



AGENDA NO: B-2

MEETING DATE: March 2, 2021

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

From: Bill Woodson [REDACTED]
Sent: Sunday, February 28, 2021 11:27 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Planning Commission Meeting Agenda Item B-2 Comments

Bill Woodson comments concerning Planning Commission Meeting 3/2/21 Agenda Item B-2, 205 Harbor Street:

- I like this project a lot. Most importantly, it APPEARS to conform to City Bluff requirements, but it is hard to tell and could be described more clearly, especially in relation to neighboring residences to the North and Front Street to the West.
- The North facing element needs dressing up. Where is the trash? Handicap parking(s)? power pole? material of parking surface? any landscaping? sidewalk along Market St. to Dunes St?
- Trees. Yes, MB is supposed to be a tree city. And I know trees block views (check the Blue Sail Inn nearby) and I think the plan is to remove the existing trees on the plot. But how about tree wells on Harbor and Market? How about maybe a tree or two on the North side? MB trees have become a disgrace.
- Arn't MB projects supposed to be designed so rain water is retained on site?
- Why not solar on South facing roofs?
- Where is MB on requiring electric vehicle charging station(s) on new projects?

OK, OK, I'll stop. The project looks good to me and I consider it to be a substantial improvement to the area and MB. The developer appears sensitive to "fitting in" and the overall project is appealing to the eye.

Let's do it.

Bill Woodson
[REDACTED]
[REDACTED]

From: betty winholtz [REDACTED]
Sent: Tuesday, March 02, 2021 12:17 AM
To: Jesse Barron <jbarron@morrobayca.gov>; Joseph Ingraffia <jingraffia@morrobayca.gov>; Susan Stewart <[sstewart@morrobayca.gov](mailto:ssewart@morrobayca.gov)>; Bill Roschen <broschen@morrobayca.gov>; Jennifer Ford <jford@morrobayca.gov>
Cc: Cindy Jacinth <cjacinth@morrobayca.gov>
Subject: agenda item b-2

Dear Planning Commissioners:

I have mixed feelings regarding Conceptual Reviews. My observation has been that when developers return to the planning commission for their "real" review and permit(s), their statement to the Commission is "we addressed the issues raised during the Conceptual Review, so we should get a pass without further adieu." While on the one hand Conceptual Reviews give developers a "heads up" as to potential community concerns, they also give developers a sense of entitlement. I raise this as a concern since there are new members on the Commission. Please address as many items as possible at the Conceptual Review, and be open to new concerns at the "real" hearing.

Regarding this particular development, I have 2 major concerns:

1. The visual renditions are misleading. By this I mean that the surrounding neighborhood is pictured as airy, white buildings spaced apart, which is not true. Neighborhood compatibility, or context, is impossible to discern because the real neighborhood buildings are not shown. Also, the pictures make it appear as though the site is relatively flat, which it is not. It would be helpful when comparing perspectives if the pictures would mimic the same angle. For example, there is a picture from above looking down at the corner of Harbor and Front, while the real photograph is taken from below looking up. It would be better if both looked up as pedestrians will be doing. In addition, the vegetation sketched along Market and Harbor is not the vegetation that is supposedly being retained. Is this a false look, or is the intent to change the vegetation?

2. The building materials and roof design are not compatible. The roofs are steeper than any surrounding roofs; they need to be lowered. The Blue Sail Inn across the street to the south and the Bay View Inn across the street to the east are more flat than steep. This steepness will impact the view from the Bay View Inn. While the City doesn't address viewsheds, better to minimize one business impinging on another: we need them all to be successful. The use of metal siding is also out of place. It is neither a neighborhood material nor an Embarcadero material. It's stucco and/or wood you observe in all four directions. In another area, these would be fine

buildings. However on this corner, the design and materials of the 2 two-story buildings stick out like sore thumbs. It is a drastically different look; it is a metal, industrial look between a neighborhood and visitor serving area.

Sincerely,
Betty Winholtz

From: Sean Green [REDACTED]
Sent: Tuesday, March 02, 2021 11:10 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Cc: Scot Graham <sgraham@morrobayca.gov>; Cindy Jacinth <cjacinth@morrobayca.gov>
Subject: 3/2/21 Agenda Item B-2: Concept Review

Planning Commission,

In your discussion about the proposed project on Harbor Street, as well as all projects coming down the pipeline, I would ask you to consider with an open mind the big picture pros and cons of in-progress design and local impact rather than getting too deep into the weeds of your aesthetic tastes and preferences. Does this project create a public burden or benefit? Does this project make good use of a tricky bluff or needlessly block significant views? Does this project feel compatible or incompatible with the neighborhood, district, and city?

Personally, I think it's a net positive for Morro Bay when projects are brought forward that might be considered a little experimental in nature. I understand that Community Development regularly references our "Design Guidelines," but that phrase alone worries me a little in that conformity to code should not require uniformity of design. Long story short, all types of projects should be approached with a balance of optimism, creativity, and adherence to code, so as to maximize both public and private benefit. Certainly, we would hope and expect our Planning Commissioners to squash a truly destructive project, or even amend an egregious design element or two, but future applicants will appreciate some design freedom, as long as that freedom is met with shared responsibility.

Best wishes in your discussion of this unique project,

Sean Green
Morro Bay, CA