

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
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# Th16b

**Prepared June 10, 2024 for June 13, 2024 Hearing**

**To:** Commissioners and Interested Persons

**From:** Kevin Kahn, Central Coast District Manager  
Sarah MacGregor, Coastal Planner

**Subject: Additional hearing materials for Th16b  
Coastal Development Permit Number 3-24-0149 (801 Embarcadero  
Restaurant/Hotel)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed.

**From:** [MacGregor, Sarah@Coastal](mailto:MacGregor_Sarah@Coastal)  
**To:** [MacGregor, Sarah@Coastal](mailto:MacGregor_Sarah@Coastal)  
**Subject:** FW: Public Comment on June 2024 Agenda Item Thursday 16b - Application No. 3-24-0149 (801 Embarcadero Restaurant/Hotel, Morro Bay)  
**Date:** Tuesday, June 4, 2024 12:07:35 PM  
**Attachments:** [Outlook-1k51e5gw](#)

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**From:** Ted Schiafone <[tschiafone@morrobayca.gov](mailto:tschiafone@morrobayca.gov)>  
**Sent:** Tuesday, June 4, 2024 11:47 AM  
**To:** CentralCoast@Coastal <[CentralCoast@coastal.ca.gov](mailto:CentralCoast@coastal.ca.gov)>  
**Cc:** Lori Thompson <[LThompson@morrobayca.gov](mailto:LThompson@morrobayca.gov)>  
**Subject:** Public Comment on June 2024 Agenda Item Thursday 16b - Application No. 3-24-0149 (801 Embarcadero Restaurant/Hotel, Morro Bay)

June 4, 2024

Mr. Dan Carl, District Director

California Coastal Commission

Central Coast District

725 Front Street, #300

Santa Cruz, CA 95060

RE: Application No. 3-24-0149 (801 Embarcadero Restaurant/Hotel, Morro Bay)

Dear Mr. Carl,

Please accept this letter as support for California Coastal Investments, LLC project at 801 Embarcadero, Morro Bay, CA (Land Lease Site 86, Water Lease Site 86W). The City of Morro Bay as trustee for State Tidelands is responsible to manage these properties along the Embarcadero in a financially prudent manner. Redevelopment is critical to our future financial health by providing visitor serving businesses that are modern and well maintained.

This ground floor restaurant/brewery/coffee shop, and seven-unit hotel is a much-needed addition to the many other visitor serving businesses that already exist. There are several improvements to public access, including a new fifteen-foot-wide lateral segment of the Harbor walk, a second-floor public viewing deck, new floating dock and public boat slips, and creation of a public plaza.

Please approve this project as presented.

Sincerely,

*Salvatore (Ted) Schiafone*

Harbor Director

City of Morro Bay

1275 Embarcadero / Morro Bay, CA 93442

Phone 805-772-6254

[www.morrobayca.gov](http://www.morrobayca.gov)

