



**AGENDA NO: C-1**

**MEETING DATE: January 15, 2019**

**THE FOLLOWING CORRESPONDENCE WAS RECEIVED  
BY THE COMMUNITY DEVELOPMENT DEPARTMENT  
FOLLOWING POSTING OF THE AGENDA**

**Cindy Jacinth**

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**From:** Scot Graham  
**Sent:** Tuesday, January 15, 2019 8:33 AM  
**To:** Cindy Jacinth  
**Subject:** FW: Planning Commission Mtg 1/15/2019, New Business, 233 Atascadero Road, proposal for a new hotel.

FYI

-----Original Message-----

**From:** don headland  
**Sent:** Monday, January 14, 2019 5:35 PM  
**To:** Dana Swanson <dswanson@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>; Scott Collins <scollins@morrobayca.gov>; Michael Lucas <mlucas@morrobayca.gov>; Richard Sadowski <rsadowski@morrobayca.gov>; Gerald Luhr <gluhr@morrobayca.gov>; Jesse Barron <jbarron@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>  
**Subject:** Planning Commission Mtg 1/15/2019, New Business, 233 Atascadero Road, proposal for a new hotel.

Hello Planning Commissioners and Staff,

I would like to voice my concerns for the proposed three story, eighty-three room Hotel located at 233 Atascadero Road in Morro Bay.

I feel the project should only be two stories with a max of 25 feet in height. I feel the size and scale is out of character for this location.

My major concern is this proposed hotel is being planned next to the High School. I feel it's a safety concern for the students walking or driving on Atascadero Road.

I often use the south bound freeway exit on Atascadero Road. It's scary pulling out when you have cars coming from the Main Street intersection, drivers trying to enter the southbound highway on ramp, some coming down the north off ramp, students walking or driving, hotel guests and RV's using this road. What a mess...

Can CAL Trans review the proposed plans and provide recommendations before the Planning Commission makes any decisions?

Please think about the traffic congestion and the safety of students at the High School.

Thank you for your time and attention to this proposed plan.

Respectfully,  
Kristen Headland

Sent from my iPhone

Sent from my iPhone

**Cindy Jacinth**

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**From:** Scot Graham  
**Sent:** Monday, January 14, 2019 1:57 PM  
**To:** Cindy Jacinth  
**Subject:** FW: No on new Motel by High School

FYI

Thanks,

Scot

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**From:** Dana Swanson  
**Sent:** Monday, January 14, 2019 1:34 PM  
**To:** Scot Graham <[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)>  
**Cc:** Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>  
**Subject:** FW: No on new Motel by High School

Scot,  
I'm not sure where this project is in the process—shall I just forward these to you?  
Thanks, Dana

**From:** Karen Croley <[croleykaren@gmail.com](mailto:croleykaren@gmail.com)>  
**Sent:** Monday, January 14, 2019 10:21 AM  
**To:** Dana Swanson <[dswanson@morrobayca.gov](mailto:dswanson@morrobayca.gov)>  
**Subject:** No on new Motel by High School

Hi Dana,

Please share my concern for a new motel going up next to the High School. The traffic situation there would need to be remedied first and it's a very tricky situation with so many different ins and outs. Please ask the Commission to remedy the dangers that already exist for traffic/pedestrian use in this area first.

Please also share my concern for the new condos going up next to Dominos. What exactly is the limit when it comes to the amount of housing that can go inside a parcel of land? And the design/paint/exterior guidelines and or limitations for this?

One last concern is for the land recently bought at the intersection of San Jacinto and Highway One. In the 20 years I have lived here, I have absolutely loved that open space. You can imagine how disappointing it is to see that go to housing. Again, I wonder what the guidelines are for building housing there - number of houses per acre or how that is computed. How do we go about changing those guidelines if we don't approve?

Thank you so much for your attention. I made an effort to speak up because I see so many recent projects that appear to be out of the ordinary with the town/feel of our beautiful area and open space.

Respectfully,

Karen Croley  
Former 6 year Rec and Parks Commissioner

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**Karen Croley, M.A.**

Life Coach

Author of, "*A New Leaf; 12 Spiritual Truths for Starting Over*"

[Click here to review and purchase](#)

## Cindy Jacinth

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**From:** betty winholtz  
**Sent:** Monday, January 14, 2019 3:02 AM  
**To:** Gerald Luhr; Joseph Ingrassia; Jesse Barron; Michael Lucas; Richard Sadowski  
**Cc:** Cindy Jacinth  
**Subject:** agenda item c-1

Dear Planning Commissioners:

There is much to comment on this proposal. The number of rooms encompasses most of my concerns. 83 is more than most. I would guess that this number falls somewhere between the Inn at Morro Bay and Motel 6.

1. The number of rooms requested creates the violations: height, parking, scenic.
2. The public benefits offered in exchange for these violations are not equitable:
  - a. The quantity of EV charge stations is not necessarily a plus if taking away from conventional parking. Is it documented that there are many visitors with EVs?
  - b. The bike lane improvement should be a given, by whoever develops this property. This is not a special benefit.
  - c. What is the size of the "stub" being donated to the bike lane?
  - d. Only the EV stations have a link to one of the violations: parking. There is no public benefit link to height or scenic highway violations
3. The quantity of rooms will add to the aggravation of poor circulation at the intersection of the on/off ramps at Atascadero Road, as well as the 4-way stop at Main and Hwy 41.
4. While there are a few other 3-story hotels downtown, they do not necessarily violate the height limit. Some use the lower story for parking, which has been dug below average grade, with 2 stories of rooms above. Digging lower on this site is not possible due to flooding.
5. Building in a flood plane is not a reason to violate the height limit. Plan for it by building 2 stories.
6. Exhibit E is a photo simulation. It makes the proposed 3-story hotel look like the same height as 2-story Morro Shores.
7. Can you imagine seeing only a 3-story building the length of the off ramp as you exit into one of "scenic Morro Bay's" visitor serving/coastal access areas?
8. Morro Bay hotels are successful with less rooms and the same amenities, i.e. pool, breakfast, etc.
9. Will Morro Bay visitors economically support this many new rooms without putting other hotels in jeopardy? While not a direct planning decision, is not the planning commission responsible for orderly, planned growth? Not creating empty hotel buildings.
10. What will happen to the historic Monterey Cyprus on the west and north sides? This is the City tree. These trees were intentionally planted along the school boundary to define the school on all 4 sides. While old, most have weathered many storms and have many years left.

Please uphold our current planning documents.

Sincerely,



## Cindy Jacinth

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**From:** Scot Graham  
**Sent:** Sunday, January 13, 2019 2:54 PM  
**To:** Cindy Jacinth  
**Subject:** Fwd: PC agenda item C-1

FYI

Get [Outlook for iOS](#)

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**From:** Robert Davis  
**Sent:** Saturday, January 12, 2019 4:43:56 PM  
**To:** Scot Graham  
**Cc:** Scott Collins  
**Subject:** PC agenda item C-1

Hi Scot. An alternative bike lane configuration for this project that would increase safety would be Class 4, a two-way bike lane protected from adjacent vehicular traffic by a physical barrier. Do you know if the applicant considered this? Thanks. Red

Robert Fuller Davis  
Morro Bay California

One lure of Everest is that the decisions you make there are real, and difficult, and you have to live with them.  
- Beck Weathers

## Cindy Jacinth

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**From:** Scot Graham  
**Sent:** Monday, January 14, 2019 8:31 AM  
**To:** Cindy Jacinth  
**Subject:** FW: Hotel by high school

FYI

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**From:** Dana Swanson  
**Sent:** Monday, January 14, 2019 8:19 AM  
**To:** Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>; Scot Graham <[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)>  
**Subject:** FW: Hotel by high school

Forwarding email received over the weekend.

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**From:** joanne cowan  
**Sent:** Sunday, January 13, 2019 4:39 PM  
**To:** Dana Swanson <[dswanson@morrobayca.gov](mailto:dswanson@morrobayca.gov)>  
**Subject:** Hotel by high school

Ms. Swanson,  
I am opposed to a hotel going in next to the High School. I believe it has the potential to be unsafe for the high school kids as they travel to and from school. Visitors cannot be background screened and some may be in the hotel for nefarious reasons, mainly to cause harm to our children.  
Thank you,  
Joanne Smith-Cowan

Morro Bay

## Cindy Jacinth

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**From:** Scot Graham  
**Sent:** Monday, January 14, 2019 8:52 AM  
**To:** Cindy Jacinth  
**Subject:** FW: PC agenda item C-1

FYI

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**From:** Robert Davis  
**Sent:** Monday, January 14, 2019 8:33 AM  
**To:** Scot Graham <[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)>  
**Cc:** Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>  
**Subject:** Re: PC agenda item C-1

Thanks. That's almost a class 4.

Robert Fuller Davis  
Morro Bay California

One lure of Everest is that the decisions you make are real, and difficult, and you have to live with them.  
— Beck Weathers

On Jan 14, 2019, at 8:30 AM, Scot Graham <[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)> wrote:

I don't believe the considered a class 4 bike path.

The class 1 bike path is elevated above the roadway grade and separated from the street by a landscape strip.

Scot

-----Original Message-----

**From:** Robert Davis  
**Sent:** Saturday, January 12, 2019 4:44 PM  
**To:** Scot Graham <[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)>  
**Cc:** Scott Collins <[scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)>  
**Subject:** PC agenda item C-1

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