

From: [Eric Meyer](#)
To: [Cindy Jacinth](#)
Subject: Re: Zoning Code Amendments / 9-19-23 meeting
Date: Wednesday, September 13, 2023 5:17:56 PM
Attachments: [image003.png](#)

Cindy

I have already done a once through on the redlined draft and have a few minor comments that I will be bringing up at the meetings. Here they are:

Page 25

17.02.030 (B) Measuring Distances

1. Measuring building height... a. Mentions “(insert date)” and if it’s not flagged to get the correct date into then it should be.

Page 28

17.02.030 (C)(4).

This figure shows the bottom measurement of the deck height being measured from some distance below the bottom of the post... and is misleading and could cause issues. Better to correct it so that it shows the measurement being taken from exactly the bottom of the deck post. Note that figure 17.23.140 (sloping lots) on page 161 shows the measurement being taken from the correct location exactly on the bottom of the post

Page 71 just an FYI

Figure 17.08.030(B) maximum height, cc district

I will be discussing with the group at the meeting the plate heights of first floors in commercial as well as heights in this zone in general.

Page 126

Policy PS 3.6 is mentioned (highlighted in red on this draft) but no reference is made where to find this policy or what it refers to. I think this should be clarified here a bit more specifically so the reader can easily find it rather than assuming they know what this policy is about. ie... make less wonky!

Page 129

17.14.100 C. 6.a coastal bluff setback requirements.

This paragraph states “maintain a minimum safety factor of at least 1.5 for a minimum of 100 years”. But what is that safety factor?... there needs to be a reference to wherever the reader can find the underlying information to help them understand what this safety factor is. I think this gets pretty wonky and needs a bit more “layman’s terms” or at least a way to understand the what the “safety factor” number is from.

In general:

I will be asking to add definitions of any terms mentioned in the Objective Design Guidelines into this document.

That’s it for now... I may have more comments... just found these on my first run through.

1600 Preston Lane
Morro Bay CA 93442

September 15, 2023

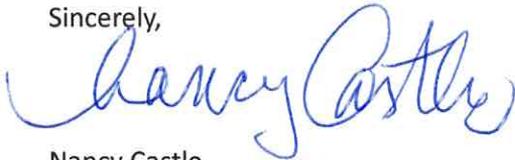
RE: APN 068-291-046 and APN 068-183-026

To Morro Bay Planning Commissioners, Planning Director, and Staff:

As the property owner of the above two parcels, located just off Preston Lane, I would like to request that the Planning Commission correct the Zoning map error to make these two parcels industrial and not residential. The Land Use map has the correct designation, and I would appreciate if the City would make the corresponding edit to the Zoning map.

Thank you all for your service to the City.

Sincerely,

A handwritten signature in blue ink that reads "Nancy Castle". The signature is written in a cursive, flowing style.

Nancy Castle

From: [Eric Meyer](#)
To: [Cindy Jacinth](#)
Subject: Re: Zoning Code Amendments agenda item next Tuesday
Date: Sunday, September 17, 2023 10:26:48 AM

Cindy

As to the spreadsheet... I will be asking for more clarification/information on the following:

13-Regarding density bonuses... no particular problem... I am just interested in how this intertwines with the state's laws... and who trumps in an argument between coastal and new state law. Essentially just want to hear more about your discussions with coastal on this.

14-just looking to hear more specifics about this discussion and it's history... what led to what. No particular problem here... just want more detail.

23,24,25,26,27- for the sake of my own understanding... procedurally... I'm looking for more in-depth explanation of how coastal and the state's requirements intertwine on these parking related edits. I am basically wondering about conflicts that may occur here and how we deal with them later. Mostly just a discussion I think we should have for clarity.

40- would seem that a lumen's and color temperature discussion is needed here... and is more appropriate than the LEED code recommended. LED lighting in the warmer hue's... and of appropriately low lumens... is vastly superior to any LEED recommendation... which is mostly revolving around low energy use. LED color... and in some cases Lumen output.. can meet LEED but still be horribly bright and too cool for nighttime illumination. What is needed is low lumens warm temperature light. This is one area I am concerned about which merits further discussion immediately.

I don't think I'll have any other requests or comments unless another commissioner chimes in with something I have not thought of. (I will be bringing up my earlier points... from my earlier email.. and recommending we amend where possible... and add to a future update where not currently possible timing wise.)

Thanks!

Eric Meyer

Get [Outlook for iOS](#)

From: [Asia King](#)
To: [Cindy Jacinth](#); [Scot Graham](#)
Subject: IP Text Change Qs
Date: Monday, September 18, 2023 11:47:32 AM

Hi Cindy and Scot,

Questions by Edit Number on the edit spreadsheet:

4. Are there any applications currently in process that will be affected by this change? Is there any relief we can provide to current applications that might have to start from scratch due to this change?

6. Can this section be used to clarify the term “inclusive of” as well? This term can be found in the below sections, and it caused some confusion for me:

Division 1, pg 23:

17.07.30 Development Standards

5.(pg 49): “A maximum of two residential units are allowed per lot, inclusive of accessory dwelling units and junior accessory dwelling units.”

Does this mean that unlike ADU allowances on lots that have not been split, SB 9 split lots can only have a main unit and a single ADU?

8. See above—clarifying language needed.

12, 23, and 24 are these parking change required by the CCC? Do we have the option to change it to align with ADU parking requirements outside of the CRP? Also, can the map with the new Parking Standards Boundary clarify the term “heightened” in the legend?

More later!

Asia King

From: [betty winholtz](#)
To: [Bill Roschen](#); [Joseph Ingraffia](#); [Mike Rodriguez](#); [Asia King](#); [Eric Meyer](#)
Cc: [Scot Graham](#); [Cindy Jacinth](#)
Subject: agenda item B-2
Date: Tuesday, September 19, 2023 6:04:03 AM

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear Planning Commissioners:

Here are some questions or comments I have per page number;

1. P.367, keep EHS statement in.
2. P. 350, 17.38.090B: delete the granting of this authority.
3. P. 281, Rental Limitations: could not the 30 days be construed as allowing STRs? Same on P. 60, Rental Limitations: gives permission for STRs.
4. P. 202, Driveway Length: why cars/trucks/SUVs get shorter because the lot is smaller?
5. P. 194, Transit Accessibility: Morro Bay doesn't have a facility that qualifies for 2097.
6. P. 169, #2d: must there be 4 incentives? Does the State or the City set that number? Can it be reduced?
7. P. 168, #6: Morro Bay doesn't have "college student" housing, so eliminate this statement.
8. P. 151, #4: What does "Zoning Clearance approval" mean?
9. P.121, 17.14.090A: eliminate the words "within scenic areas," broaden the protection application.
10. P. 102, Reductions: can "moderate" be eliminated? Is this a State requirement, or a CCC staff desire?
11. P. 98, #B2, third paragraph: what does the last line mean, "with the exception that no local public hearing shall be required."
12. P. 71, CC District: change 37' to 30'.
13. PP.45-46, Headings should carry over from page to page in tables to

eliminate confusion and turning of pages.

14. PP. 41-42, The new categories--HL, RS, RM, RH--are confusing.

Last section, Definitions: neither "STRs" or "unhosted hotels" are undefined. Should there be a section on "unhosted hotels?"