



AGENDA NO: B-1

MEETING DATE: March 7, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE PLANNING
COMMISSION FOR PUBLIC REVIEW
PRIOR TO THE MEETING**

From: [Terry Simons](#)
To: [PlanningCommission](#)
Cc: [Dana Swanson](#)
Subject: Comments for next PC meeting
Date: Thursday, March 2, 2023 6:20:36 PM

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Chair, Commissioners and Council:
Here are some comments based on the Agenda and Staff report for next meeting:

Aa to Consent-No issues/comments

As to B1: Embarcadero Harbor Walk improvements

- This item seems to have had a long and exhausting history of “PROCESS” by Community Development;
- Perhaps these types of applications should be looked at under the “Simplify City Process Program”
- Specifically:
 - A recent item on the waterfront was significantly delayed in final approval because of process;
 - This involved the discovery late in the process of need for a Lease site boundary amendment;
 - Is it possible that this project will require a similar amendment to the Lease/ Lease Boundary;
 - If so, it would seem important to know this NOW so the applicant is not unnecessarily delayed;
 - Particularly as the amendment process seems unnecessarily complex.
- I have noticed some “new language?”:

Architectural Consideration A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures, harborwalk design, and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

17.48.200 - Architectural consideration in permit applications.

The planning commission may approve permits for projects in any commercial or industrial districts or for multifamily residential projects only after finding that the architectural treatment and general appearance of all proposed buildings, structures and open areas are in keeping with the character of the surrounding area, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development of the city or to the desirability of investment or occupation in the neighborhood. The applicant for such projects shall submit drawings, sketches, plans or such other information deemed necessary by the planning commission to assess the architectural treatment, design and appearance of the subject project.

(Ord. 445 § 3 (part), 1995)

- I am concerned that once again, the “Architectural Consideration” is fundamentally done by Staff and considered compliant by Staff prior to any opportunity for Public input on the Design Compatibility issues. The Staff report does make general comments for the PC consideration but these seem to come late in the process and there is no indication that the PC plans to review these Staff recommendations as part of this issue;
- In addition, there is an inherent conflict of interest in the City as Landlord providing approval of the project without sufficient public review.
- It is concerning that the removal of the Fish Unloading Crane would seem to indicate a position contrary to that stated that the Fish operation was to continue.

As to C1-Historic Preservation

- I have previously spoken to my beliefs that the Preservation issues should be handled by an DRC:
- This is because most Historic issues are prompted by Development applications;
- It appears that the item as noticed (without Staff Report) is to be a continuation of the presentation of made at the last PC meeting;
- This was a series of individual personal anecdotal histories of Morro Bay;
- At the last meeting I requested to be put on any future “historic comment panel” to be heard;
- I was never contacted about participating by Staff or the Commission re this next meeting other than Public Comment;
- As a nearly 60 year resident with additional childhood memories of coming to MB as a child;
- I feel that I have substantial information to offer regarding Morro Bay History.
- Going forward, I would hope the PC would adopt this position as the PC has limited training and jurisdiction as to Design Review.

Thanks for consideration of the above issues.

ts [REDACTED]