



AGENDA NO: B-1

MEETING DATE: June 7, 2022

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

From: Carole Truesdale [REDACTED]
Sent: Monday, June 6, 2022 1:57 PM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: B-1 Sea Shell Cove
Importance: High

MAJ21-002/ 301-390 Sea Shell Cove: Request for a Land Use Map Amendment to the 2021 General Plan/LCP Coastal Land Use Plan. Proposed change is from Low Density Residential to High Density Residential. Proposed area includes 10 existing vacant parcels for a total size of 4.7 acres. No development proposed at this time.

Dear Planning Commission,

The increase from one home per lot (10 lots) to the following density of 7 homes per lot (total of 70 homes) is a huge jump: "Given these restrictions, the project site's existing net buildable area for purposes of calculating density is 1.5 acres, or what would be 41 units under a high-density land use designation. The request to change the land use designation to high density is to facilitate a future multi-family residential project of up to 70 units." Even 41 is a huge jump.

Water use should be considered here. With an amendment it is not pertinent; however, with a project to accompany the zoning change then the real impact can be evaluated. A zoning change should not be made without an accompanying project to see the real effects. Please bring this back with a project.

Sincerely,

Carole Truesdale

"Food without wine is a corpse; wine without food a ghost. United and well matched, they are as body and soul; living partners!" chef...Andre Simon (1877-1970)

From: Cythnia Hawley [REDACTED]
Sent: Tuesday, June 7, 2022 9:30 AM
To: Dana Swanson <dswanson@morrobayca.gov>
Cc: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Public Records Act request — Sea Shell Cove, evidence that supports findings

Dear Dana,

As you know the California Code of Civil Procedure section 1094.5 requires that all of the City's decisions must be supported by findings and those findings must be supported by evidence in the record.

Resolution No. PC 06-22 related to the proposed Sea Shell Cove project MAJ21-002/301-390 makes the finding that the proposed increase in residential development to high density with the possibility of 70 units may have significant environmental impacts to "Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Land Use and Planning" all of which will be reduced to insignificance based on mitigation measures.

This is a Public Records Act request for the evidence in the record that supports these findings including the 1) data that describes each resources, 2) analyses of possible impacts to those resources the proposed project might cause, and 3) conclusions demonstrating how the proposed mitigation measures will reduce the impacts to a level of insignificance.

Since I assume that all of these records have been produced electronically, please provide links to where I can access them from the City's web site in searchable PDF format. This would seem to be the simplest method and, as you know, I have trouble accessing documents sent in other formats.

Thank you for your work.

Sincerely,

Cynthia Hawley, Attorney

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

From: max-com-sl@charter.net [REDACTED]
Sent: Tuesday, June 7, 2022 9:48 AM
To: PlanningCommission <PlanningCommission@morrobayca.gov>
Subject: Item B-1 Agenda for 6/7/2022

Dear Planning Commission,

Item B-1

Contacting you to voice opposition to the zoning proposed in B-1. This is one of the gateways to the City. The addition of the new WRF to the view entering the city, although I recall it was described as being barely visible from the highway, and immediately your eyes are drawn to it driving by, the last thing the City should promote is adding development of multi family buildings to the gateway. There should be a buffer between driving past the WRF, then a medical care facility before becoming residential. At least with single family residences per lot there is preservation of open space on the way to what may become a more densely populated area in the future.

Sincerely,
Scott Lawson
Morro Bay homeowner/resident for 42 years.

From: [REDACTED]
Sent: Tuesday, June 07, 2022 11:03 AM
To: Cindy Jacinth <cjacinth@morrobayca.gov>
Subject: Public Correspondence, Please Post, Planning Commission Meeting 6/7/2022

6/7/2022

Hello Planning Commissioners and Staff,

I'm not in favor of a Land Use Map Amendment to the 2021 General Plan / LCP Coastal Land Use Plan for MAJ21-002/ 301-390 Sea Shell Cove before the Planning Commission today.

Staff is recommending approval to "City Council for approval of a Land Use Map amendment to the General Plan/LCP Coastal Land Use Plan" and "The request to change the land use designation to high density is to facilitate a future multi-family residential project of up to 70 units" as noted on page 24.

There is No Project / Vesting Tentative Map for this 70 unity multi-family development before the Planning Commission today.

How can one truly make a decision on the proposed land use density change if one cannot see the "whole project" per CEQA?

Also, why isn't the Sea Shell Cove project noted on the city website for Current Planning Projects?

<https://www.morro-bay.ca.us/842/Current-Planning-Projects>

Thank you for your time in this important matter.

Respectfully,

Kristen Headland