



AGENDA NO: B-1

MEETING DATE: March 10, 2020

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



March 6, 2020

Ms. Cindy Jacinth
City of Morro Bay Community Development Department
955 Shasta Street
Morro Bay, CA 93442

**Re: Coastal Development Permit CDP19-039 & Conditional Use Permit CUP19-13
Morro Bay Hotel project, 295 Atascadero Road**

Dear Cindy,

This letter is in response to your staff report dated February 26, 2020. Below are my comments on the Discussion items listed below in your report:

Item 13: 3rd party peer review should be performed by a certified arborist (rather than a landscape architect) as they have more knowledge and expertise regarding the likely performance given the specific site conditions, challenges to tree health etc. The arborist review should be to look for potential damage for the excavation on the hotel property and not to ensure that the landscape plan will achieve the required screening. There is a condition of approval that requires the screening achieve the standard as provided and it will be the responsibility of the applicant to meet that. A 3rd party review will not change that outcome.

Item 14: Monterey Cypress are not appropriate for parking lot finger plantings as trunk diameter of a mature tree can exceed several feet in diameter. Root damage potential is rates as moderate by the Cal Poly "Urban Forest Ecosystem Institute" and can damage or compromise subsurface stormwater treatment facilities. The center of a proposed tree would be 10 feet from the City utility easement and, with the potential growth of this type of tree, it could interfere with the future access to the easement area or impact utilities. Note also proximity to trash and drainage facilities; Cypress trees planted too close to either will create future conflicts and/or damage.

Planting on the east side should not be considered because mature Cypress trees provide no screening value due to crown height, openness of form (mature trees "drop" lower limbs as the canopy grows taller). Reducing number of smaller canopy screen trees, as proposed, will compromise the effectiveness of the desired tree screen so that achieving 50% in 10 years is less likely to occur.

Item 15: Since the existing Monterey Cypress windrow is located entirely off of the Hotel property, I support planting any new windrow trees only on the High School property where existing trees are located, if feasible. This will also avoid management conflicts between landowners over tree maintenance. Should the High School be open to working with the Hotel, providing trees to assist their management of the windrow may be useful.

If you have any questions or need additional information, please feel free to contact me at (805) 439-3209.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Burrows". The signature is fluid and cursive, with a large initial "J" and "B".

Jim Burrows, Principal / Landscape Architect

Dana Swanson

From: Metzger Tina [REDACTED]
Sent: Tuesday, March 10, 2020 12:04 PM
To: Dana Swanson
Cc: Council
Subject: 295 Atascadero Road: Council Agenda Item B-1

Regarding March 10, 2020 City Council Agenda Item B-1, 295 Atascadero Road Hotel Project - issues and concerns that the Council need to address are:

1.) Protection of the Monterey cypress (*Hesperocyparis macrocarpa*) trees' lateral root systems during construction of the project. (The root system typically reflects the outer tree canopy.) Construction activities, site grading, excavating, use of heavy equipment, earth-moving operations will cause destruction of the extensive lateral root system of the cypress trees.

Condition To Be Met During Construction: The root system of all Monterey cypress trees must be roped off during construction to prevent compaction of soil and damage to the lateral roots.

2.) After completion of the hotel project, tour bus parking planned for the parking area of the project's west side is directly over the cypress trees' lateral root system and will cause compaction of the soil, damaging the lateral root system and weakening the health of the row of cypress trees.

Condition to be Met During Life of the Project: Do not allow tour bus parking on top of the lateral root system of the cypress trees.

3.) The number of new vehicle trips caused by the nine EV charging stations of the project are not calculated in the project's 670 new daily vehicle trips caused by the project, and are not mentioned in the project description, or Traffic Study.

Condition to be Met in Calculating the Amount of Traffic Fees for the improvement of the intersection at Atascadero Road/Hwy 1/Main St. caused by the project, the EV charging stations vehicle trips number must be added to amount of hotel vehicle trips in the busy Hwy 1 /Atascadero Road /Main St. intersection.

4.) Protection of Visual Resources from Key Observation Points (KOPS) in the Harbor Front, Sunset Plateau, and Morro Del Mar subdivisions, where hundreds of homes look directly towards this massive hotel project, and which this project affects their iconic viewshed of the coast, and of Morro Rock. The proposed hotel's massive 3-story rectilinear shape, is not compatible with the one story MB high school structures and the two story motel structures on Atascadero Road in the surrounding areas, or anything else in town. The massive roof footprint will consist of 300 solar panels and equipment. This project violates the City's several Visual Resource Policies in its Coastal Land Use Plan.

Condition to be Met: A Visual Resources Viewshed Analysis from the Key Observation Points listed above must be completed.

Sincerely,

Tina Metzger



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Dana Swanson

From: Carol Kiessig [REDACTED]
Sent: Saturday, March 07, 2020 10:58 AM
To: Council
Cc: Christine Johnson
Subject: New Morro Bay Aquarium

As the founder of the Central Coast Aquarium I am writing to ask your support for the redeveloped Morro Bay Aquarium. Was personally blown away by the renditions and am so excited to see what should be a very powerful draw to bring visitors to Morro Bay who care about the ocean, the environment and the great little town with "the rock"as well as encouraging visitors from throughout the County.

With respect,
Carol Kiessig

Sent from my iPad

Dana Swanson

From: Dave Cindy Betonte (DaCiBeto) [REDACTED]
Sent: Sunday, March 08, 2020 10:17 PM
To: Council
Subject: March 10, 2020 City Council Meeting, Agenda Item C-1; New Aquarium Concept Plan

Dear Mayor and Council Members,

I am writing in support of the staff recommendation to accept the Aquarium concept plan for the new Morro Bay Aquarium and take this important project to the next step.

I think this project will be a great asset for Morro Bay to promote public education about the incredible place we live, to encourage tourism and will be a wonderful resource for our local residents.

Thank You,
Cindy Betonte
Morro Bay, CA

Dana Swanson

From: Don Maruska [REDACTED]
Sent: Monday, March 09, 2020 12:44 PM
To: Council
Cc: Christine Johnson (christine@centralcoastaquarium.com)
Subject: Please support moving forward with the Morro Bay Aquarium

Dear Council,

Please support the City Staff recommendations for the Morro Bay Aquarium. Here are but a few of the many reasons why:

1. Morro Bay needs a major draw to delight local residents and boost tourism. As the design team's concept statement highlights, the Morro Bay Aquarium will be an opportunity to share the uniqueness of our estuary and ocean.
2. The experience of aquariums elsewhere demonstrates the potential for us to have a facility that, while compact, will be special.
3. The conceptual design is lively and engaging.
4. The Morro Bay community has supported the concept of a new aquarium all the way back to the Local Economic Action Plan (LEAP) efforts in 2015. The project has wide public support.
5. With the City and Cal Poly as anchors, there's a strong foundation for attracting grants and other philanthropic support.
6. The Morro Bay Aquarium will attract people to Morro Bay and help in boosting year round tourism, which will generate much-needed tax revenues to support critically important local government services.
7. Residents and visitors alike will thank you for your leadership.

Thank you for your consideration of this special opportunity.

Don Maruska - entrepreneur, author, workshop leader, Master Certified Coach
895 Napa Avenue, Suite A-5, Morro Bay, CA 93442 805-772-4667; fax: 805-772-4697; <https://DonMaruska.com> Author of "How Great Decisions Get Made" and "Take Charge of Your Talent"

Dana Swanson

From: Jamie Irons [REDACTED]
Sent: Monday, March 09, 2020 11:27 PM
To: Council
Subject: Aquarium item C-1

Dear Mayor and Council,

The City has had an aquarium on the waterfront since the 1960's. We live in a unique place of ocean, estuary, and wildlife, and we aren't even in Alaska. We support the aquarium concept for Morro Bay. We also understand concepts are refined and reshaped through the process and trust the Central Coast Aquarium to deliver an awesome project. We ask that you support the project and staff recommendation.

Sincerely,
Monica and Jamie Irons

Dana Swanson

From: Lexie Bell <LBell@mbnep.org>
Sent: Tuesday, March 10, 2020 10:17 AM
To: Council
Subject: March 10 2020 City Council Meeting, Agenda Item C-1 - Morro Bay Aquarium Concept Plan

Dear Mayor and City Council members,

The Morro Bay National Estuary Program is very supportive of the Central Coast Aquarium's efforts to develop a concept plan for the Morro Bay Aquarium. Our two organizations are active partners in providing on-water field trips for local students for the past three years and are poised to strengthen that working relationship with the development of the Morro Bay Aquarium. One of our program's goals is *"Citizens and visitors around Morro Bay understand basic estuary science and the impacts of specific actions on estuary health, and are engaged stewards of the Morro Bay estuary and watershed."* The Morro Bay Aquarium provides a singular opportunity to attain greater understanding of the bay and collective stewardship to protect its resources.

We are excited that the aquarium concept highlights the unique wild nature of Morro Bay, a rare estuary with protected habitats, clean water, and diverse wildlife not found elsewhere on the coast of California. With this emphasis, our community and its visitors will be able to connect in a visual, emotional, scientific, and tactile way with the natural environment of Morro Bay.

Sincerely,

Lexie Bell
Executive Director



601 Embarcadero, Suite 11
Morro Bay, CA 93442
MBNEP.org