



AGENDA NO:

MEETING DATE: July 20, 2021

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

Planning Commission and staff,

Thank you for today's hearing on an important Embarcadero lease site's proposed redevelopment. I wish to begin by praising the applicant's efforts to bridge one of the key gaps in our waterfront pedestrian pathway. With each passing project, we seem to be getting a little closer to our city dream of 100% bayside lateral access.

Now, that said, **please do not discount the significance of the applicant's request for 461 s.f. of outdoor "public" dining** - a request that, if granted, will almost certainly lead to a barrage of similar applications in the near future. With all due respect to Dutchman's (and several other waterfront parcels), the proposed locations for new "public" dining serve little public purpose; these spaces are clearly proximate to the business and should be considered private. If you have time today, please walk the waterfront from Dockside to Dutchman's; you'll notice that "public" outdoor seating at The Landing (2nd floor), Giovanni's (north and west), The Galley (south), and to some degree Harbor Hut and GAFCO serve almost exclusively private purposes (despite their placement on public pathways where they reduce pedestrian access), and should, arguably, be added to CDP/CUP lot coverage (rather than excluded as if bare sidewalk). At the very least, these outdoor "public" dining spaces should not be considered benefits to the public if 95% of their use is exclusive to the attached business, or if presented as essentially private through discouraging or absent signage, or if separated from the public by rope, railing, windscreen, planter, elevation, or other barrier to access.

Additionally, **the location of Dutchman's proposed outdoor dining completely eliminates the already slim view corridor and eastern (vertical) access point to the waterfront**, thus further privatizing (in appearance) two full parcels of public waterfront. Morro Bay already has upwards of six or seven stretches of 80+ linear feet along Embarcadero where public waterfront has been essentially privatized. These include some lease sites already mentioned above, but also Off the Hook/Libertine, La Roche/Salt Building/Gray's Inn, Morro Bay Yacht Club, and more. The staff report mentions the proposed removal of bayside wind screening as an opportunity to further enhance the view corridor between the two Dutchman's parcels, which, on its own, would be true, but Embarcadero pedestrians cannot even see the wind screening behind enclosed dining tents and furniture, behind landscaping and signage, or behind extended awnings that presently exist (but that do not exist on the drawings in today's staff report). If we wish to provide any semblance of vertical access to the proposed lateral access improvements, not only should the wind screening be removed, but so should the building projections and all corridor obstacles on both Dutchman's parcels. As is stands, a mere 3-5' at each access point (north, east, and south) render current and future lateral access almost invisible to the unknowing public (and far less valuable than the project drawings would have you believe). To enjoy the waterfront, the public must be able to locate the waterfront, much less access it.

Lastly, with current Dutchman's restroom signage explicitly discouraging public use, **there seems to be an opportunity within the 448 s.f. repurposed interior retail space to add a [40 s.f. public restroom](#)** - something all waterfront projects should be expected to consider from this point forward. Sacrificing less than 9% of the new retail space in order to create a public restroom would go a long way toward justifying private outdoor dining on public space, helping to address the void of public restrooms in visitor-serving areas, and setting an example for future waterfront redevelopment.

In summary, the expansion of lateral access at 715 Embarcadero can be a win if accompanied by amendments to the proposed project. Some suggestions for today's discussion include:

1. Eliminating or reducing "public" outdoor dining component
2. Reclassifying "public" dining as private (for lot coverage calculations)
3. Relocating proposed dining away from the required view corridor
4. Eliminating current vegetation/landscaping and instead placing public dining in those spaces (landscaping is good, but access is better)
5. Physically separating private outdoor seating areas from pathways with rope or planters (to prevent furniture creep)
6. Eliminating all existing obstacles within the view corridor (both parcels)
7. Removing the two extended awnings within the vertical view corridor and proposed diagonal access
8. Conditioning proposed dining to exclude tenting/umbrellas
9. Clarifying for Planning Commission the proposed appearance, dimensions, enclosures, and gates along the north property line (w/ Rose's Landing)
10. Adding more significant coastal access signage to the north, east, and south of the two parcels
11. Adding more significant "Public Seating" signage near any public seating areas
12. Stamping each and every public outdoor table/chair/bench with "Public Seating" or other clear (but tasteful) indicator of such
13. Adding a narrow, kid/family-friendly feature, public mural, historical sign sequence, public bench, or other interactive element directly against the bay-side wall of the repurposed retail space
14. Adding one public restroom to the repurposed retail space

Again, I thank Planning Commission and staff for today's hearing, and for taking public access seriously. Every new project that comes before you naturally has the support of its developer; it is you who represent the best interests of Morro Bay and its residents.

Sincerely,

Sean Green  
Morro Bay, CA



COASTAL AC  
DUTCHMAN'S LA  
SIDEWALK OPEN TO TR  
PLEASE DO NOT LI



STANLEY  
Heavy Duty

WALLS EXERCISE  
STAINLESS STEEL  
WORLD WIDE SERVICE  
1500 2000 3000 4000  
5000 6000

**SORRY,  
NO PUBLIC  
RESTROOMS**

**DUTCHMAN'S**

*Please*  
**WEAR  
FACE MASK**



STAPLES

STERILIZED PAPER  
TOWELS



DUTCHMAN'S  
SEAFOOD HOUSE  
LOCAL SEAFOOD



T-SHIRTS CLOTHING & GIFTS

Please check-in  
with hostess  
for seating

FISH & CHIPS  
Yum.

NO DOG  
ALLOWED