



AGENDA NO: B-1

MEETING DATE: September 7, 2021

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

**From:** betty winholtz [REDACTED]  
**Sent:** Tuesday, September 07, 2021 10:08 AM  
**To:** Jennifer Ford <[jford@morrobayca.gov](mailto:jford@morrobayca.gov)>; Joseph Ingraffia <[jingraffia@morrobayca.gov](mailto:jingraffia@morrobayca.gov)>; Mike Rodriguez <[mrodriguez@morrobayca.gov](mailto:mrodriguez@morrobayca.gov)>; wroschen@morrobayca.gov; Susan Stewart <[ssewart@morrobayca.gov](mailto:ssewart@morrobayca.gov)>  
**Cc:** Cindy Jacinth <[cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov)>  
**Subject:** agenda item b-1

Dear Commissioners:

Please address these items in your discussion and how, if at all, you will mitigate them.

**1.** As we are all acutely aware, Morro Bay has a housing shortage for **long-term residents**. This projects removes 5 housing units on a residential street, Market Avenue. What should the Planning Commission's response be? What could it be?

**2.** Due to the size of the suites (referred to as Short Term Vacation Rentals in the March 2, 2021 Conceptual Review) and the associated amenities, this is not a **low income visitor serving** project. How does the Planning Commission bring this project into compliance with Section 30213 of the Coastal Act?

For reference:

<https://pismo beach.org/DocumentCenter/View/53764/LCVSA-Study-> page 1 introduction

According to the California Coastal Commission's (Commission) Local Coastal Program (LCP) Update Guide, lower-cost visitor-serving accommodations (LCVSA) are one of the primary issues that should be addressed by coastal cities to protect, encourage, and, where feasible, provide lower-cost visitor-serving accommodation facilities. This is necessary to ensure that jurisdictions remain in compliance with the California Coastal Act (Coastal Act) and that the coast remains accessible to the public. This is especially important as accommodation prices continue to rise in coastal jurisdictions throughout California, including Pismo Beach. Average annual hotel rates in

Pismo Beach, while still relatively low for a coastal city, have risen by 19 percent from 2012 to 2018 (Smith Travel Research 2019).

<https://documents.coastal.ca.gov/reports/2014/12/W3-12-2014.pdf> page 12

In 2007, a more site-specific approach was taken in the Commission's approval of 3-07-002 (Estero Landing), which was a mixed-use project with a six-unit inn in Morro Bay. In that case, the Commission relied on a survey of room rates for surrounding hotels (which yielded a range of \$49 to \$138), as well as for nearby hostels and campgrounds (which yielded a range of \$9 to \$25), to determine that the proposed inn, with proposed rates from \$175 to \$345, was not lower cost. A similar approach to defining lower cost accommodations was taken in the approval of 3-07-003 (Front Street Hotel), also in Morro Bay in 2007.

**3.** From the visual simulations, it is clear that the pitch roofs are out of proportion with the neighborhood. With the new 30-foot height limit, these buildings will stick up like "sore thumbs." They will not be hidden by vegetation as the pictures imply because that is not the landscaping being proposed. The **height is not needed for living space, and could be lowered**. There are no simulations from the pedestrian perspective at the intersection of Market/Harbor or Front/Harbor. The perspective always backs up a block or two to make the height appear less impactful. Maybe story polls are more realistic. While the City does not protect private views, there is no reason not to be neighborly, not harm another business, the hotel behind, when it is not necessary. The hotel to the south figured out how to fit in.

**4.** It is unclear from the report whether the **major vegetation removal** is on private or public land. If it is public, it should not be removed according to the City's Urban Forest Management Plan. Public trees are to be protected around construction sites.

Sincerely,  
Betty Winholtz

RECEIVED

SEP 07 2021

City of Morro Bay  
Community Development Dept.

8/31/21

TO: COMMUNITY DEVELOPMENT DEPT/MORRO BAY  
RE: CUP 21-05 AND CDP21-019

AS AN OWNER/OPERATOR OF WAVELENGTHS  
SURF SHOP AND AN ADJACENT PROPERTY  
OWNER, I HEARTILY ENCOURAGE THE CITY  
TO APPROVE THIS PROJECT.

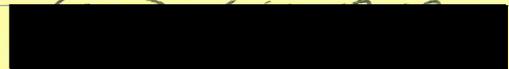
THE EXISTING PROPERTY IS AN EYESORE  
IN NEED OF THIS PROJECT. I LOOK  
FORWARD TO THE MUCH NEEDED IMPROVEMENT.

RESPECTFULLY,

Mike Nischler

MIKE NISCHLER

WAVELENGTHS SURF SHOP



Planning Commission and Staff,

Great project here. Should add a nice, tasteful touch to the bluff. Plus, it will be wonderful to finally complete these key sections of sidewalk.

One suggestion, though, that may benefit both the city and the applicant: removing or reducing the proposed street trees on Harbor. While I generally support street trees throughout town, especially downtown, the planting of street trees along any east-west corridor within 2-3 blocks of the Embarcadero threatens to eliminate what little bay and Rock views we have, as pedestrians and drivers approach the increasingly invisible waterfront. On top of that, any reduction of sidewalk width along these key pedestrian arteries (in this case, 8' down to 4', I believe) would create an unnecessary bottleneck during high traffic periods. The applicant has already included on-site trees and landscaping along Harbor that should more than make up for this strategic elimination, and any proposed street trees along adjacent Market Street (and possibly one added to Front Street near the Harbor corner) should certainly remain included, as north-south corridors have far less foot traffic and lines of sight concerns.

Again, I love trees, but I love the waterfront more. I also love being able to walk beside someone rather than single file (as many places on or near Embarcadero unfortunately require). For these reasons, I'd ask you to prioritize both function and beauty over any current standards being applied, especially along one of our most important visitor-serving avenues to the bay.

Thank you, and best wishes in your deliberation,

Sean Green  
Morro Bay, CA

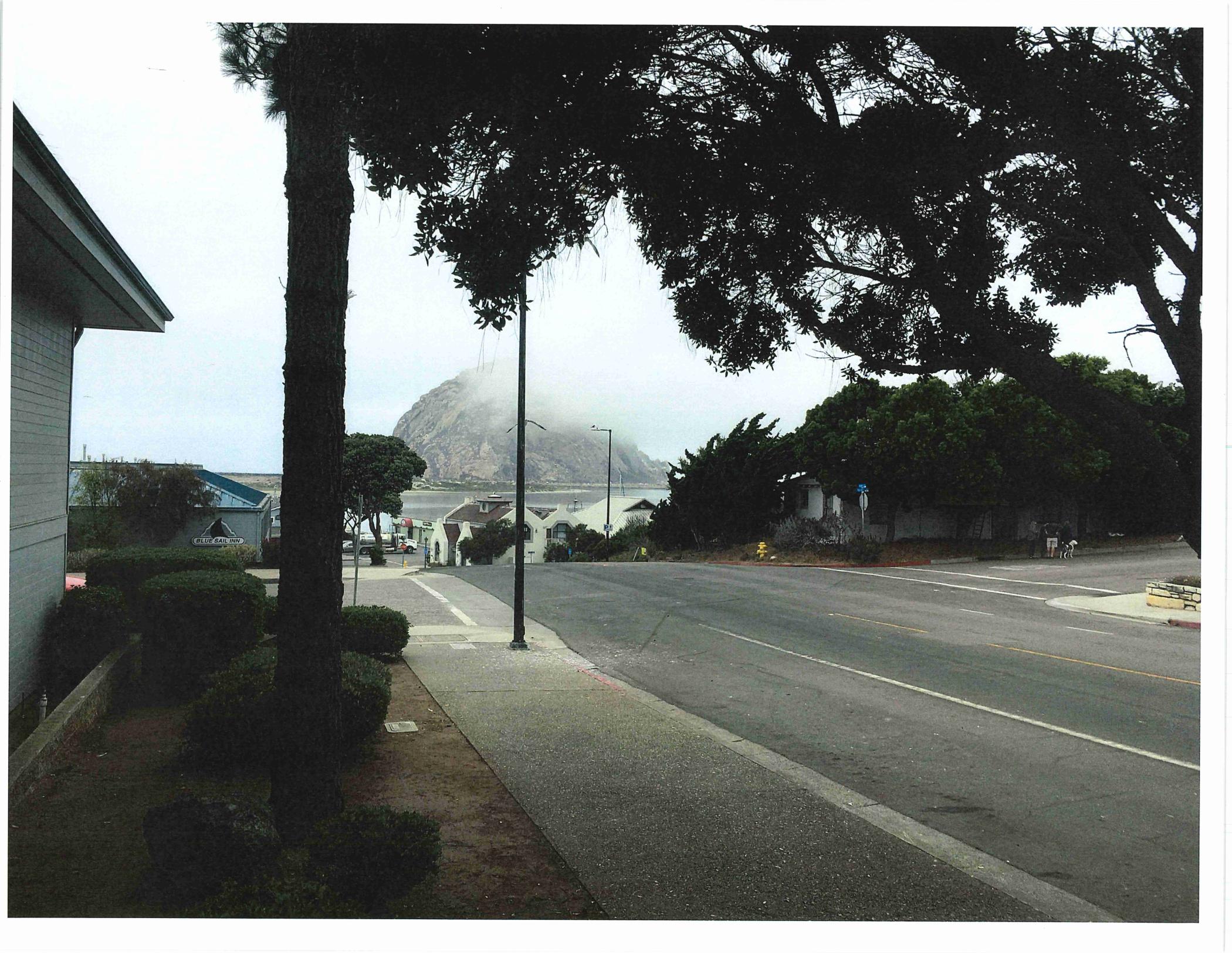


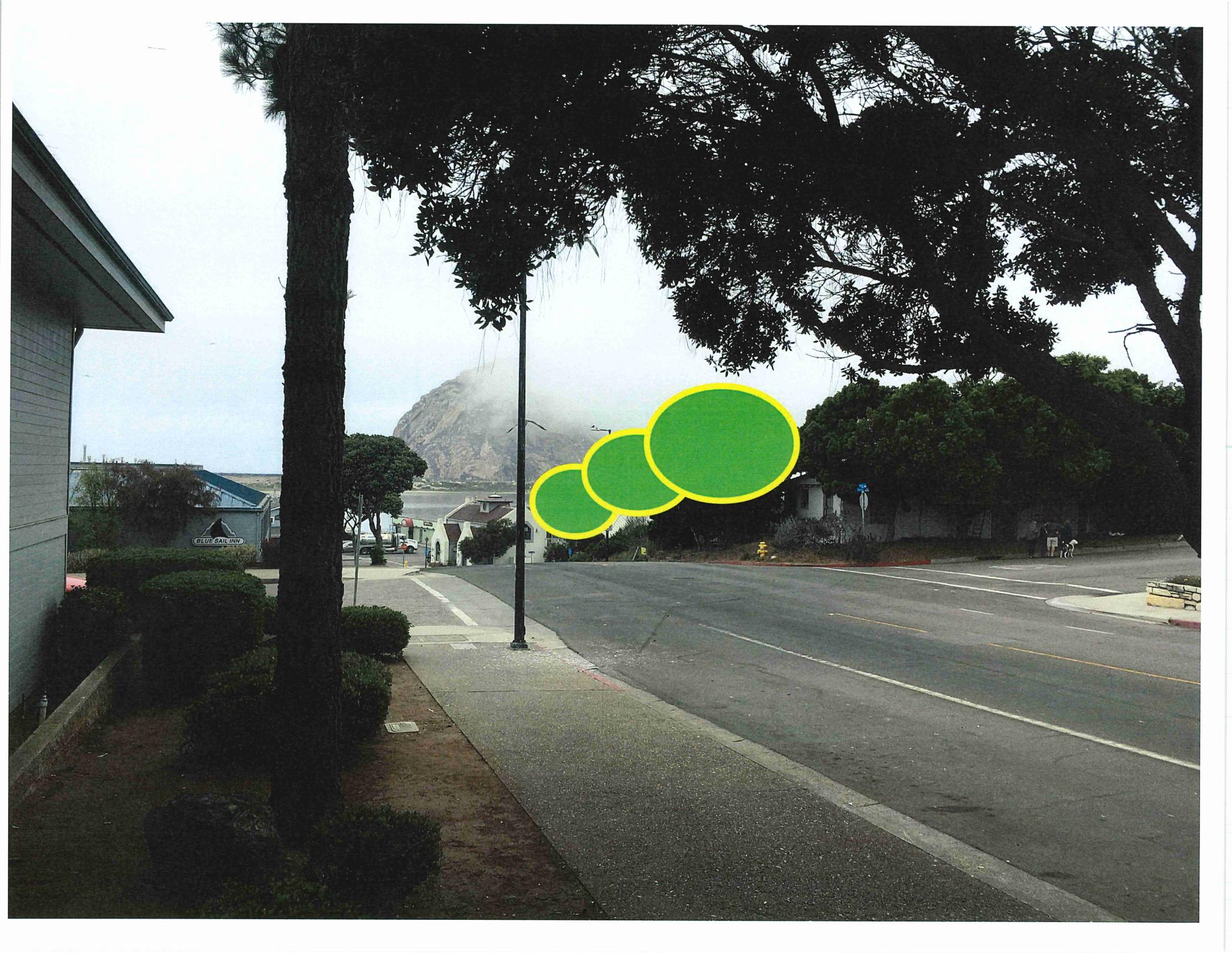












**From:** Lynda Merrill [REDACTED]  
**Sent:** Tuesday, September 07, 2021 2:37 PM  
**To:** PlanningCommission <[PlanningCommission@morrobayca.gov](mailto:PlanningCommission@morrobayca.gov)>  
**Subject:** Fw: Planning Commission / Project at 205 Harbor

*Dear Chairwoman and Planning Commissioners:*

*My husband sent the following letter to you regarding Item B1 on the Agenda tonight. I could not find it in the report so please consider his words when making your decision on this project. Thank you, Lynda Merrill*

**From:** [Lynda Merrill](#)  
**Sent:** Thursday, March 11, 2021 5:06 PM  
**To:** [AAAAMerrill](#)  
**Subject:** Planning Commission / Project at 205 Harbor

*Dear Planning Commissioners, Chairman Barron, Ford, Stewart, Ingraffia and Roschen,*

*In an age of Architect's copying stale old historic styles it is refreshing to see a creative design like this project at 205 Harbor Street. Please don't impose changes that compromise this outstanding addition to our City.*

*Sincerely, Frank Merrill  
Morro Bay*

*(Proposed bluff top hotel)*