



AGENDA CORRESPONDENCE

MEETING DATE: MAY 18, 2021

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

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

From: Marie Smyth [REDACTED]
Sent: Monday, May 17, 2021 3:05 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: 429 Tulare

Planning Commission
City of Morro Bay
Public Hearing Case CUP 21-03
429 Tulare Avenue

Dear Abbigail:

I do not have zoom so cannot raise my hand to object.

I would like to strongly object to the addition on 429 Tulare Avenue. This addition will not only obstruct the view but create considerable noise.

I am 86 years old and had hoped to continue to enjoy the view and my garden. But now I feel as if I was betrayed, 40 years ago when I bought this house, if the amenities I have and enjoyed all these years could so easily be taken away.

Thank you for considering my plea.

Marie Smyth

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

From: Wayne Johnson [REDACTED]
Sent: Monday, May 17, 2021 3:22 PM
To: Abbigail Miramontes <amiramontes@morrobayca.gov>
Subject: Objections to 429 Tulare St Addition

> Dear Abby,

>

> For the record I would like it known that I am strongly objecting to the upper level addition at 429 Tulare St., Morro Bay. This house is in direct line with our view of the bay. It is the only view we have of the ocean and bay and we would lose 100% of that view with this upper addition.

>

> My next door neighbor Marie Smith at [REDACTED] also strongly objects to this addition for the same reason. It is her only view of the bay and ocean and she would lose all of that. She is disabled and handicapped and has asked me to speak here on her behalf. You are welcome to call her at:

> Marie Smith

> [REDACTED]

[REDACTED]

>

> I may be reached at

> [REDACTED]

[REDACTED]

>

> Thank you for your attention on this matter. Please let me know what my next step is in order to help stop this addition from going through that will destroy our view and drastically hurt our property values.

>

> In gratitude,

> Wayne Johnson

From: Rita Law [REDACTED]
Sent: Tuesday, May 18, 2021 10:24 AM
To: Abbigail Miramontes <amiramontes@morrobayca.gov>
Subject: Public Hearing Case No CUP21-03

To Whom It May Concern,

I am the next-door neighbor of the 429 Tulare project (case #CUP21-03). I would like to bring up a few concerns about the proposed project. The sign postage was placed back on the property away from the street and public view and often blocked by parked cars. This meant I learned about this project recently due to inadequate postage. It also appeared that they tried to hide the sign by parking outside their garage, something that they generally don't do. The drawings from the architect they did include were of the first story only. There was a mock up photo of what the overall project would potentially look like but no second story drawings. The drawing posted are hard to read and include numbers with no coordinating explanations leaving it hard to visualize how this will impact the neighborhood. With no neighborhood outreach they have created a scenario where it feels like they are trying to do something sneaky. With the required notice being hidden I assume the majority of the neighborhood don't even know about this project. If they had reached out to the neighborhood and put up story poles we could all get a good feel for how this project would impact the community and maybe find good solutions to keep harmony amongst a very close knit community.

The proposed add-on to this house would block my view of the ocean by 75% at least. I understand they want to create a view on their property as it is spectacular and the reason we live on the coast to begin with however, if the project is modified and moved towards the front of the house we would both be able to enjoy the view. It is not my intention to stifle this project but work with the owners toward a compromise. I bought my house because of the view and would imagine they bought theirs for the potential view and I see a way we could work together where we both get what we want.

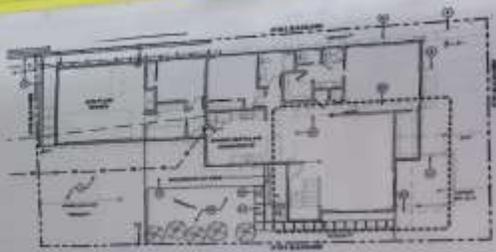
I have included pictures of the sign and sign placement as well as the impact of my view.

Thank you for your consideration,

Rita Caligari
[REDACTED]



DEVELOPMENT ON THIS
CITY OF MORRO BAY



Request for Conditional Use Permit to allow construction of a 3rd floor addition to an existing single-family residence. The project includes a 111' of first floor addition and 248' of second floor addition with a deck. The addition is at the back end of the property over the existing residence. The existing residence is constructed in accordance to the first and second story setbacks. The project is located in the A-1 zoning district and outside of the Coastal Ordinance Apportion Jurisdiction.



City of Morro Bay Planning Commission
c/o Community Development Department
Planning and Building Division
599 Shasta Avenue
Morro Bay, CA 93442

May 14, 2021

RE: 2083 Seaview Avenue CDP21-007
Administrative Action May 18, 2021

Dear Planning Commissioners:

The following resident Ms. Dawn Feuerberg of 2083 Seaview Avenue is petitioning the City of Morro Bay the Administrative Coastal Development Permit CDP21-007 to legally permit an ADU attached to her property. As a neighbor living next door, at 2063 Seaview Avenue, I have lived at this residence for over 8 years and know that our street has very limited parking. Where we live, the street begins to incline up a steep hill that becomes even narrowed toward the top; *limiting safe parking*. EXHIBIT A SEAVIEW AVENUE HILL [50 vs 25]? I believe the public right of way at this petitioned property is being used as personal property and not as Public Right of Way. EXHIBIT B PUBLIC RIGHT-OF-WAY There was recent landscape removed and redesigned. From the beginning, all along this right of way there was no parking which forced unsafe parking further into the street because of the concrete slabs and rooted plant landscaping. Now, with partial hard planter, concrete slabs, and gravel landscape, it is fit for a single parking space; preventing any additional vehicle to park. I have never seen an encroachment permit posted for the work in the right of way; if that is what this portion of the street is. EXHIBIT C LANDSCAPING IN RIGHT OF WAY

This property owner has not, from our visual sight, submitted to the city for Structural Modification a permit for an installation of a side window along the driveway and dismantle garage door to reinstall door; of the main resident property. As well, the ADU construction began a year ago, which included property line issues for the property owner of 2063 Seaview Avenue. EXHIBIT D STRUCTURAL MODIFICATION/ EXHIBIT E PROPERTY LINE OF ADU

The main purpose of this letter is to ask the City of Morro Bay Planning Commissioners to enforce the rights of the residence of Seaview Avenue and instruct the property owner of 2083 Seaview Avenue to remove the landscape in the Public Right of Way. This will allow "not only" the potential ADU tenant but also Seaview Avenue residence and guest the public parking rights needed. The property owner refuses to use the full length of her driveway for parking! This has forced "her guest" to park in the limited street parking spaces. This would become the privileged normal, if the future ADU tenant is parked in the designated parking spot and the landscape consumes the extra space for parking. EXHIBIT F PROPERTY OWNER DRIVEWAY



EXHIBIT A
SEAVIEW AVENUE (HILL)







EXHIBIT B
PUBLIC RIGHT-OF-WAY



EXHIBIT C
LANDSCAPING IN RIGHT-OF-WAY





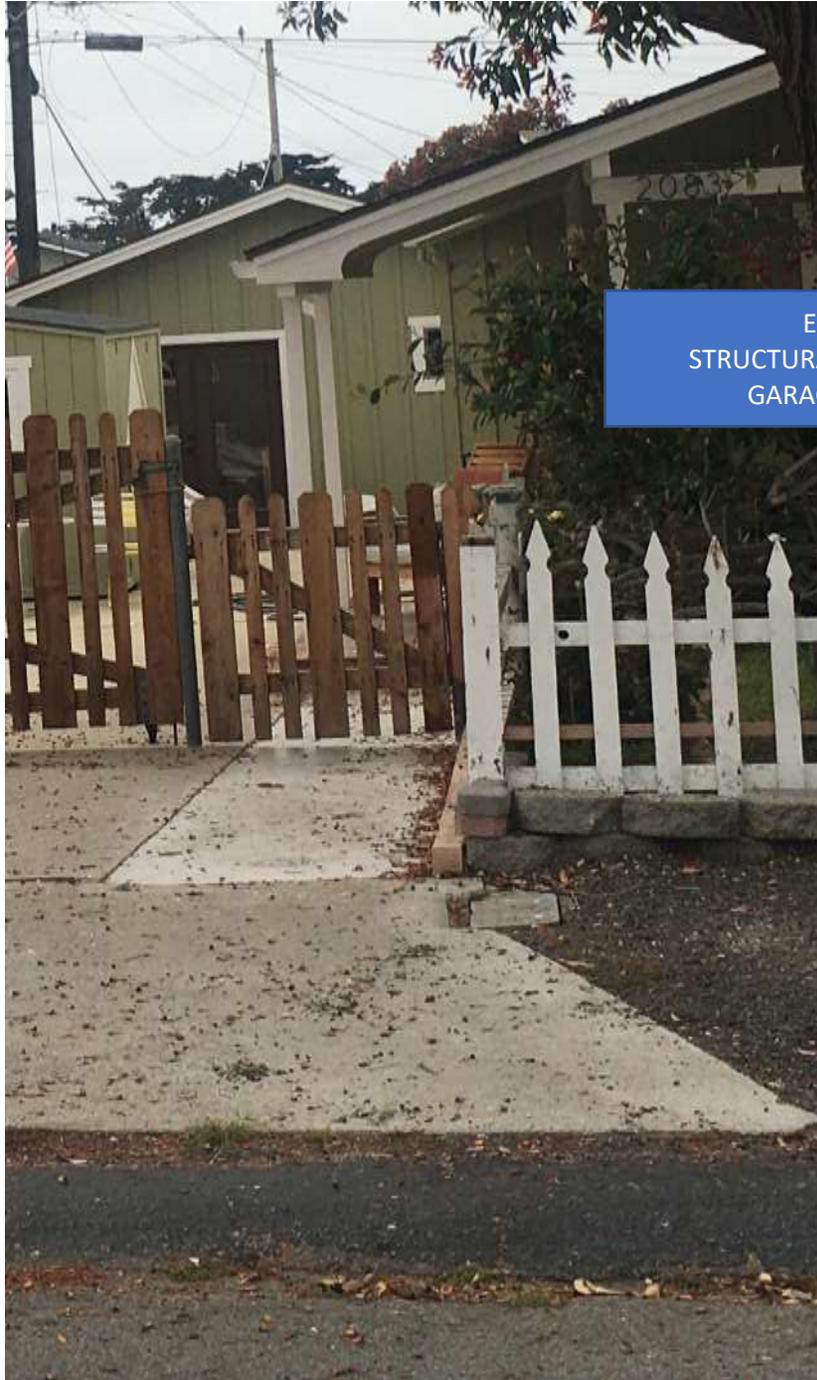


EXHIBIT D
STRUCTURAL MODIFICATION
GARAGE/WINDOW



EXHIBIT E
PROPERTY LINE OF ADU



EXHIBIT F
PROPERTY OWNER DRIVEWAY

