

3300 Panorama Drive

Morro Bay, CA93442

Proposed Residential Development

Neighborhood Meeting Input Summary

Prepared by:
RRM DESIGN GROUP

April 20th, 2022

Table of Contents

1 Introduction	1
2 Site Plan Feedback Sheets Summary	2
3 Comment Card Responses Summary	4
Appendix A – Neighborhood Meeting Presentation	
Appendix B – Site Plan Feedback Sheets	
Appendix C - Comment Card Responses	

1 INTRODUCTION

RRM Design Group held a neighborhood meeting on April 20th, 2022, from 6:00 pm to 7:00 pm at Del Mar Elementary School in Morro Bay. Approximately 100 people attended the meeting. The purpose of this meeting was to inform the community of the proposed residential development of 3300 Panorama Drive in Morro Bay and to gather feedback regarding the preliminary site plan, architectural character, trails and open spaces, overall neighborhood concerns. The intent was to gather feedback early in the process before the site plan has been finalized so the neighborhood feedback and the pending special studies can inform the final site plan. The public was presented with the preliminary design of the proposed residential development and given the opportunity to ask questions at the conclusion of the presentation. The community was very engaged and asked many questions and expressed ideas and issues that they would like to see considered in this process.

The second part of the neighborhood meeting included an interactive map exercise where participants worked in groups of four to eight people per table. Each table was given a preliminary site plan including a note section, along with markers, pens and post-it notes. Participants were asked to discuss the preliminary site plan and provide comments on the proposed design of the project. This feedback included general knowledge participants had about the site in addition to comments related to architectural character, trails and open spaces, and other ideas about the proposed project.

At the beginning of the neighborhood meeting, participants were provided with a comment card as an additional means of gathering community input. Participants submitted their comments into a comment box as they exited the neighborhood meeting. The comment cards included an email and mailing address to submit comments to later if desired.

Section 2 of this Summary provides a review of the comments and ideas provided on the Site Plan Feedback Sheets. Participants were asked to provide input related to architectural character, trails and open spaces, and other ideas about the proposed project. Section 4 includes feedback submitted via comment cards at the conclusion of the neighborhood meeting.

The presentation given at the neighborhood meeting is included in Appendix A. Appendix B includes Site Plan Feedback Sheets and Appendix C includes Comment Card responses.

2 SITE PLAN FEEDBACK SHEETS SUMMARY

The second part of the neighborhood meeting included an interactive exercise where participants worked in groups of four to eight people per table. Each table was given a preliminary site plan including a note section, along with markers, pens and post-it notes. Participants were asked to discuss the preliminary site plan and provide comments on the proposed design of the project. This feedback included general knowledge participants had about the site in addition to comments related to architectural character, trails and open spaces, and other ideas about the proposed project. Most participants chose to use their comment sheets to relay their comments rather than the site plan sheets, but the Site Plan Feedback Sheets we received are included in Appendix B and are summarized below.

Architectural Character:

- Homes look lovely

Trails and Open Space Connections:

- More trails = less houses

Neighborhood Concerns:

- More parking inside of development and in front of own home
- What about upkeep?
- Slides and erosion happened in 1980's
- The wild turkeys and owls live in the trees
- Inadequate road widths
- Traffic
- Safety of narrow streets for emergency vehicles, pedestrians, pets, bikes, children
- Water use and sewer limits
- Less homes, larger lots + homes = fewer cars
- 30 homes max
- How many will become vacation/party homes?
- Morro Bay needs affordable housing to support our working families
- Widen all streets for on-street parking
- No homes at Whidbey Street and Panorama Drive to protect views from homes on Whidbey Street

3300 Panorama Drive

Morro Bay, CA93442

- Is there going to be enough water in the future? We are in a drought area
- Feeder streets are narrow. Widening streets would take away already small front yards
- Condition of feeder streets with more traffic and more garbage trucks
- Can traffic be filtered another way?
- Density is too high
- An HOA is needed to assure all homes stay nice
- More access to new neighborhood so not just Trinidad and Sicily used to drive in
- Less density please

Other ideas:

- More parking inside of development and in front of own home
- More exits/entrances
- What about upkeep?
- How much to purchase land and make the entire area a park?
- Mell Roos district
- Proof of water service
- Tear up the streets that are already a mess

3 COMMENT CARD RESPONSES SUMMARY

At the beginning of the neighborhood meeting, participants were provided with a comment card as an additional means of gathering community input. Participants submitted their comments into a comment box as they exited the neighborhood meeting. The comment cards included an email and mailing address to submit comments to later if desired. The comment card responses are included in Appendix C. Several themes emerged from the comment card responses. Nineteen respondents indicated that they desired fewer homes and less density of the project. Eighteen respondents expressed concerns related to water and sewer capacities to serve the project. Over ten respondents raised the issue of traffic impacts to the surrounding streets that are already narrow and in need of maintenance. Nine respondents commented that the streets internal to the development be widened to allow for on-street parking to protect the surrounding neighborhood from impacts. Nine respondents expressed concerns that two entrance/exit points is insufficient for the proposed project. Eight respondents raised the issue of landslides on the site.

3300 Panorama Drive
Morro Bay, CA93442

APPENDIX A

NEIGHBORHOOD MEETING PRESENTATION

3300 Panorama Drive

Morro Bay, CA 93442

PROPOSED RESIDENTIAL DEVELOPMENT



NEIGHBORHOOD MEETING

6:00 PM APRIL 20, 2022



Project Location

3300 Panorama Drive

*Land Use: MDR
Lot Area: 10.06 acres*



Project Location

3300 Panorama Drive

PROJECT SETTING



3300 Panorama Drive at Northwest Property Line (Whidbey Street to left, Panorama Dr to right)

PROJECT SETTING



3300 Panorama Drive at Western Property Line (from Panorama and Whidbey Way)

PROJECT SETTING



3300 Panorama Drive at Southwest Property Line (looking toward Trinidad Street)

PROPOSED PROJECT



- 61 homes
- Clustered lots to preserve Environmentally Sensitive Habitat (ESH)
- Two access points off of Panorama

GUEST PARKING

- Guest parking areas integrated into project



PARKS AND TRAILS

- Neighborhood park areas
- Trails and open space



NEIGHBORHOOD PARK AREAS



INSPIRATION IMAGES: COASTAL COTTAGE



INSPIRATION IMAGES: COASTAL COTTAGE



CHARACTER SKETCH



CHARACTER SKETCH



CHARACTER SKETCH



NEXT STEPS...

1. Studies Pending:
 - Cultural Resources Inventory – Padre Associates*
 - Cultural Resources Monitoring Plan – Albion Environmental, Inc.*
 - Traffic Study – Central Coast Transportation Consulting (CCTC)*
 - Biology Study – Terra Verde*
 - Geological Report - GeoSolutions*
 - Arborist Study – RRM Design Group*
2. Update site plan
3. Resubmit Entitlement Package to City of Morro Bay
4. City to prepare Environmental Document
5. Public Hearings for Project Approval

QUESTIONS?

PROPOSED PROJECT



- 61 homes
- Clustered lots to preserve Environmentally Sensitive Habitat (ESH)
- Two access points off of Panorama

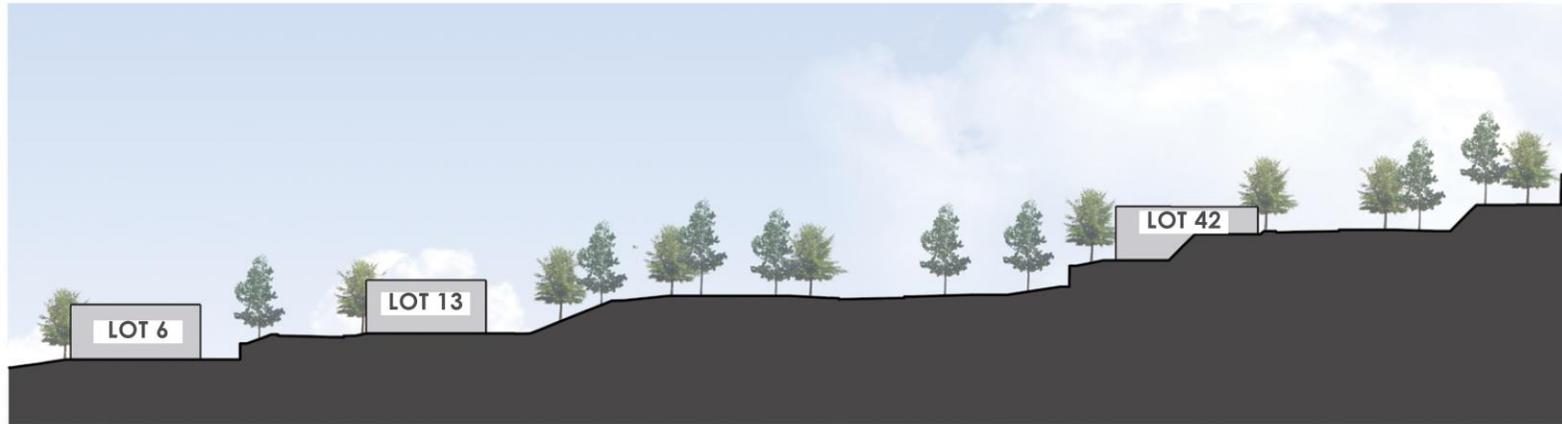


**CREATING
ENVIRONMENTS
PEOPLE
ENJOY.®**

rrmdesign.com

EXTRA SLIDES

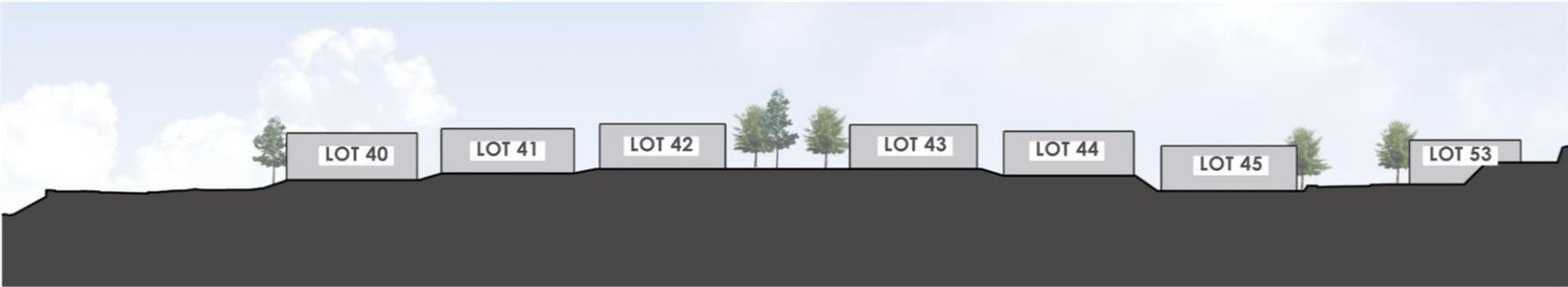
SECTION A-A



SITE SECTION A-A



SECTION B-B



SITE SECTION B-B



3300 Panorama Drive
Morro Bay, CA93442

APPENDIX B

SITE PLAN FEEDBACK SHEETS



Neighborhood Feedback

• More parking *inside development + in front of own home*

Architectural character: *more exit/en*

- Homes look lovely...but parking??
- What about up keep??
- How much to purchase land and make entire Area a PARK!!: More trails = LESS Houses

Trails & open space connections:

- Slides... erosion!!! ...it happens... 1980's
- The turkeys... trees! ↑
- Traffic... traffic... traffic
- MORE Trails = LESS Houses

Mell: Road
Plan For Water
In the water Road
TRY TO CLEAN

Neighborhood concerns:

- Safety!! *Narrow streets for emergency vehicles, pedestrians, pets, bikes, children*
- Tear-up the streets that are already a mess
- Water usage + Sewer limits??

Other ideas:

- Less homes!! *larger lots + homes = less cars.*
- How many will 30 may become vacation-PARTY home
- Why ALWAYS money over people???
- Morro Bay NEEDS affordable housing to support our WORKING families.

Neighborhood Feedback

Architectural character:

Trails & open space connections:

Neighborhood concerns:

Other ideas:



Neighborhood Feedback

An HOA is needed to assure all homes stay nice.



Architectural character:

Trails & open space connections:

Neighborhood concerns:

- Is there going to be enough water in the future. We are in drought area
- Feeder Streets are Narrow. Widening streets would take away already small front yards.
- Condition of feeder streets with more traffic and more garbage trucks
- Can traffic be filtered another way
- Density is too high

Other ideas:

Neighborhood Feedback

Architectural character:

Trails & open space connections:

Neighborhood concerns:

- More access to new neighborhood so not just Trinidad & Sicily used to drive in
- Less density... Please

Other ideas:



3300 Panorama Drive
Morro Bay, CA93442

APPENDIX C

COMMENT CARD RESPONSES

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Give up some homes to create more roads into the neighborhood so that at traffic doesn't come in on Sicily and Trinidad. Too much traffic on two streets

Since Sicily and Trinidad are the main access who will repair streets after 100s of concrete trucks, bottom dumps and earth movers go up the hill. And what does repair mean.

Contact Info (*optional*)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Cut house density in half at least,
Very concerned about traffic, water
and sewer capacity. The roads are
currently in very poor condition. The existing
high pressure water lines going to Blanca
water towers are leaking to the point that
water is constantly flowing and has damaged
my and neighbors property. Our infrastructure
can't handle this as for as condition of sewer,
utilities, streets and everything else.

Contact Info (optional)

Name

Email

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

1) We propose that the development widen their streets to ensure overflow into current neighborhood, would not happen

2) Less units

3) Entrance to all streets to lessen impact

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

I LIKED THE TANKS!

Contact Info (*optional*)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

- Is this presentation to address issues for a preliminary plat?

- When will the traffic study be done

- Totally all concerned at discussed level of 41 homes

- properties will flood even worse as runoff increases

- city council will again fail its constituents if they approve this

- don't tell us down the drain for an increase in tax dollars for the city

- city will give itself a huge tax burden in roads & sewer

- city officials absence

Have many more concerns!

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

TOO MANY NEW HOUSES!
TOO MANY MORE HUMANS!
WILL DEGRADE ALL EXISTING OWNER'S
PROPERTY AND THEIR LIVES
TOO DENSE!!!

INSTEAD OF 62 HOUSES... HOW ABOUT
ONLY 20

WHY ARN'T THE CITY COUNCIL
& THE BUILDERS (THE OWNERS)
AT THIS MEETING

NO ONE CARES ABOUT THE EXISTING
HOME OWNERS!!! YOU'RE JUST MAKING OUR
LIVES WORSE!!

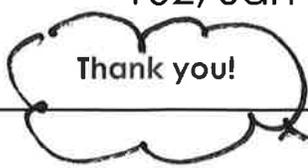
DEBBIE RUDD SAID SHE EXPECTED FEWER
PEOPLE AT THE MEETING. THAT'S A GOOD CLUE
THAT YOU THINK WE DON'T MATTER!

Contact Info (optional)

Name

Email

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401



YEAAH, SURE

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Why don't we have these studies!

What about the ESH, Don't remove trees. Protect the ESHA from WALKWAYS

ONLY Build ^{TEN} ~~35-40~~ Homes

DON'T BUILD IN SLIDE ZONE!

We don't know if we have water until HERRING Report that approves potable water from the new sewer plant

Get insurance to cover area home owners + put in writing.

NO TO THIS PROJECT
Thank you

Contact Info (optional)

Name _____

Email _____

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive

Neighborhood Meeting

Feedback/Comments

Estimate Cost for any street widening
and repairs to surrounding streets to
Homeowners

To many homes on property

-Flooding plan for area-

Water & Sewer issue to surrounding homes

UGly Homes in projected site

Estimate to raise in property taxes to
existing homes

More parking needed for guest

Are all homes provided w/2 car garages

Reviews from Insurance Agents

Contact Info (optional)

Name

Email

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

I AM CONCERNED WITH THE TRAFFIC SIGNAL AT YERBA BUENA BECOMING AS DYSFUNCTIONAL AS SAN JACINTO AND THE ONE AT HWY 41 AS WELL. IN ADDITION THE WATER TABLE IS TOO LOW FOR THIS SCALE OF DEVELOPMENT. I BELIEVE THAT UNITS OF THIS SQUARE FOOTAGE ARE MUCH LARGER THAN THOSE (ON AVERAGE) IN THE EXISTING NEIGHBORHOOD. ANOTHER CONCERN IS THAT THE CITY WILL RAISE THE ALLOWABLE NUMBER OF VACATION RENTAL UNITS. OUR INFRASTRUCTURE IS WOEFULLY UNPREPARED FOR THESE CHANGES AND I DON'T BELIEVE OUR ELECTED/APPOINTED LEADERSHIP IS CONCERNED IN THE LEAST. AS A NEAR 20 YEAR RESIDENT I AM INCREASINGLY COMPELLED TO MOVE ELSEWHERE. GOOD LUCK SNEERING OUT THE CHARM OF A NEIGHBORHOOD FOR SOME EXTRA DUCATS.

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Too many lots

Not enough water

Slides are very likely

This is a mistake!

You need to rethink this

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

you should have a City Rep present
@ the next meeting, so the concerning
questions can be answered, as well as
someone who represents the developer.

A tonight sounded like a Jen Psaki press
conference

Less homes / More open space!
Cal homes equals ~~many more~~ people for this AREA
~~too many~~
Plus NOT ENOUGH WATER!

Contact Info (optional)

Name _____

Email _____

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive

Neighborhood Meeting

Feedback/Comments ~~Don't~~ build here

- One in and out Street
- 120 cars - ? Congestion
- Landslide area
- Water
- stop signs need to be put in
- Panorama Dr. street to narrow
- damage to streets
- we are a bird sanctuary why would you take the trees that owls etc will now
- what will ~~do~~ you do if the land slides and damage property and people die.
- parking - narrow streets

- Dissapointed with presentation
Lack of information

- This is our home - we paid to live here - I don't want to lose this.

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Panorama Dr NOT wide enough for increased Traffic
EXISTING STREETS which go EAST/WEST are TOO narrow
to handle traffic

Specific routes should RESTRICT traffic ON narrow streets
How are water issues being considered - drinking & rain & sewer
Need more access points

Contact Info (optional)

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

ink you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Require Public Benefit

• Rebuild & Repave the 3 streets leading into the project from the project to Main. Bury the overhead utilities on those 3 streets

Contact Info (optional)

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

This whole development is "WRONG"
for this area!!!

THERE ARE MAJOR ISSUES:

- 1- SEWER LINES OVER CAPACITY
- 2- STORM WATER RUNOFF IMPACTS OUR PROPERTIES
- 3- PROPERTY LOCATED IN FEMA FLOOD PLAIN
- 4- POTABLE WATER - WHERE IS IT COMING FROM
- 5- SAFETY ISSUES... FIRE TRUCK TURN AROUND
- 6- SLIPPERY LOMY SOIL - IN A ZONE DESIGNATED AS HIGH SLIDE ZONE
- 7- IMPACT TO CURRENT TRAFFIC
- 8- ESHA - IMPACTED
- 9- IMPACT TO WHALE ROCK WATER LINE
- 10- YOU NEED AN EIR - !!!
- 11- CEQA ?
- 12- STREET UNSTABLE
- 13- EXISTING SEWER LINES OLD -
- 14- PANORAMA NOT A LEGAL STREET
- 15- INGRESS & EGRESS TO SITE ?

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

there is not sufficient guest parking to accommodate the number of homes. The excess will park on existing homes outside of the development.

We're in a drought - where does the water for all these homes come from? Panorama is not a legal size street.

Not enough entrance and exits, which funnels all the extra cars on Dickey and Dabiri.

Are the trees (existing) with the souls to remain? We were told they would not be removed.

Lesser number of homes, less density

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

WE CANNOT ACCOMMODATE ~ 120 NEW VEHICLES
IN OUR NEIGHBORHOOD. ONLY 2* STREETS
INGRESS / EGRESS FOR OVER 120 VEHICLES,
NOT FEASIBLE.

* SICILY & TRINIDAD

Contact Info (optional)

Name

Email

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Its obvious the community is vehemently opposed to this project as presented.

This is a environmentally sensitive property, in a high-landslide risk and FEMA flood plain Residents are concerned about traffic/roads (120 more vehicles!)

Storm water runoff will impact properties downhill Our aging sewer infrastructure can't support this Surrounding streets too narrow to support extra traffic City can't even maintain existing streets Sewer mains over capacity.

Please revise plan to include fewer properties!

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

→ This Design by nature separates this development from the existing neighborhood - not integrated.

→ are 2 entrances enough? Traffic will be clustered on 2-3 streets.

→ Increased traffic is a huge problem.
Panorama is substandard.

→ Does the landscape plan include big box trees as shown on plan? If not, I recommend they are included in the budget

→ Parking encroaching on existing neighborhood - ^{our} small scale neighborhood ^{streets don't} ~~doesn't~~ accommodate traffic.

conclusion (Density is too high - is this the definition of med. density? The green space should be removed from the 10 acre / 7 house per acre zoning.

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmidesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

The scope of this project is far in excess of what is practical or possible given the following problems

- lack of proper access
- excessive density of cars will prompt spillover parking onto adjacent streets
- guest parking is far insufficient
- new streets are too narrow
- sewer, water are critical problems
- roads are in poor condition
- a large % of traffic will funnel from Hwy 1 → Yerba Buena
- PG&E infrastructure is poor
- City of Morro Bay not experienced with large projects.

Contact Info (optional)

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

City infrastructure needs improvement before this goes through. Too many units; does not fit neighborhood character. Will make traffic worse city-wide. Fewer units, more green space between them would be a better compromise. Drainage & slide risks exist. The area is a superfund site. Ongoing water restrictions are a factor - are we getting more water from somewhere? Where? And what quality?

Contact Info (*optional*)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

Less homes - 60 ish homes
will have too much impact on
our water for existing residence !!

25 home total /

Development Need to be less dense.

Contact Info (optional)

Name _____

Email _____

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

TOO MANY
HOUSES PROPOSED. X

VERY CONCERNED ABOUT THE ADDITIONAL
TRAFFIC LOAD ON VERY ~~SMALL~~ NARROW
STREETS. CURRENTLY NOT ENOUGH ROOM
FOR TWO CARS TO PASS EASILY. ALSO
SINCE THERE ARE NO SIDEWALKS, THE
PEDESTRIANS ARE WALKING ~~ON~~ THE STREET -
CREATES A DANGER TO BOTH. ALSO NOT
ENOUGH PARKING SPOTS FOR GUESTS -
CURRENTLY THE NEIGHBORHOOD USES THE
FENCE LINES FOR PARKING SINCE THE NEIGHBORHOOD
HAS SMALL LOTS ALREADY. NOT ENOUGH
ACCESS STREETS INTO THE PROPOSED PLAN.
WATER & SEWER CAPACITY IS A CONCERN.

Contact Info (optional)

Name

Email

Place your comment in the
comment box or send at a
later time to: Aden Ferillo at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

I live across the street, and am not against development if it's done right. I do think 6T houses are too many and am concerned about the traffic. I also realize this is a process. 30 homes/20 even better, solving the traffic issue may mean going to one-way streets. All issues must be addressed completely.

Contact Info (optional)

Name _____

Email _____

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

- WHAT STREETS WILL BE TRAVELLED?
- NO WATER IN CAMBRIA, CAYUCOS, LOS OSOS
MOROBAI HAVE ENOUGH?
- ~~NO~~ STOP SIGNS? SIDEWALKS?
- DEVALUATION OF MY PROPERTY?
- "GUEST" PARKING?

TRAFFIC

- WE WANT LESS DENSITY

WATER

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

★ The neighborhood (existing) can't handle any more traffic without updating the existing streets.

★ Not enough parking for the subdivision.

★ streets are not wide enough to accommodate the traffic

★ Only stoplight for entrance is Yerba Buena so the thruway traffic will increase exponentially

★ More entrance to the subdivision should be addressed to decrease traffic for our very narrow streets

★ Panorama St needs to be widened.

Contact Info (optional)

Name

Email

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

WHAT IS THE AVE. COST FOR EACH HOUSE.
WILL ANY BE AFFORDABLE??

TRAFFIC —

STREETS SURROUNDING PROPOSED SITE ARE INADEQUATE
TO HANDLE INCREASED CAR TRAFFIC.

IMAGINE 2-3 CARS/LOT = 120-180 VEHICLES.

ARE THERE GRANNY UNITS ALLOWED?

THAT WILL ONLY INCREASE # OF CARS. STREET PARKING
IS ALREADY A DISASTER.

SEWER —

CAN THE CITY SEWER LINES UNDER N. MAIN ST. ACCOMMODATE
THE SEWAGE FROM 61 NEW HOMES? DOUBT IT. PLEASE LOOK
INTO IN GREAT DEPTH.

WATER —

WHO EVER THINKS THAT WE HAVE AN ENDLESS SUPPLY OF
WATER DUE TO STATE WATER SUPPLY SHOULD PULL THEIR
HEADS OUT OF THEIR BUTT.

3300 Panorama Drive
Neighborhood Meeting
Feedback/Comments

- Fewer houses (lower the 'greed' factor)
20-40
- Current streets too narrow to accommodate traffic
- Wider streets in newer development
- Larger community park
- Concerns about condition of current streets deteriorating even more
- Guarantee current homes will not lose property - lines for roads.

Contact Info (optional)

Place your comment in the comment box or send at a later time to: Aden Ferillo at acferillo@rrmdesign.com or via mail to 3765 S. Higuera, Ste 102, San Luis Obispo CA 93401

Thank you!

CONFERENCE MINUTES & NOTES



Date:	Time:	Location:
Project Name:		Project #:
Participants:		cc:
Topic/Subject:		

CHANGE TO
ONE-WAY STREETS

ANN

3300 F
Neigh
Feedb

Need an EIR before
going forward.

Housing Density is too
high!

The 2 homes on the
corner of Whidbey and
Pandora Dr are
proposed to be built
over an ESH area

Building on unstable
land should be
prohibited! The
existing homes
below it.

61 homes means
there will be 22 cars.

The impact of over
100 cars on the traffic
in the existing neighborhood
will be immense

Damage to existing
streets will during
construction will
not be without
~~expenses~~ expenses

Property values will

Affordable living
residences(?)

Where?

~~What about~~

Streets in development
needs to be wider
than existing
neighborhood to
allow on-street parking

The Plan cannot
go forward without
severely negatively
impacting the quality
of life of several
thousand residents

Place
com
later time to. Agent email at
acferillo@rrmdesign.com or
via mail to 3765 S. Higuera, Ste
102, San Luis Obispo CA 93401

Thank you!

3300 Panorama Drive

Neighborhood Meeting

Feedback/Comments

Will our home values be impacted—
either positively or negatively?

How will increased traffic impact
the current residents.

Density is a concern!

Sent: Saturday, April 23, 2022 11:23 AM

Subject: FW: 3300 Panorama Drive@

From: _____

Sent: Saturday, April 23, 2022

Subject: 3300 Panorama Drive

In planning the development on Panorama, a Guiding Principle of the Planning Division of Morro Bay should be employed. That Principle states:

“all new and remodeled development fit into the small town scale of the community while preserving and strengthening the unique small coastal town image and character of Morro Bay.”

The planned development violates this principle. Those who betray this principle will be held accountable. I am a homeowner on Tahiti St. Our entire neighborhood would be greatly harmed by the impact of this development as it has been described.

Would Rhine and Morris sell the property to be used as an open space or park? If not, then the development needs to be scaled back to “preserve the unique small coastal town image and character of Morro Bay.”

Richard Dorflinger
340 Tahiti St.