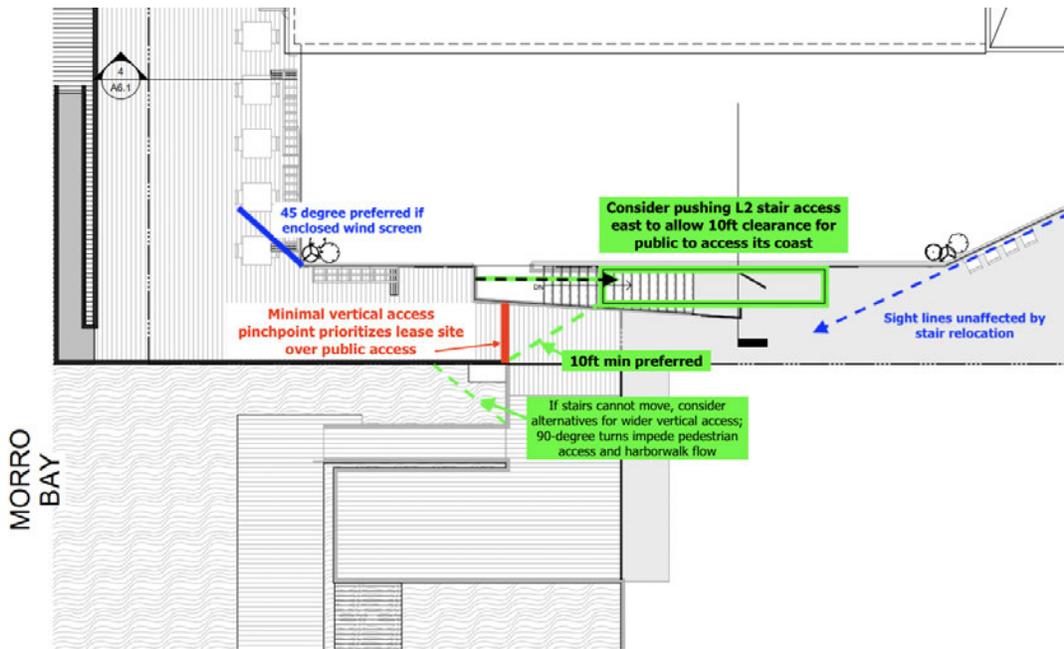
Please take a moment to review the markups below for possible implementation as part of your conditional approval:

West Access - Prevent or condition possible dining enclosures such that pedestrian access is maximized in perpetuity.

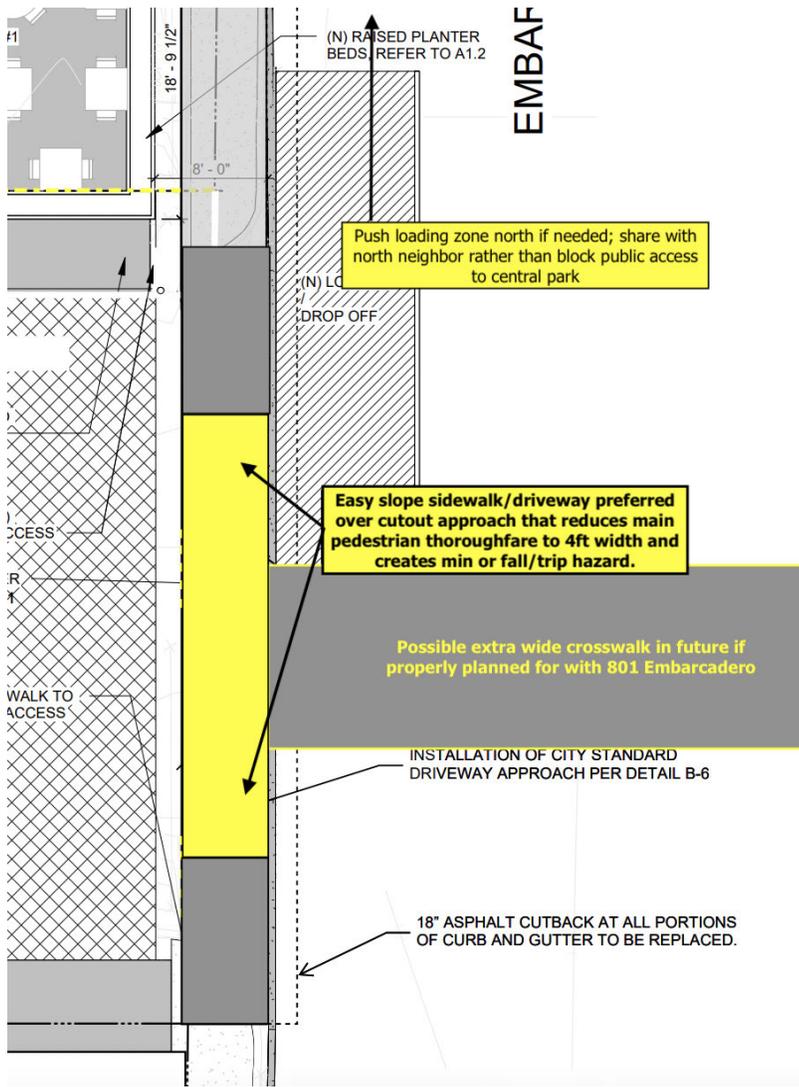


South Access - Recognize the pedestrian pinch point created by stair location and consider alternatives that maximize pedestrian access to coast such as stair relocation or improved throughway connection from public pier or central plaza to harborwalk.





East Access - Prioritize pedestrian safety and flow over loading zones and car drop-offs. The straight-line connection from Bay to Centennial Stairs to downtown has been a long-term dream that's made possible, in part, by creating a safe, wide crossing. Public Works shares this sentiment and is likely amenable to adjustments to loading zones and curb designs if needed.



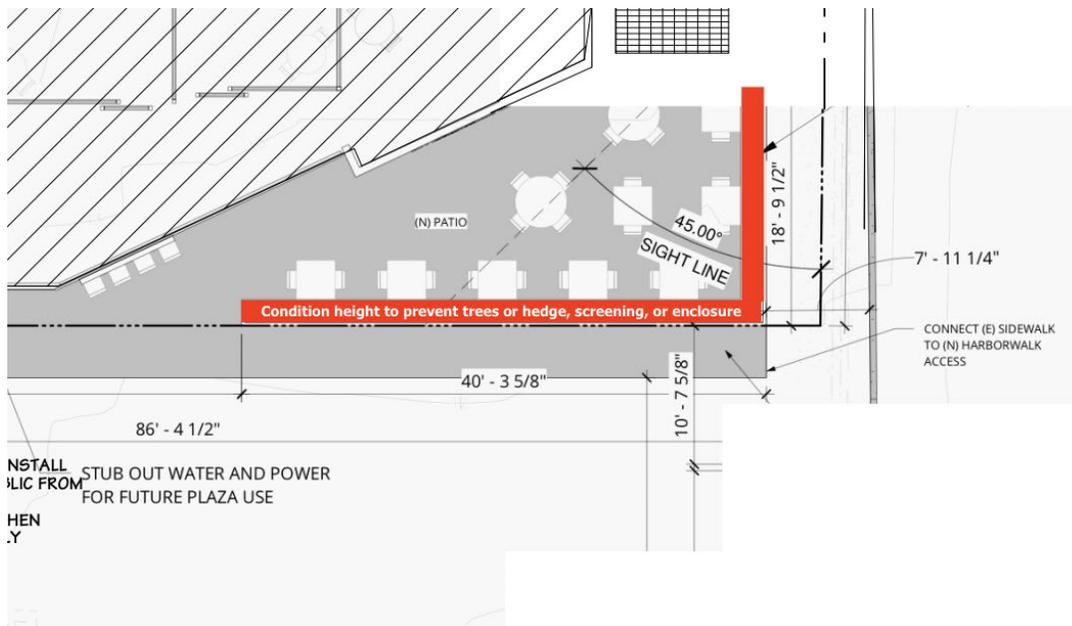
Second floor setback - PC asked the applicant to comply with front setbacks, which the new plans do not do on Level 2, thus casting a shadow over the street and north neighbor. If additional public improvements are made, this exception may be more palatable.

Improving blufftop views - PC asked for design overhaul, which plans now offer. Modification or removal of 6ft privacy screening (ex. 50% transparent, or lower, or green vegetation, or retractable)

may additionally benefit views for the public and for hotel guests. Maximizing light/visibility through staircase would additionally help this cause.



Eastern dining enclosure - Please consider conditioning height of landscaping (ex. 36" including planter + vegetation) to prevent enclosure that maximizes ground floor privacy at the expense of public view corridor.



ADA access - Is there no elevator to L2 or ground floor ADA room? Maybe I missed it. Just want to make sure the applicant doesn't later get sued or have to make future modifications to become compliant. Salt Building required an elevator for a single vacation rental unit, for reference.

Thank you for taking the time to get this important project right. The people of California who own and control these public lands appreciate your work.

Respectfully submitted,
Sean Green