



**AGENDA NO: B-1**

**MEETING DATE: June 2, 2020**

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

**From:** [REDACTED]  
**Sent:** Sunday, May 31, 2020 5:39 PM  
**To:** PlanningCommission <[PlanningCommission@morrobayca.gov](mailto:PlanningCommission@morrobayca.gov)>  
**Subject:** Planning Commission meeting Agenda item B. Case No.:CUP20-001,PKG19-05, 405 Atascadero Rd. M.B. Ca

Greeting Planning Commissioners Stewart, Barron, Lucas and Ingraffia,

We have reviewed the Mitigated Negative Declaration for this project. We were surprised that we had to go on the Morro Bay Planning Commission site to get a copy. Under AB 52 we should have been sent a copy for review. Our Tribe has responded to this project in writing in the past, but our response was not in the Mitigated Negative Declaration report. We were part of the archaeological testing that Albion did for the project and human remains were unearthed during the testing. Because some of our tribal members have the nearest recorded village site to the project area, we were appointed as MLD (Most Likely Descendants) by the California Native American Heritage Commission, to handle the remains. As we requested before in our earlier response to the proposed project and because of our tribal members having the closest recorded village site to the project area we must be the Tribe that monitors all ground disturbing activities for this project.

We have commented on many other projects proposed for this site. To help protect intact cultural resources and reduce impacts to human remains at the project site, we requested capping the site with at least 4 feet of sterile soils. We were not sent the final project to review. So we are not aware if capping is being required for this project. For some reason we are not being kept informed and updated, like with the Waste Water Treatment Project, as other Groups have been. We are demanding that we be kept informed of this and all other projects in Morro Bay that may impact our cultural resources and ancestors resting places.

We realize that people need housing, especially affordable housing. We are not sure this is the right place for it. Because of our ancestors remains that have been unearthed at the project site in the past and during the archaeological testing we feel the project site should be left alone and maybe turned into a community park. Something that would be pleasing to the eyes as you enter Morro Bay on Hwy 41. Something that would honor the first inhabitants of Morro Bay.

Although the housing might be affordable it may not be the most peaceful place to live, being built on a Playano Salinan Grave Yard.

Xayatspanikan (Thank You) for your time

Patti Dunton, Tribal Administrator

Scot Graham

Attn; City of Morro Bay Community Development Department  
Regarding; 405 Atascadero Rd Housing Project

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JUN 01 2020

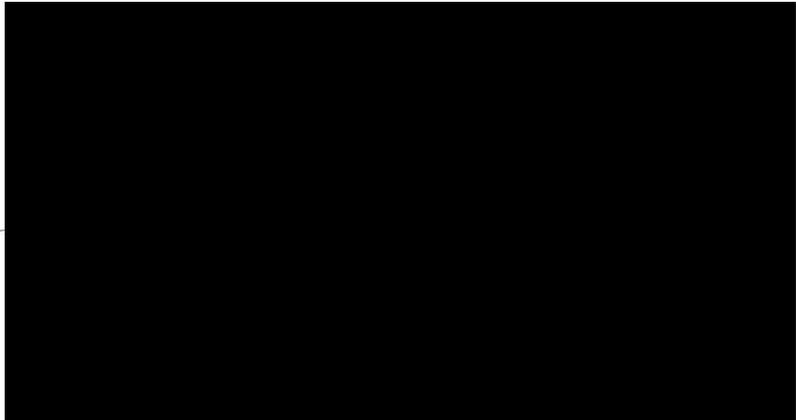
City of Morro Bay  
Community Development Dept.

We the community effected by this project are writing to express our concerns and disagreement with the housing project at 405 at Atascadero Rd of 35 units. We question the feasibility of 35 units in such a condensed area and what that does for traffic with being so close to main roads like Hwy 41 and the 1. If we break down that 35 units could house anywhere between 2 people to a family of 4, we believe it's appropriate to assume anywhere between 1-2 vehicles per unit. If we go with 2, that places a total of 70 additional vehicles in this block. This doesn't count the new impact of traffic from the proposed restaurant that will go in the corner of 41 and Main St(with entrance to the restaurant off of Sunset and Atascadero Rd). This rough estimate is also only accounting for those that will reside there, this does not factor in visitors to these units that could increase those numbers so the question is what will be done for traffic congestion and parking along the sidewalks. We're also not counting current traffic from the other neighboring fast food locations and the high school. This would also spike and congest traffic during the holidays, special events and the summer. Were not necessarily in opposition to the project itself, what were not in support of is the number that's planned to be crammed into that lot and the impacts it will have to the already existing neighborhood. As we mentioned earlier, we have a fast food chain restaurant slated to open here and now there's this push to put yet another development in this area before even fully evaluation the real traffic impacts that the burger establishment is going to have on this neighborhood.

We would request that one or both of the following be considered. This project either is shelved until after the completion of the Sonic Burger and a full fiscal year elapse to see real traffic impacts and then assess the number of units at that time. The second consideration is a reduction in the proposed units, from 35 to 17, a cut in half to help mitigate traffic congestion and parking issues that will no doubt arise from this 35 unit plan. We also request that proper lighting be added in terms of adding light post around the purposed project along with a speed bump on Sunset Ave right next to were the proposed trash bins would be.

Sincerely  
Surrounding neighbors;

Karen Ott  
Dyl Gogo  
Jeffrey  
Antonio Mora Bustamante  
Mark Connor



Stacy Delaney  
Charles Cooper

Robert Ortega

Taylor Eiseemann

Cody Brindley

Jeff Eiseemann

Marc Eiseemann

Donnia Callahan

Bill Callahan

Jason Smidsberg

Andrew Ricard

Niki Martin

~~Zane Martin~~

Candace Whitsett

Christie Brundage

Victor M. Granados

Beverly Ramos

Juan Ramos

Julia S. Vogel

~~Julia S. Vogel~~

~~Ros Kinney~~

DORA KINNEY

SUZAN CRICKSON



Attn; City of Morro Bay Community Development Department  
Regarding; 405 Atascadero Rd Housing Project

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Surrounding neighbors;

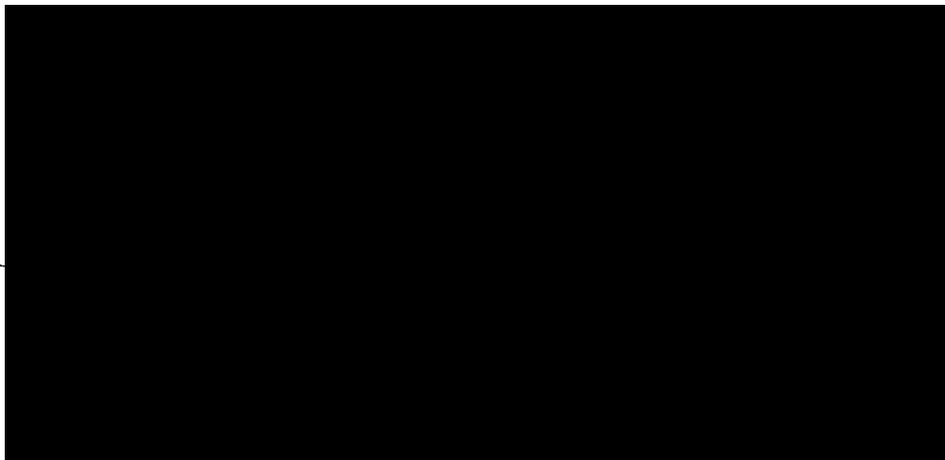
Mark Richards

Sherry Fern Saluh

Richard Sumner

Tim Doyle

John Clark



White Walls  
Michael Walls  
MP Falch

Brad Cottrell

R. S. GOODMAN

Pamela Guillory

Ken Linn

Jackie Drayon

Burt Isaac

Dawn Wright

ALAN KASPARIAN

Deborah Dalia

Jeff Hingle

Gene Peters

Jan Huld

debt

Ina Rita Ruiz

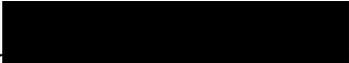
Betty Spalacio

Julie Shields

John King

Tom Dickstein

Robert J. Martin



Steve Kibler  
Ellis

Olivia Lawrence Mesa

CONTACTED BY PHONE

JEFF + DIANE ALTIMUS

DIANA FOY

NORMA LINGER

STEVE + LORI MARTIN

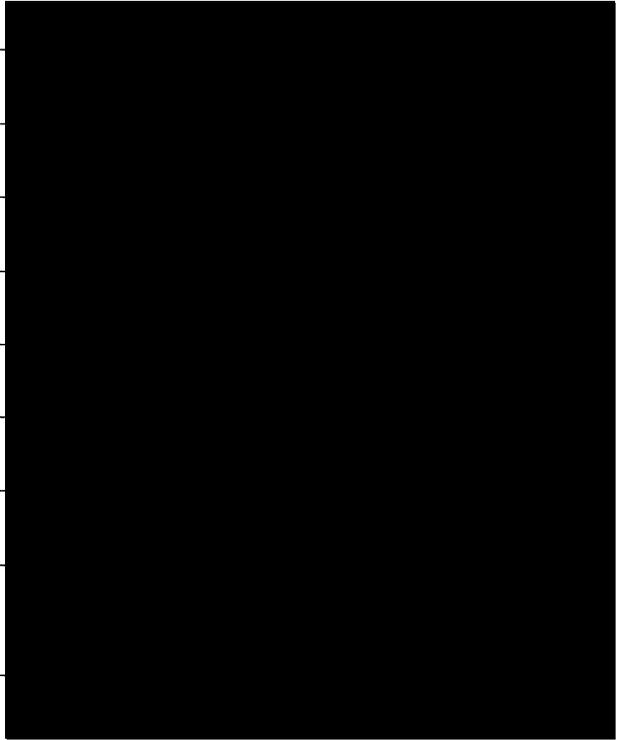
CINDY POMPA

DAVE + OLIVIA CASTILLO

STEPHEN + SUSAN OSCHÉ

JOHN + DIANN HOWELL

JASON + ALLISON CEMENT





Dear Valued Tribal Members:

We have all had to make many changes to promote the safety and well-being of everyone in California. For many, this has meant a shift from working in their offices to working from home and promoting physical distancing from one another to help slow the exposure to COVID-19 for our most vulnerable populations. During this unprecedented time, we would like to take the time to fill you in on recent changes to CEQA.

On April 22, 2020, Governor Gavin Newsom signed Executive Order N-54-20, which extends the timelines set forth in several Public Resource Code's out 60-days. Notably, it extends the time for Assembly Bill (AB) 52 Consultation. A PDF of the Executive Order can be found at <https://www.gov.ca.gov/wp-content/uploads/2020/04/N-54-20-COVID-19-text-4.22.20.pdf>

While it amends the timeframes for AB 52 Consultation, importantly it does not suspend activities and the spirit of the law. The Executive Order is meant to support staff, both of the Lead Agencies and of Tribal Governments through this difficult time. For many, the shift to working from home means that individuals may not receive letters and phone calls in a timely fashion, and as a result, responses will be delayed.

Some key components of Executive Order N-54-20 include:

- **If a consultation request letter went to Tribes before April 22, 2020**, then the 30-day response period has been suspended and Tribes will have until June 21, 2020 or the end of the 60-day suspension to request consultation. In other words, Tribes now have a 60-day extension to respond to correspondences.
- **If a Tribe has responded to a project notification letter**, and the Tribal consultation has yet to be initiated by the Lead Agency, then the CEQA Lead Agency requirement to respond within 30-days has been suspended. The Tribes will have until June 21, 2020 or the end of the 60-day suspension to initiate consultation.
- **If AB 52 Consultation has been completed prior to the executive order**, then there is no effect.
- **The Executive Order is not retroactive for projects that sent out notification letters** or completed AB 52 consultation prior to April 22, 2020. However, we do recommend that Lead Agencies take into account how the COVID-19 Pandemic has affected small businesses and Tribes and be mindful that there will be delays in the process. The extension of the timeframes is to assist all who have been affected by the pandemic.

Please contact either Sarah Peelo (President, [speelo@albionenvironmental.com](mailto:speelo@albionenvironmental.com)) or Sarah Nicchitta (Vice President, [snicchitta@albionenvironmental.com](mailto:snicchitta@albionenvironmental.com)) if you have any questions.

Albion Environmental, Inc.  
Natural and Cultural Resource Consulting

(831) 469-9128 | [info@albionenvironmental.com](mailto:info@albionenvironmental.com)  
[www.albionenvironmental.com](http://www.albionenvironmental.com)

To:  
Morro Bay Community Development Department  
955 Shasta Ave.  
Morro Bay, CA 93442

May 25, 2020

RECEIVED

MAY 29 2020

City of Morro Bay  
Community Development Dept

Re: case number CUP19-12 for 405 Atascadero Road

To whom it may concern,

I have substantial concerns about the parking plan for this 35 unit housing apartment project. With 35 apartment units, many with more than one bedroom, it is safe to say that most every unit will have **at least** two cars for the occupants. With only 35 off street parking spaces that leaves another 35+ vehicles to park.....where? One side of this development has an existing mobile home park, another side has a one lane very narrow road (Rockview Street) and a third side has Hwy 41. The only side that might be available for extra parking would be the adjacent short stretch of Sunset Ave. where possibly 10 to 15 cars could park along the street. Where will all of the other vehicles be parking? And what about guests? Where would they park? This project has some serious parking issues to address. I would highly recommend that this apartment housing project be re-designed to include at least twice the amount of off street parking spaces.

Thank you,



Shari McKelvy



**From:** betty winholtz [REDACTED]  
**Sent:** Monday, June 01, 2020 7:05 PM  
**To:** Gerald Luhr <[gluhr@morrobayca.gov](mailto:gluhr@morrobayca.gov)>; Michael Lucas <[mlucas@morrobayca.gov](mailto:mlucas@morrobayca.gov)>; Joseph Ingraffia <[jingraffia@morrobayca.gov](mailto:jingraffia@morrobayca.gov)>; Jesse Barron <[jbarron@morrobayca.gov](mailto:jbarron@morrobayca.gov)>; Susan Stewart <[ssewart@morrobayca.gov](mailto:ssewart@morrobayca.gov)>  
**Cc:** Nancy Hubbard <[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)>  
**Subject:** agenda item b-1

Dear Planning Commissioners:

I am a long time advocate for more low income housing in Morro Bay. However, it should not be intrusive to the physical detriment of those who already live in the area.

**Parking** is a major stumbling block to the density of this project. I drive Sunset once a week. I have noticed over time the change in street parking. When Sunset St. was paved through to Hill St. with the Colmer project at the crest of the hill, nothing really changed below to the south. When the condo project on the west side of Sunset St. went in, cars parked on the street became common. There is no more available room along Sunset for more street parking. Also, Atascadero Rd. has always had cars parked along it; I assumed from the adjacent mobile home park, but I have also seen people park there then walk across Hwy 41 to the mobile home parks across the street. I have seen the reverse too: individuals cross Hwy 41, jump in a car on Atascadero Rd, and drive away.

The applicant's response that other projects in other cities manage with reduced parking does not fit this specific site; it is not the same. The standard for a parking exception under the developers exceptions/incentives **cannot meet any of the three findings required.**

When it states in the staff report, "Caltrans ROW on the south side," is it referring to Hwy 41 or Atascadero Rd? If the latter, at some point that street parking may disappear. This all seems complicated by not seeing the big picture--this project, Sonic, the reconfiguration of the intersection of Main and Hwy 41--together. There is an **accumulative traffic** issue happening here which is not being addressed.

This is the 5th condo/apartment complex in this area: 2 on Sunset, 2 on Hwy 41, and now this project on the corner of Sunset and Hwy 41. Common sense suggests there has to be a **cumulative effect on the air quality.** While the MND discusses APCD policies, did anyone speak to APCD?

Absolutely, there needs to be an **elevator.**

I could not find in the staff report, or accompanying documents, how many of each **unit type** is being built: 1-bedroom, 2-bedroom, 3-bedroom nor how many are low income and how many are very low income. Therefore, it is difficult to say if this project is meeting the specific needs of Morro Bay which tend to be 1-2 person households.

**Height and mass.** Towers are not a Morro Bay architectural feature. The redesign is still massive with sheer vertical walls and overhanging roof lines. There is only one street view which is not taken at a distance or angled down from above. The one street view is taken from the one story entrance.

**Solution:** If the project were 2 stories and eliminated 3-bedroom units making more one-bedroom units, the project would closer approach its parking requirements. Exceeding 25 feet in the North Main Street Specific Plan is to provide for roof line variation not to provide an extra story.

Sincerely,  
Betty Winholtz