



**CITY OF MORRO BAY
RECREATION AND PARKS COMMISSION
AGENDA**

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Thursday, January 19, 2017
Veterans Memorial Building - 6 p.m.
209 Surf Street, Morro Bay, CA**

Chairperson Drew Sidaris

Vice-chairperson Bob Swain
Kevin Carroll
Jeffrey Cox

Al Romero
Timothy Ross
Skip Sorich

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS / PRESENTATIONS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on City business matters other than scheduled items may do so at this time. To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded, and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted, and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome, and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Recreation Services Division at (805) 772-6278. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. CONSENT CALENDAR

A-1 Approval of Minutes from Recreation and Parks Commission meeting held on April 21, 2016

Staff Recommendation: Approve minutes.

- A-2 Recreation Services Division Status Report
Staff Recommendation: Receive and file.
- A-3 Recreation Services Division Participation Reports
Staff Recommendation: Receive and file.
- A-4 Recreation Services Division Organizational Chart
Staff Recommendation: Receive and file.
- A-5 Recreation & Parks Commission 2017 Meeting Dates
Staff Recommendation: Receive and file.

B. PUBLIC HEARINGS – None

C. BUSINESS ITEMS

- C-1 Morro Bay Citizens Bike Committee Bicycle/Pedestrian Needs
Staff Recommendation: Review committee's list of Unmet Bicycle/Pedestrian Needs and make recommendations to Council.
- C-2 Recreation Parks Commission 2016-2017 Work Plan
Staff Recommendation: Preliminary discussion for later action.
- C-3 Presentation of Embarcadero and Centennial Parkway Proposal
Staff Recommendation: Review plan and make recommendations to Council.

D. FUTURE AGENDA ITEMS

E. ADJOURNMENT

Adjourn to the next regular Parks and Recreation Commission meeting at 6 p.m. **Thursday, March 16, 2017**, at the Veterans Memorial Building, 209 Surf Street, Morro Bay, California.

This agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the agenda posted at the Morro Bay Community Center, 1001 Kennedy Way, for any revisions, or call Recreation Services at 772-6278 for further information.

Materials related to an item on this agenda are available for public inspection during normal business hours at City of Morro Bay Recreation Services, 1001 Kennedy Way, and at Mills/ASAP, 495 Morro Bay Boulevard, or online at www.morrobayca.gov. Materials related to an item on this agenda submitted to the Commission after publication of the agenda packet are available for inspection at Recreation Services during normal business hours or at the scheduled meeting.

This agenda is available for copying at Mills/ASAP and at the Morro Bay Public Library.

MINUTES – MORRO BAY RECREATION AND PARKS COMMISSION

REGULAR MEETING – April 21, 2016

VETERANS MEMORIAL BUILDING – 6 p.m.

PRESENT: Chair Drew Sidaris, Vice Chair Robert Swain, Commissioner Kevin Carroll, Commissioner Jeffrey Cox, Commissioner Al Romero, Commissioner Timothy Ross, Commissioner Skip Sorich and Deputy City Manager Sam Taylor.

CALL TO ORDER: Chair Sidaris called the meeting to order at 6 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLIGIANCE

ANNOUNCEMENTS

<https://youtu.be/pER868dJGH0?t=1m53s>

Deputy City Manager Taylor thanked commissioners for accommodating a schedule change that moved the starting time of this meeting from 5:30 p.m. to 6 p.m. He announced that the time change would continue, most likely through June, to allow for scheduling of General Plan Advisory Committee meetings.

Commissioners noted several upcoming recreational events in the community, including Bands on the Run, May 28; the Morro Bay Kite Festival, April 23-24; the SLO half marathon; Monster Skate; and the Cruisin' Morro Bay Car Show.

PUBLIC COMMENT

There was no public comment.

A. CONSENT CALENDAR

<https://youtu.be/pER868dJGH0?t=5m39s>

Unless an item is pulled for separate action by the Commission, the following items are approved without discussion.

A-1 Approval of minutes for Recreation & Parks Commission meeting, July 16, 2015

RECOMMENDATION: Approve minutes.

A-2 Approval of minutes for Recreation & Parks Commission meeting, August 19, 2015

RECOMMENDATION: Approve minutes.

A-3 Approval of minutes for Recreation & Parks Commission meeting, Nov. 19, 2015

RECOMMENDATION: Approve minutes.

A-4 Approval of minutes for Recreation & Parks Commission meeting, Jan. 21, 2016

RECOMMENDATION: Approve minutes.

A-5 Recreation Division Status Report

RECOMMENDATION: Receive and file.

MOTION: Commissioner Swain moved to receive and file items A-1 through A-5. The motion was seconded by Commissioner Cox and passed unanimously, 7-0.

B. PUBLIC HEARINGS

None

C. BUSINESS

C-1 Consideration and recommendation to City Council regarding approval of a new Partnership Policy

<https://youtu.be/pER868dJGH0?t=6m9s>

Deputy City Manager Taylor emphasized the need to have written agreements with organizations that receive either discounts or free use of City facilities in exchange for work they do that benefits the City.

He said the existing Partnership Policy needed to be clearer about what constitutes a partnership and who it is appropriate for the City to partner with, as well as succinctly outlining the best way to set up such a partnership.

Therefore, in the proposed new policy, a lot of excess language has been removed. It clearly states why the City partners: A partner benefits the community by providing a service the City might provide on its own but does not, most often because it lacks the necessary monetary or staffing resources. As an example, he used the Eco Rotary Club of Morro Bay, which participates in the Adopt-A-Park program and, in exchange, uses space in the Community Center

for its meetings free of charge. Taylor said the City aims to partner with groups that help maintain and beautify the city, provide senior services, assist low-income youth, assist people with disabilities, or in some other way improve the quality of life in Morro Bay.

Commissioners asked for clarification about existing “handshake” partnerships that are not currently spelled out in writing. Taylor said that they would be evaluated individually but that most of the organizations will fit the requirements of the Partnership Policy. It’s just a matter of getting these partnerships formalized and in writing. There was also discussion about how a partnership’s value to the city will be measured. Taylor said there were several ways to do this. For example, there are established hourly dollar values that can be applied to volunteer work.

Taylor pointed out that the Partnership Policy is designed to be a citywide policy, not just a Recreation Division policy, so the goal is to ensure that the policy works for everyone.

MOTION: Commissioner Swain made a motion to accept the Partnership Policy as presented. The motion was seconded by Commissioner Cox and passed unanimously, 7-0.

D. FUTURE AGENDA ITEMS

None

E. ADJOURNMENT

Meeting adjourned at 6:28 p.m. to the next regular Recreation and Parks Commission meeting at 6 p.m. on **Thursday, May 19, 2016**, at the Veterans Memorial Building, 209 Surf Street, Morro Bay, California.

Recorded by:

Tiffany Porter
Administrative Assistant



AGENDA NO: A-2

MEETING DATE: January 19, 2017

STAFF REPORT

TO: Recreation and Parks Commission

DATE: January 11, 2017

FROM: Recreation Services Division Staff

SUBJECT: Recreation Services Division Status Report

RECOMMENDATION:

Staff recommends Commission review the current Status Report and accept for file.

SUMMARY:

The following is a brief review of the status of current Recreation Division projects and programs.

Estero Bay Community Radio – The Rock 97.3

Staff can be heard on The Rock 97.3 every Monday at 8:10 a.m. Staff is using this time to promote our programs, activities, facility rentals and special events. Staff invites various community groups that support recreational elements to join them on occasion.

Morro Bay Community Activities Guide

Recreation Services staff, in partnership with Hay Printing, has produced the premiere issue of a new, twice-yearly activity guide, which is being mailed to all residents of Morro Bay. The 48-page, magazine-style guide is paid for primarily through advertising sold by Hay Printing. Recreation Services provides content about City programs and services.

City Website/Recreation and Parks Pages/Facebook

Staff continues to add content and update webpages as needed, including calendar items such as program sign-up dates. The department uses the City's Facebook page to announce program registration, upcoming events and other important and interesting information as it arises.

Recreation Classes

Recreation Services continues to offer a variety of classes for youths and adults, ranging from Karate and Tennis lessons to Quilting and Music Appreciation. Tennis was expanded in 2016, and lessons are now offered on one of the courts at Del Mar Park several days a week. We also introduced a new class called Freestyle Fitness. It is an exercise-dance class in which participants each work out at their own aerobic level.

Morro Bay Senior Citizens Inc. (MBSCI)

Recent senior activities include a new bocce ball group that meets twice a month, a resurrected walking club that meets on Wednesdays, and one-day clinics in disc golf and paddleboarding. Our new partnership with the Cuesta College Emeritus Program provides classes specifically designed for seniors. Using the rooms in the Senior Center, we have been able to offer classes in technology, photography and history, as well as a watercolor class so popular it had to be moved to a larger venue.

Spring Adult Softball League

The Spring Adult Softball League Registration will begin January 30, 2017. The season will include eight games and an end-of-season tournament.

Estero Bay Youth Futsal

Registration for the 2017 season of Estero Bay Youth Futsal will begin in February. Futsal is open to boys and girls in grades K-12. The season will be April-May. Futsal is a non-competitive indoor soccer program.

Coast Girls Softball

Season planning is underway. We have met with Templeton Girls Softball, SLO Girls Softball and Paso Girls Softball to discuss the upcoming season and align all league rules. Registration is open through January 27. A registration evening and parents meeting was January 18 at the Morro Bay Community Center.

Estero Bay Youth Basketball

Basketball season is now underway. Games are Friday nights at Baywood Elementary and Del Mar Elementary, and Saturdays at LOMS, Cayucos Elementary and Del Mar.

Morro Bay Junior Lifeguard Program

Dates for the 2017 Morro Bay Junior Lifeguard Program are set: JG Fast Start, June 12-23; Pool Program, June 20-23; Beach Session 1, June 26-July 14; and Beach Session 2, July 24-Aug 11. Registration will open April 3, 2017.

Brian Waterbury Memorial Rock-to-Pier Run and Half Marathon

The 2017 Rock-to-Pier Run and Half Marathon is set for July 15. Low tide is at 9:30 a.m., so the race start is tentatively set for 9 a.m.

T-ball/Coach Pitch

Los Osos Little League and Central Coast Little League merged during the off-season. As a result, Little League will be offering a T-ball option this year in Morro Bay. Those interested in T-ball should contact Coast Little League to register.

Kids Club Children's Center

The 2016 Kids Camp summer program ran from June 20 to August 12, with an average of 75 campers a day, ranging from Kindergarten to 6th graders. It was a very successful summer, with numerous field trips to local attractions and long-distanced trips to Gilroy and Santa Barbara.

Kids Club is currently at full enrollment for the 2016/17 school year, with 70 Del Mar students enrolled, 24 of whom are TK/Kindergarteners in our extended Kindergarten program. Kids Club is a before- and after-school program for Del Mar Elementary students in Transitional Kindergarten

through fifth Grade. Kids Club is located on the Del Mar Elementary School campus and is open every day school is in session for before- and after-school enrichment.

In December Kids Club hosted a “Parents Night Out” for families, and 23 children attended. “Parents Night Out” provided children with a fun-filled night of crafts, dinner, a movie and other activities, as well as quality childcare, from 6 to 10 p.m. for \$30 a child. We were happy with the attendance, being that we hadn’t hosted a “Parents Night Out” since 2004.

Rockies – The Morro Bay Teen Center and Skate Park

The parking lot at the Teen Center was recently resurfaced and restriped. The skatepark itself is also scheduled to be resurfaced soon – weather permitting. Rockies is a safe and healthy alternative for local youth. The Teen Center is open to all teens in grades 7 through 12. The Skate Park is open to all ages, and helmets are required. Rockies is open from 3 to 7 p.m. weekdays and 1 to 7 p.m. Saturdays. On an average day, 25 teens use the center.

Morro Bay Teen Action Club (TAC)

The T.A.C. has been quite active recently. Teens distributed flyers for both the Avocado Margarita Festival and the Harbor Festival to all Morro Bay businesses. Teens also helped out with Harbor Festival set-up, setting up tables and chairs, hanging banners and zip-tying sand buckets to the vendors’ pop-up tents to keep them from flying away during heavy winds that day.

In other projects, teens put together stacks of maps for the Surfboard Art Festival and distributed the maps to all Morro Bay businesses. T.A.C. members also helped at the downtown trick-or-treat event on Halloween. Teens helped hand out treats and dressed up as “Rocky,” the Teen Center mascot, to take pictures with families. They also helped Morro Bay in Bloom plant succulents at the Morro Bay Bike Park.

T.A.C. members help set up for Bingo Night, held on the First Friday of every month at the Vets Hall.

Special Events

Halloween: Recreation Services was out in force at the downtown trick-or-treating event. We provided a face-painting booth and a healthy-snack booth, where we served popcorn and apples with caramel sauce.

Tree lighting: Recreation Services had many helping hands in this year’s Holiday Tree Lighting event. We provided the lights for the crab-cage tree, strung the lights, made sure the system was weatherproofed to handle the rain, and lit it up on the evening of the event. We arranged for a musical performance by the Morro Bay High School Chamber Choir, who also led a children’s sing-along. We provided hot apple cider and cookies for all to enjoy and made arrangements for Santa to catch a ride on our MB Trolley, so he would be there to read “The Night Before Christmas” and take children’s gift requests. What a great event, even in the rain!



AGENDA NO: A-3

MEETING DATE: January 19, 2017

STAFF REPORT

TO: Recreation and Parks Commission **DATE: January 11, 2017**
FROM: Recreation Services Division Staff
SUBJECT: Recreation Services Division Participation Reports

RECOMMENDATION:

Staff recommends that the Commission receive and file the attached reports.

SUMMARY:

Attached are three separate Participation Reports, which illustrate performance of various Recreation Services programs. The first report shows participation in classes offered by Recreation Services during the 2015/16 fiscal year and comparing 2015/16 participation to 2014/15 participation.

Participation is defined as the number of interactions Recreation Services had with members of the community during the year. For example, if someone attended a class that met three times a week for four weeks, that individual would have interacted with Recreation Services 12 times. The numbers shown in all of the attached reports are based on this method.

A few notes about the F/Y 2015-16 Classes/Activities Participation report: The graph shows a big dip in participation during December. This occurs every year because many classes are not offered or have low attendance during the holiday season. The graph also shows a big drop in July and August of 2015/16 compared to the previous year. This was primarily due to the loss of the very popular Fit Club – Fusion Fitness class because of instructor's inability to continue.

ATTACHMENTS

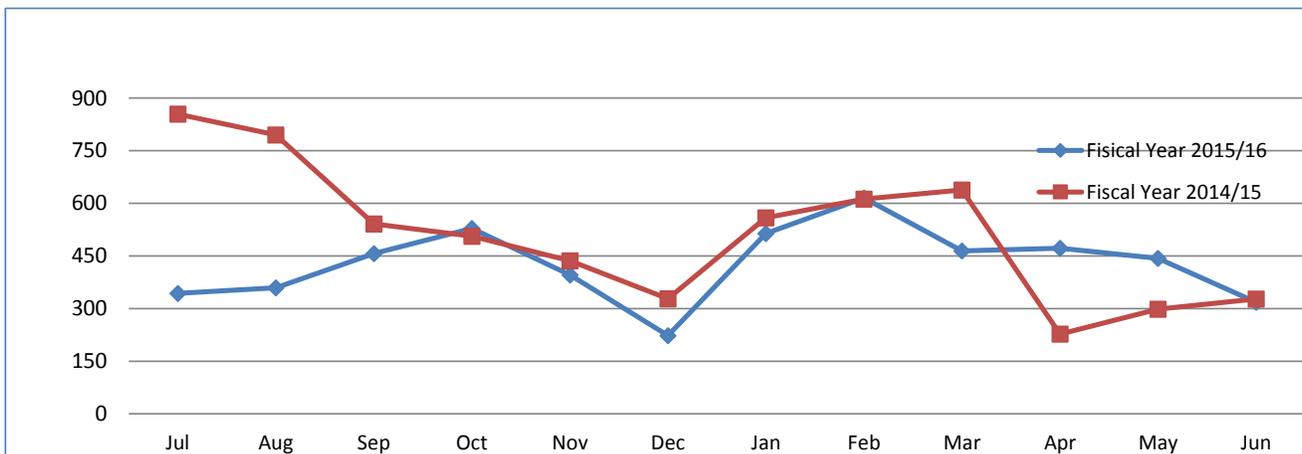
Participation Report: Recreation Services Classes and Activities – Fiscal Year 2015/16

Participation Report: Recreation Services – 10-year History

Participation Report: Affiliated Clubs – 5-Year History

**City of Morro Bay Recreation Services
Classes / Activities
PARTICIPATION REPORT
F/Y 2015/16**

<u>Participations</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>F/Y 15/16</u>	<u>F/Y 14/15</u>	<u>Diff</u>
Acrylics/ Painting	38	52	34	29	44	26	31	43	54	47	44	45	487	439	48
Aikido	20	16	30	20	8	0	24	16	30	16	20	10	210	97	113
Belly Dance	38	44	21	24	15	0	20	20	20	20	16	13	251	281	-30
Bellyfit - Cancelled	55	0	21	39	12	4	5	6	0	0	0	0	142	100	42
CW Line Dacne 2 months long per	69	47	0	0	0	0	0	0	0	0	0	0	116	182	-66
Fit Club - Changed to Fusion													0	3081	-3081
Flip City Gymnastic	0	0	33	40	52	33	60	52	48	48	52	32	450	518	-68
Fusion	0	38	172	186	72	60	163	208	24	160	80	84	1247	27	1220
Music Appreciation	0	12	26	14	28	0	14	32	27	21	0	0	174	100	74
Okinawan Karate	88	120	80	88	96	66	104	120	120	72	72	45	1071	994	77
Qi Gong - Cancelled									13	5			18	0	18
Quilting & Sewing	0	0	9	34	32	2	42	82	51	22	52	13	339	150	189
Yoga - Cancelled									10	5			15	0	15
Zumba/Freestyle	26	22	23	28	25	12	41	36	46	40	69	36	404	27	377
Tennis - 1 ct per 1/2 hour	9	8	8	26	12	20	10	0	21	16	38	40	208	125	83
Total	343	359	457	528	396	223	514	615	464	472	443	318			



City of Morro Bay Recreation Services
PARTICIPATION REPORT
Ten Year History

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Facilities Rentals Hours Reserved										
Community Center/Vets Hall	18,648	18,602	17,857	18,749	17,943	15,844	17,606	14,756	10,439	12,173
Lila Keiser	3,732	2,397	2,469	2,645	1,811	1,960	2,828	2,799	3,477	3,667
Park BBQ Areas	996	1,207	1,227	1,144	1,140	1,052	1,019	1,110	1,200	1,027
Program Enrollment										
Kids Club Before/After School	13,209	15,121	17,151	19,846	15,181	14,029	14,131	13,771	13,459	13,521
Kids Camp	2,506	2,395	2,584	2,386	2,378	2,325	2,197	2,231	2,108	2,418
Teen Center	7,387	6,597	7,005	6,215	7,283	7,379	8,573	8,781	6,243	5,329
Skate Park*	1047	1083	532	0	0	0	0	0	0	0
Enrichment**	12,557	11,092	10,162	7,591	8,883	6,100	15,626	12,747	10,392	9,346
Sports Leagues/Classes**	43,568	40,147	38,418	39,499	40,208	42,828	30,519	34,736	34,005	32,425
Junior Lifeguards	1,629	2,129	2,285	1,791	1,603	2,256	2,778	2,586	2,193	2,500
Rock to Pier Run	689	826	871	950	1,037	1,115	1,173	1,072	992	1,188
Coast Summer Slam	360	360	360	360	435	420	465	480	480	420
Labor Day	390	390	360	360	360	360	330	315	315	255
Oktoberfest***	225	225	225	225	135	0	0	0	0	0

*Skate Park moved to Teen Center Parking Lot. Not staffed but open during teen center hours

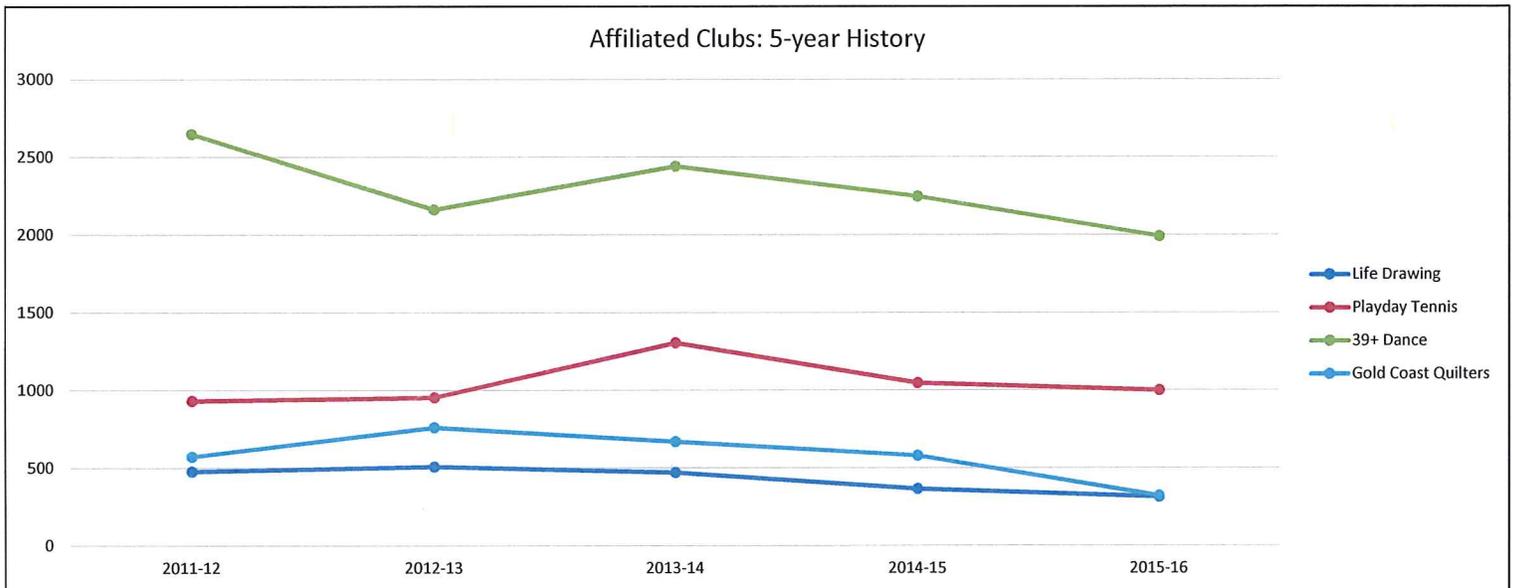
**In fiscal year 2012-13 moved classes from Sports Division to Administration

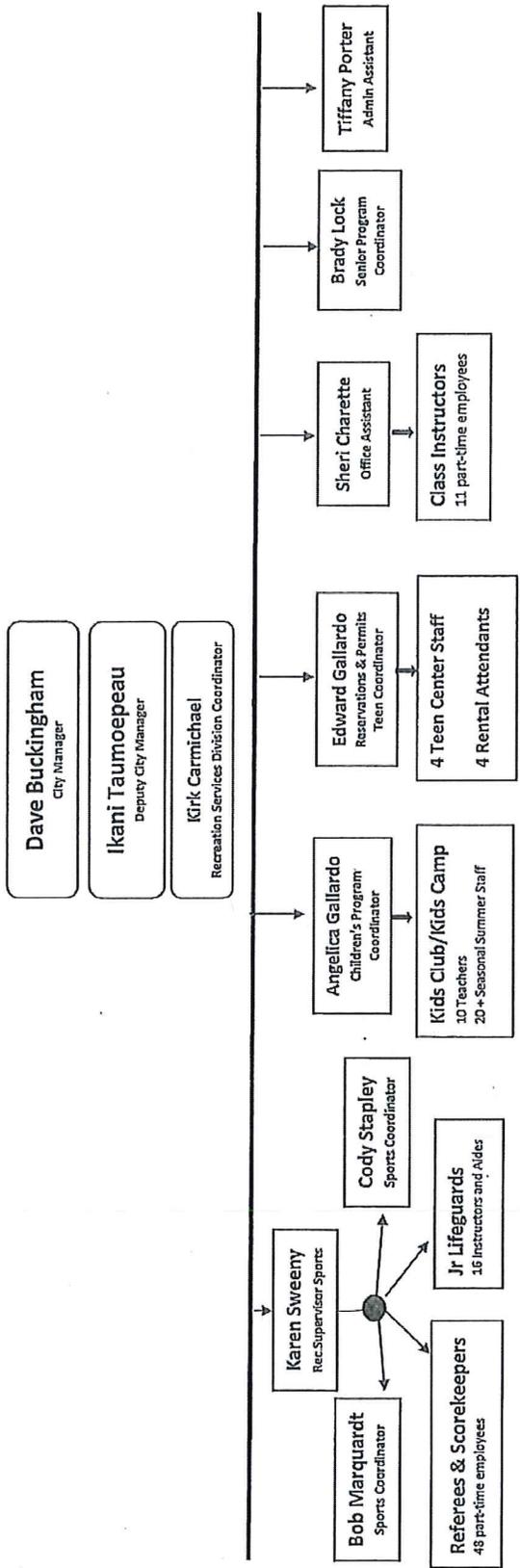
***Discontinued due to declining enrollment

City of Morro Bay Recreation Services
Affiliated Clubs: 5-year History
PARTICIPATION REPORT
F/Y 2015/16

Participation **2011-12** **2012-13** **2013-14** **2014-15** **2015-16** 2016/17 - 1st 1/4

Life Drawing	477	508	470	365	314	121
Playday Tennis	933	954	1305	1047	1,001	139
39+ Dance	2649	2162	2442	2248	1,991	508
Gold Coast Quilters	573	761	669	579	320	X





Recreation Services Division Organizational Chart



AGENDA NO: A-5

MEETING DATE: January 19, 2017

Recreation & Parks Commission

2017 Meeting Dates

Eight regular meetings of the City of Morro Bay Recreation and Parks Commission are scheduled for the 2017 Calendar Year.

All meetings are scheduled for 6 p.m. on the third Thursday of the month at the Veterans Memorial Building, 209 Surf Street, Morro Bay, unless otherwise notified.

The meeting dates are as follows:

- January 19
- March 16
- April 20
- May 18
- July 20
- August 17
- September 21
- November 16

All meetings are scheduled for 6 p.m. on the third Thursday of the month at the Veterans Memorial Building, 209 Surf Street, Morro Bay, California, unless otherwise notified.



AGENDA NO: C-1

MEETING DATE: January 19, 2017

STAFF REPORT

TO: Recreation and Parks Commission **DATE: January 11, 2017**

FROM: Recreation Services Division Staff

SUBJECT: Citizens Bike Committee Unmet Bicycle/Pedestrian Needs

RECOMMENDATION:

Staff recommends that the Commission review the Unmet Bicycle/Pedestrian Needs list and forward the Commission's recommendations to the City Council.

SUMMARY:

The Morro Bay Citizens Bike Committee has compiled a list of Bicycle/Pedestrian Improvement Requests for 2017. The Committee asks that the Recreation and Parks Commission review the list of 23 suggested improvements and make recommendations to the City Council to be considered in connection with goal-setting for the 2017-18 fiscal year.

ATTACHMENT

Morro Bay Citizens Bike Committee Unmet Bicycle/Pedestrian Needs 2017

AGENDA NO: C-1

MEETING DATE: January 19, 2017

Morro Bay Citizens Bike Committee

Unmet Bicycle/Pedestrian Needs 2017

1. Provide more bike parking facilities at popular destinations – all public buildings, commuter destinations, business clusters.
2. Provide traffic-calming solutions on San Jacinto from Ironwood to Main Street to slow down motor vehicles. This is a main route to school for Del Mar students.
3. Ensure that crosswalks around Del Mar Elementary School are repainted frequently so they are visible to motorists.
4. Paint the bike lanes on San Jacinto from Cedar to Greenwood and on Greenwood from San Jacinto to Sequoia as a Safe Route to School.
5. Paint green bike lanes on both sides of San Jacinto from Cedar to Main, and convert the right-turn pocket between Alder and Main to a protected bike lane with a bike box in the crosswalk.
6. Paint Class II bike lanes, sharrows (shared-use arrows) and signs on Atascadero Road from Morro Creek to the high school to connect to existing Class II and Class I bikeways.
7. Extend the Harborwalk/CCT north from Morro Creek along the west boundary of the high school to the south end of the Morro Bay-Cayucos Connector.
8. Paint a crosswalk on South Bay Boulevard at the intersection with Quintana so bicyclists can safely cross as pedestrians during periods of heavy motor traffic.

9. Re-engineer the intersection of Quintana with Main Street in Morro Bay to provide safe crossing for northbound cyclists from Main to the bike trail.
10. Paint a green northbound bike lane on Main Street approaching Quintana where it begins the transition from the curb across the right-turn motor vehicle lane.
11. Paint a green northbound bike lane from Lemos to the freeway undercrossing.
12. Restripe North Main Street from Atascadero Road to Yerba Buena to provide:
 - a. a wider bike lane for southbound bicyclists, or
 - b. a separated Class 4 bikeway that accommodates users in both directions on one side of the street.
13. Raise the Class I multi-use trail beside PG&E property above the flood line or improve stormwater flow across the trail.
14. Provide safe crossing for bicyclists from the Embarcadero bike lanes to the Harborwalk in the area of the power plant entrance.
15. Improve visibility for motorists and bicyclists at the Harborwalk crossing of Coleman Drive near Coleman Park.
16. Paint sharrows on Embarcadero Drive and Morro Bay Blvd.
17. Create a bike corral at the intersection of Morro Bay Blvd. and Main Street.
18. Complete the California Coastal Trail extension between Morro Bay and Cayucos.
19. Complete the Chorro Valley Bike/Ped Trail.
20. Extend the Harborwalk/CCT south along the Embarcadero through Tidelands Park to Morro Bay State Park and through the park to South Bay Boulevard.
21. Refresh bike lane painting as needed throughout the city.

22. On State Park Road, Upper and Lower, and on Black Hill Road, place sharrows and signs stating that Bicyclists May Use Full Lane.
23. Widen Toro Creek Bridge across Highway 1 north of Morro Bay to add a bike lane on the northbound side – work to be done by Caltrans – scheduled for 2018.



AGENDA NO: C-2

MEETING DATE: January 19, 2017

STAFF REPORT

TO: Recreation and Parks Commission **DATE: January 11, 2017**
FROM: Recreation Services Division Staff
SUBJECT: Recreation & Parks Commission Work Plan – 2016-2017

RECOMMENDATION:

Staff recommends that Commission members accept this material and review for later discussion and action.

SUMMARY:

Attached are a copy of the City's Goals and Objectives for the 2016/17 fiscal year. Also attached is a copy of the Recreation & Parks Commission Work Plan related to those goals. The Work Plan was presented for discussion at the April 26, 2016, Joint Meeting of the City Council and the Recreation & Parks Commission.

City Manager Dave Buckingham explained the process, and an overview of the Recreation & Parks Commission Work Plan and associated timeline was presented. The Council and Commission discussed the 10-year budget forecast and the importance of developing potential partnerships as a way to expand programs while controlling costs.

The Commission discussed various methods to gather public input and identify segments of the population it may be missing. The Commission shared community concerns about the cancellation of the tree-lighting event and the importance of community enhancement programs. Consideration of a six-week Junior Giants summer program was also discussed.

Regarding Goal #5 g), Council stressed the importance of engaging with the school district to ensure the pool is a multi-use facility, and suggested adding prioritization of capital needs for park infrastructure to the work plan so it is clear where any available funds can best be used. It was agreed to add prioritization of capital projects under Goal #7.

The Council voted to adopt the work plan on May 10, 2016, and Staff is now bringing it back to the Commission for any further consideration or recommendations to Council.

Staff suggests that members of the Commission review the material individually and plan to discuss and act on any further recommendations at the next Commission meeting in March.

ATTACHMENTS

2016-2017 City Goals and Objectives – Updated

Recreation & Parks Commission Work Plan for 2016/17

Advisory Board Work Development Structure



CITY OF MORRO BAY

CITY HALL
595 Harbor Street
Morro Bay, CA 93442

Memorandum For City Council, Staff and the Public

Date: Aug 25, 2016

Subject: 2016-2017 City Goals and Objectives – Updated

This document is an update to the City's FY16/17 Goals and Objectives. It reflects updates approved by the City Council on August 23, 2016.

1. **Purpose.** The purpose of this document is to identify City of Morro Bay Goals and Objectives for the Budget Year July 2016 – Jun 2017.
 - a) The City of Morro Bay strategic planning framework, adopted by the City Council on December 8, 2015, directs the timing for development of City Goals and Objectives.
 - b) In accordance with that policy, the City's 10 existing goals remain in place. They will be reviewed and modified in January of 2017.
 - c) The City's 2016/17 budget year objectives were developed in January and February of 2016, encompassing broad input from residents, staff, advisory bodies and Council. This process included receiving resident, board and council input through the year, then, two formal Council study sessions in January 2016 and deliberation at one council meeting on February 9th, 2016. This document was approved / adopted by council on Feb 23rd, 2016.
 - d) The objectives under each goal identify a number of specific objectives the City intends to accomplish in the July 2016 to June 2017 budget year. Accomplishing these objectives, however, is dependent on adequate resourcing – both staff time and money. Thus, some objectives may not be completed if adequate resources are not allocated during the fiscal year 2016/2017 budget process.
 - e) City staff intends to develop simple action plans, including milestones and basic metrics, for each of these program objectives. Staff will update the Council on the status of work on each objective periodically through the year, and formally at the November 15, 2016 Annual Goals Update.

2. **Goals and Objectives.** Following are the City of Morro Bay's 10 Goals and subordinate program objectives for budget year 2016-17:

Goal #1 - Develop New WRF

- a) **Public Participation.** Continue to pursue robust public input on site design and aesthetics opportunities/process associated WRF project, site and ancillary facilities.
- b) **Property Acquisition.** Complete property appraisal, make first earnest money payment, and close on property.
- c) **Facility Master Plan.** Complete the facility master plan.
- d) **Complete the Master Reclamation Plan.** Make initial, then final determinations on reclamation options for the water reclamation component of the facility and approve the master reclamation plan.
- e) **Environmental Review.** Continue environmental review with all appropriate public noticing to allow for certification by Nov 2017. (Updated)
- f) **SRF Loan Application.** Begin preparation of state revolving fund (SRF) construction loan application to allow completion and submittal by Dec 2017. (Updated)
- g) **Grant Funding.** Investigate and pursue additional Proposition 1 grants applicable to the WRF project.
- h) **Annexation.** As part of the GP/LCP process, evaluate possible annexation of property acquired for the WRF and bring to Council for decision.
- i) **Construction Delivery Decision.** Bring to Council for decision the method of procurement to be used for construction of the WRF.
- j) **Construction RFP.** Issue a Request for Qualifications to pre-qualify design build or builder teams, depending on the procurement method, to participate in the bidding process. (Updated)
- k) **Construction Contract.** (Objective removed, to be added to FY17/18 Goals and Objectives)
- l) **Cayucos Participation Decision.** Bring to Council for decision final throughput design / construction requirement based on Cayucos CSD decision on participation in the MB WRF project.
- m) **Existing WWTP Site Future.** Work with the Cayucos Sanitary District to frame decision regarding future ownership of shared property at existing WWTP site.
- n) **City Corporation Yard Transition.** Complete design and identify funding requirements for possible City corporation yard component of the WRF project.
- o) **Improve Influent Quality.** Research and bring to Council for decision various options, from incentives to ordinances, to improve the quality of influent at the new WRF to decrease treatment costs.

Goal #2 - Improve Streets

- a) **Street Summit.** Plan and execute a “streets summit” to inform residents and work various street improvement approaches including financing and a possible funding revenue measure on the Nov. 2018 ballot.
- b) **Traffic Calming.** Complete 2-3 traffic calming projects at appropriate locations as dictated by the circulation element of the general plan. Include San Jacinto/Main for primary consideration.
- c) **41/Main Street Intersection Funding.** Research options and bring to Council for decision the required 50-percent local match (~ \$2M) to the Highway 41, Main Street and Highway 1 (ramp) Intersection improvement project. (Moved from Goal 4, otherwise unchanged.)
- d) **Traffic Signs.** Replace 20% of non-conforming traffic signs.
- e) **Traffic Markings.** Refresh Street markings, focusing on cross walks and legends, in the down town, embarcadero, north Main and routes to school.
- f) **Bike Needs.** Complete specific items from the unmet bike needs list that are funded in the FY16/17 budget process. Include Highway 1 and Yerba Buena, Bike Parking at public buildings, and traffic calming on San Jacinto for primary consideration. (If not completed in 2015/16, also complete the Class 1 path from Lemos to Cloisters, San Jacinto and Main bike safety, and installation of Bike Friendly Community signs.)
- g) **Bike Lane Painting.** Bring to Council in the budget scaled proposals for green painting various bike lanes including extensions through intersections, as appropriate.
- h) **Construction Timing.** Research and bring to council for consideration actions to remove existing City-imposed restrictions on timing of street work so that some paving, patching and painting work can be performed at appropriate times during shoulder and summer seasons.

Goal #3 - Review and Update Significant City Land Use Plans

- a) **GP/LCP.** Continue work on the GP/LCP update, completing the alternatives analysis and administrative draft of the Blue Print / Green Print; and administrative draft of the Program EIR, while pursuing robust public input in the entire process.
- b) **Zoning Option for GP/LCP update.** Bring to Council for consideration a budget decision to add a full zoning update/overhaul to the GP/LCP contract.
- c) **WRF / Righetti Property Master Plan.** Complete site master plan for the entire Righetti property should the Council decide to construct the WRF at that site.
- d) **Wireless Ordinance.** Update wireless ordinance and process through Coastal Commission.
- e) **Downtown/Waterfront Strategic Plan (DWSP).** Consider incorporating the downtown/waterfront strategic plan into the GP/LCP process. Complete the DWSP part of the plan.

- f) **2016 Building Code.** Review and adopt the 2016 California Building and Standards Code. Consider integrating green building incentives and greywater / solar-ready initiatives not included in the state revisions.

Goal #4 - Maintain Core Public Safety Services

- a) **Speed Survey.** Update citywide speed survey to determine appropriate safe driving speeds for all streets.
- b) **Marijuana Ordinances.** Begin a robust public discussion, informed by the results of a likely marijuana “recreational use” statewide initiative on the November 2016 ballot that results in Council consideration and action on all aspects of marijuana cultivation, medical and possible recreational use.
- c) **Police Volunteers.** Refresh the Police Volunteer program and update appropriate agreements and standard operating procedures relating to that program. (Modified).
- d) **Public Safety Scrub of MBMC.** Complete a review of all public safety ordinances in the MBMC, including various sections of the MBMC that currently require first offence warning for violations of code, and bring recommended changes to Council for decision.
- e) **Strategic Plan Implementation.** Implement certain items to be identified from the 2015/16 Fire Department Strategic Plan. (Modified)
- f) **Public Education.** Provide 3 CERT training sessions for the public and multiple Hands-Only-CPR presentations with the goal to educate 100 citizens in CERT and 500 citizens in Hands –Only-CPR.

Goal #5 - Ensure Fiscal Sustainability

- a) **Budget Forecast.** Complete a, professional, external, 10-year budget forecast in Jan-Mar 2017 with the new Council.
- b) **Budget Transparency.** Consider and implement additional budget transparency / citizen participation actions.
- c) **CFAC Review.** Review and refine the roles and responsibilities of the Citizens Finance Advisory Committee after their first full year of operation.
- d) **Community Choice Aggregation.** Partner with regional entities to further research possible implementation of a Community Choice Aggregation approach to energy choice.
- e) **Budget Policies.** Adopt a comprehensive set of financial and budget policies to provide a meaningful and easily understood framework for maintaining financial discipline.
- f) **Vehicle Replacement.** Determine City vehicle requirements, then determine replacement costs over a 15-year period to estimate the total costs required to fund replacements on an annual basis.

- g) **Recreation Programming.** Evaluate partnerships and/or contracting opportunities to increase the range recreation programming through the use of external service providers.

Goal #6 - Support Economic Development

- a) **Tidelands Trust Lease Management Policy.** Update and revise the City Lease Management Policy.
- b) **Economic Development Strategic Plan.** Launch the initial EDSP marketing toolkit and the 30-60-90-day action steps in the MB Economic Development Strategic Plan fostered by Chabin Concepts.
- c) **MBPP.** Consider providing proactive support, including a possible “memorandum of cooperation”, to any entity pursuing demolition, remediation and redevelopment (for non-energy producing purposes) of the Morro Bay Power Plant property.
- d) **Business Information on Website.** Complete a full renovation of the “Doing Business” section of the City’s website to enhance service for existing businesses and better market to potential new business for Morro Bay.
- e) **Business Incentives.** Research, evaluate, and bring to Council for consideration business incentive opportunities that may encourage existing business reinvestments in Morro Bay or recruit new businesses to the community.
- f) **Commercial Real Estate Inventory.** Partner with a local real estate agent to create a commercial real estate inventory and market this information on the City’s website.
- g) **Aquarium Project.** Work closely with the Central Coast Aquarium to bring a Concept Plan for approval to Council and Coastal Commission.
- h) **Business Improvement Districts.** Be receptive to, and provide City support, to any business improvement district opportunities proposed by Morro Bay business interests.
- i) **Economic Development Code Scrub.** Complete a high-level analysis of the Morro Bay Municipal Code to revise/remove policies that impede or hamper an improved business climate.
- j) **Maritime Museum.** Update the current MOU and complete a license agreement with the Central Coast Maritime Museum.
- k) **Marine Services Facility.** Contract for, complete and bring to Council for consideration a full feasibility study for the proposed Marine Services Facility.
- l) **Tourism Integration.** Complete the integration of the management of Tourism Business Improvement District operations with other aspects of the City’s Economic Development plans and activities.

- m) **Food Trucks.** Research and bring to Council for consideration a change to the MBMC to allow “food trucks” during approved events.

Goal #7 - Improve City Infrastructure, Facilities and Public Spaces.

- a) **Market Street Bluff / Centennial Parkway Area Revitalization.** Begin a public process and bring to Council ideas for revitalization of the city owned properties adjacent to Centennial Parkway, including the Front Street parking lot, the Branigan’s / Distasio’s building, and the City-owned parking lot at Market and Pacific.
- b) **Implementation of Concept Plans.** Depending on public input and funding, complete design, research funding tools and begin implementation work on various projects including Centennial Parkway revitalization and the Embarcadero Promenade concept.
- c) **ADA Compliance Improvements.** Following the ongoing ADA compliance assessment, complete \$50K of ADA compliance improvements, or as set by the FY2016/17 budget.
- d) **Signage and Branding.** Install new welcome, way finding and street signs based on updated city “branding” resulting from the Vision / Values and DWSP projects.
- e) **Improve Trash Collection and Public Restroom Cleaning.** Research and bring to Council for funding proposals to increase the frequency of public trash collection in public areas and the cleaning of public restrooms.
- f) **Tree Trimming.** Research and bring to Council for direction a proposal to increase the frequency of tree trimming in the downtown from ~5 years to ~2 ½ years, while continuing City tree management and planting consistent with the Urban Forest Management plan.
- g) **Community Beautification.** Budget depending, implement specific Community Heritage and Beautification Committee recommendations including installing permanent aesthetic lighting in downtown street trees, providing direct City support to the Hidden History interpretive panel project, Vet’s Hall turf removal / garden installation. Refresh and re-implement the City Adopt-a-Park program.
- h) **ESH Fencing.** Fence the Environmentally Sensitive Habitat (ESH) between the Embarcadero dirt extension and the Morro Bay Power Plant property in the same manner as the ESH fencing on the opposite side of the road.
- i) **City Hall Functional Improvements.** Plan and complete remodeling of the IT space in City Hall to provide additional / more functional office space and improved customer service in MB City Hall.
- j) **Facility Maintenance Program.** Update the Facility Maintenance Program using priority setting in time to influence the 2017/18 budget cycle.

Goal #8 - Enhance Quality of Life

- a) **Community Pool Planning.** Prepare for, and enact, the overall management of community access at the new Morro Bay High School/Community Pool.
- b) **City-Sponsored/Partnered Events.** Execute the following City/Partnered Events: Fourth of July, Rock to Pier Run, Dixon Spaghetti Dinner, Downtown Trick-Or-Treat (partner with the Chamber of Commerce), Lighted Boat Parade/Christmas Tree Lighting (partner with Rotary).
- c) **Sea Otter Awareness.** Take specific action to raise awareness of Sea Otter protection practices and participate in the 2016 Sea Otter Awareness Week.
- d) **Pickleball Court Space.** Research and present to Council opportunities for additional, future Pickleball court space.
- e) **Recreation Guide.** Sponsor and publish the Morro Bay Recreation Programs Guide in Fall, Winter, and Spring, beginning Fall 2016.
- f) **Vet's Hall Renovation Planning.** Bring to Council a proposal for partial revitalization of Vet's Hall to achieve functional improvements for public meetings and work toward a more attractive / rentable space for private events.
- g) **Public Meeting Broadcasts.** Bring to Council a proposal for upgrading City-owned broadcast equipment used to video and broadcast public meetings.
- h) **Community Paramedicine.** Research and partner with other EMS agencies in our County for possible proposals for Federally funded Community Paramedicine Programs starting after 2018, pursue public / private partnerships to simultaneously improve local healthcare access.
- i) **Skate Park.** Research and bring to Council for decision options to develop a new skate park in Morro Bay. Resurface the pavement under the existing skate park at the Teen Center. (New)

Goal #9 - Improve Water Supply Diversification

- a) **State Water Planning.** Assess the long-term requirements for continued participation in the State Water Project, conduct initial determination what level of participation is appropriate, and identify timeline for contract renewal.
- b) **Desal Permit.** Submit permit application for full time use of the City desal plant as part of the City's water portfolio.
- c) **Desal Location.** Research and bring to Council for decision options to relocate the City desal plant.
- d) **"One Water" Planning.** In concert with the GP/LCP update, complete Master Plans for Water Supply, Water System, Wastewater Collection, and stormwater as a "One Water" Plan.

- e) **CMC Emergency Exchange Agreement.** Complete emergency exchange agreement with CDCR for CMC water.

Goal #10 - Improve City Operations

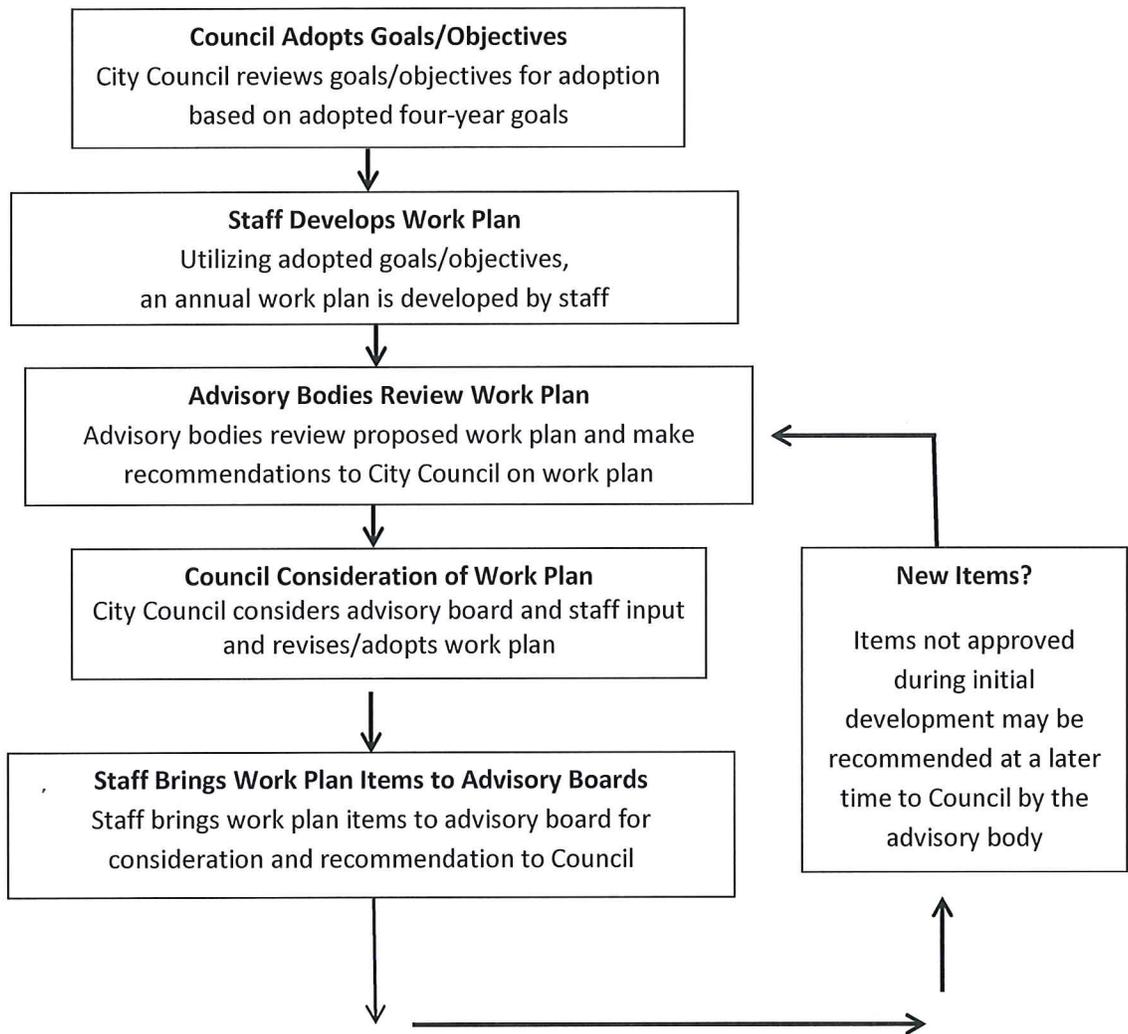
- a) **IT Support.** Assess opportunities to enhance IT help desk support services through supplemental, contractual support.
- b) **IT Disaster Protection.** Move City computer servers from City Hall to the Fire Station.
- c) **Records Management.** Develop a prioritized, budgeted short- and long-term plan for improving records management policies and procedures, including development of a trustworthy electronic records system, and staff education regarding legal requirements and best practices. Begin digital scanning of Harbor Dept Records.
- d) **Compensation Study.** Complete a professional, external, comparative study of City of Morro Bay compensation policies and levels to ensure both taxpayers and employee interests are appropriately served. Complete the study in time for 2017/18 MOU negotiations.
- e) **Lease Management Office Reorganization.** Research and bring to Council for consideration transferring Harbor lease and property management functions to the Administrative Services Department or another City Department. (MP Recommendation)
- f) **MBMC and City Organization.** Review and bring to Council for consideration changes to the MBMC related to City staff organization.
- g) **Succession Planning.** Develop a succession planning framework and conduct detailed succession planning for positions at high risk for turnover. (MP Rec.)
- h) **Harbor Maintenance.** Evaluate transferring Harbor maintenance functions to Public Works.
- i) **GIS.** Research and bring to Council for decision options for providing comprehensive geographic information system data for both internal and customer serving applications.
- j) **Community Resource Connections.** Refine and formalize, with Council resolution, the relationship between the City and the Community Resource Connections Office.



David W. Buckingham
City Manager

Item	Description	Expected RPC Review
Recreations & Parks Commission Work Plan for City Council 2016/17 Goals & Objectives		
Goal 5	Ensure Fiscal Sustainability	N/A
a. Budget Forecast	WPE1 – Review budget forecast for Recreation Services Division with RPC for their information in April 2017.	Q2 2017
	Evaluate partnerships and/or contracting opportunities to increase the range of recreation programming through the use of external service providers.	WPE1 –
	Review existing recreational programming with RPC including sports, classes and youth offerings, seek feedback on existing offerings and receive suggestions on potential other offering ideas in August 2016.	
	WPE2 – Utilizing RPC suggestions, begin to review, research and analyze additional programming offerings and determine potential partnerships, report to RPC Q3-Q4 of 2016.	Q1 2016 - Q2 2017
	WPE3 – Should there be feasible partnerships or contracting opportunities, prepare relevant budget documents for RPC review Q1-Q2 of 2017. Seek RPC recommendation to City Council to be utilized at either Mid-Year Budget Review or FY2017-18 Budget consideration.	
g. Recreation Programming	Support Economic Development	
Goal 6	Research and bring to Council for consideration a change to the MBMC to allow “food trucks” during approved events.	WPE1 –
	Research, evaluate, and report to RPC relevant code sections to be modified to allow for food trucks to participate in approved special events in Q3-Q4 of 2016. RPC recommendation to Council on potential modifications at this time.	Q3-Q4 2016
m. Food Trucks		
Goal 7	Improve City Infrastructure, Facilities and Public Spaces	
	Prioritization of Capital Needs for Park Infrastructure	
Goal 8	Enhance Quality of Life	
	Prepare for, and enact, the overall management of community access at the new Morro Bay High School/Community Pool.	WPE1 –
	Report to RPC in Q1-Q2 of 2017 regarding pool management plans.	Q1-Q2 2017
a. Community Pool Planning	Execute the following City/Partnered Events: Fourth of July, Rock to Pier Run, Dixon Spaghetti Dinner, Downtown Trick-Or-Treat (partner with Chamber of Commerce), Lighted Boat Parade/Christmas Tree lighting (partner with Rotary).	WPE1 – Report Quarterly Report
b. City-Sponsored/Partnered Events	Report to RPC on Q1-Q2 of 2017 regarding execution of each City/Partnered Event in FY2016-17. Seek feedback regarding events.	
	Research and present to Council opportunities for additional, future Pickleball court space.	WPE1
d. Pickleball Court Space	– Research and present to RPC for consideration of recommendation to Council regarding opportunities for additional, future Pickleball court space by Q2 2017.	Q2 2017
e. Recreation Guide	Sponsor / publish the Morro Bay Recreation Programs Guide in Fall, Winter, and Spring, beginning Fall 2016. WPE1 – Report to RPC on Rec Guide development and execution Q2-Q3 2016 prior to initial Fall 2016 publication.	Q2-Q3 2016
Additional Items	Annual Tour – July 2016: RPC members will tour various park locations with Rec and Public Works staff.	Jul-16

Advisory Board Work Development Structure





AGENDA NO: C-3

MEETING DATE: January 19, 2017

Staff Report

DATE: December 16, 2016

TO: Recreation and Park Commission

FROM: Scot Graham, Community Development Director

SUBJECT: Review of the Centennial Parkway and Embarcadero Final Draft Design Plans

RECOMMENDATION

Staff will give a presentation on the Centennial Parkway and Embarcadero design plans. Staff recommends that the Commission review the staff report and plans and provide comment.

BACKGROUND

On September 27, 2016, the Planning Commission, Harbor Advisory Board and City Council reviewed draft plans for the Centennial Parkway and Embarcadero Widening projects. Comments from the joint study session included the following:

Concept A

- Elevator
- Keep chessboard
- Fireplace concept is good, but not on pier
- Enhanced intersection paving at Market Street and Morro Bay Boulevard
- Photo Spot...Prom Picture example
- Possible use of heavy timbers, but not piers/pilings wrapped with rope. Must be authentic. Maybe benches.

Items from Concept B to be incorporated into Concept A

- Wider area crossing Embarcadero
- Rock feature

Embarcadero sidewalk widening

- Wider sidewalks on the Embarcadero
- Careful with the roll-out of one-way traffic. Perhaps implement it temporarily through a demonstration project.

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Prepared By: SG

Dept Review: SG

Other items:

1. **No tall “Morro Bay” feature at the top of the stairs. However, create a connection that draws folks up the stairs to downtown.**
2. **Incorporate green or sustainability features into the development. LID or stormwater catchment/rain barrels like at the bathroom. This can be more a statement than something shown.**
3. **Lower level lighting.**

A link to the September 27, 2016, special joint meeting staff report can be found at:

<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2945>

The YouTube video of the meeting can be found at:

https://www.youtube.com/channel/UCBvqPAbGDj4ZxxJMLRWEE7Q/videos?view=0&shelf_id=0&sort=dd

The City Council, at its regularly scheduled September 27, 2016, meeting, directed staff and RRM Design Group to revise the drawings based on the direction provided above and subsequently run the revised drawings back through at least the Harbor Advisory Board and Planning Commission. In addition, staff is presenting the revised drawings to the other City advisory boards and to various civic groups in our community.

DISCUSSION

RRM Design Group has revised the plans into a Final Draft, taking into consideration the input provided by the City Council, Harbor Advisory Board and Planning Commission. Final Draft plans are provided as Attachment A of this staff report.

Staff is requesting that the Recreation and Parks Commission provide the following input to the City Council:

1. Recommend that the project move forward or that the area remain as is.
2. Provide any necessary comments, concerns or suggestions on the design.
3. Provide preference for one-way or two-way traffic on the Embarcadero.
 - a. An alternative recommendation could be to move forward with a one-way demonstration project.

Note: Any design changes that require revisions to the plans will necessitate a change in project scope and expenditure of additional funds. Council will make the final decision regarding whether the plans are revised.

ATTACHMENT(S)

- A.** Final Draft Plans
- B.** Plans Reviewed at the Sept. 27, 2016, joint meeting (Concept A and Concept B)

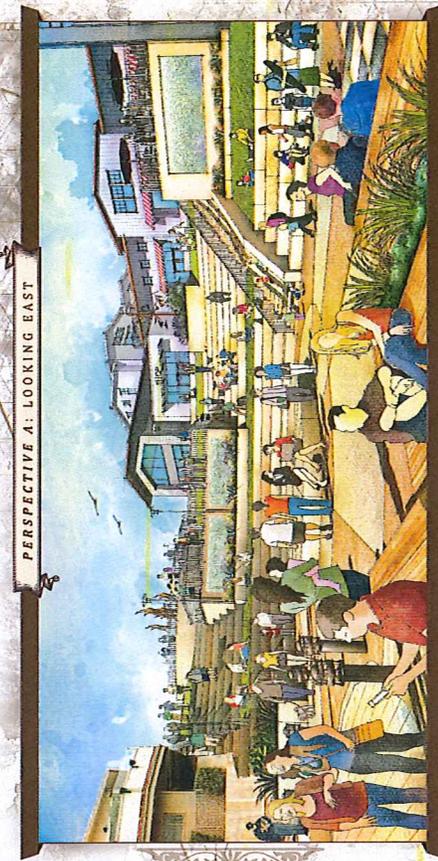


MORRO BAY

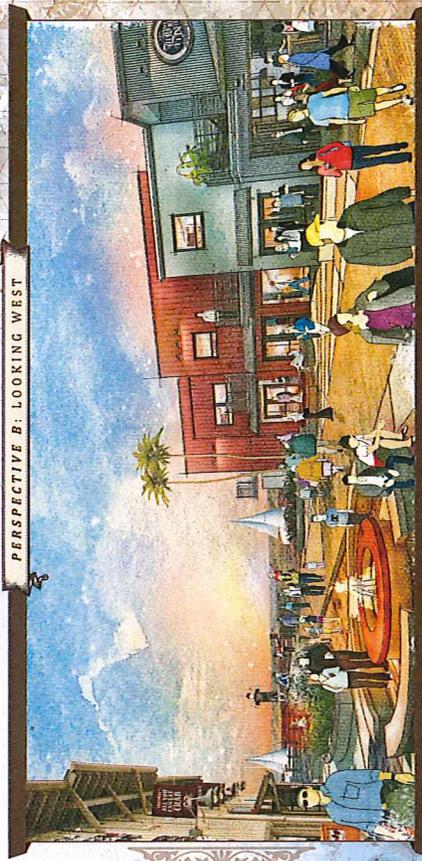
CENTENNIAL PARKWAY

A VISION FOR THE MORRO BAY CENTENNIAL PARKWAY

The Morro Bay Centennial Parkway project aims to connect the Embarcadero activities to Morro Bay Blvd/Downtown by utilizing an interconnected system of open spaces, gathering areas, plazas, public amenities, and accessible access. By capitalizing on Morro Bay's rich history and identity as a fishing village, this vision creates unique and pedestrian-friendly spaces that are attractive to both locals and visitors alike.



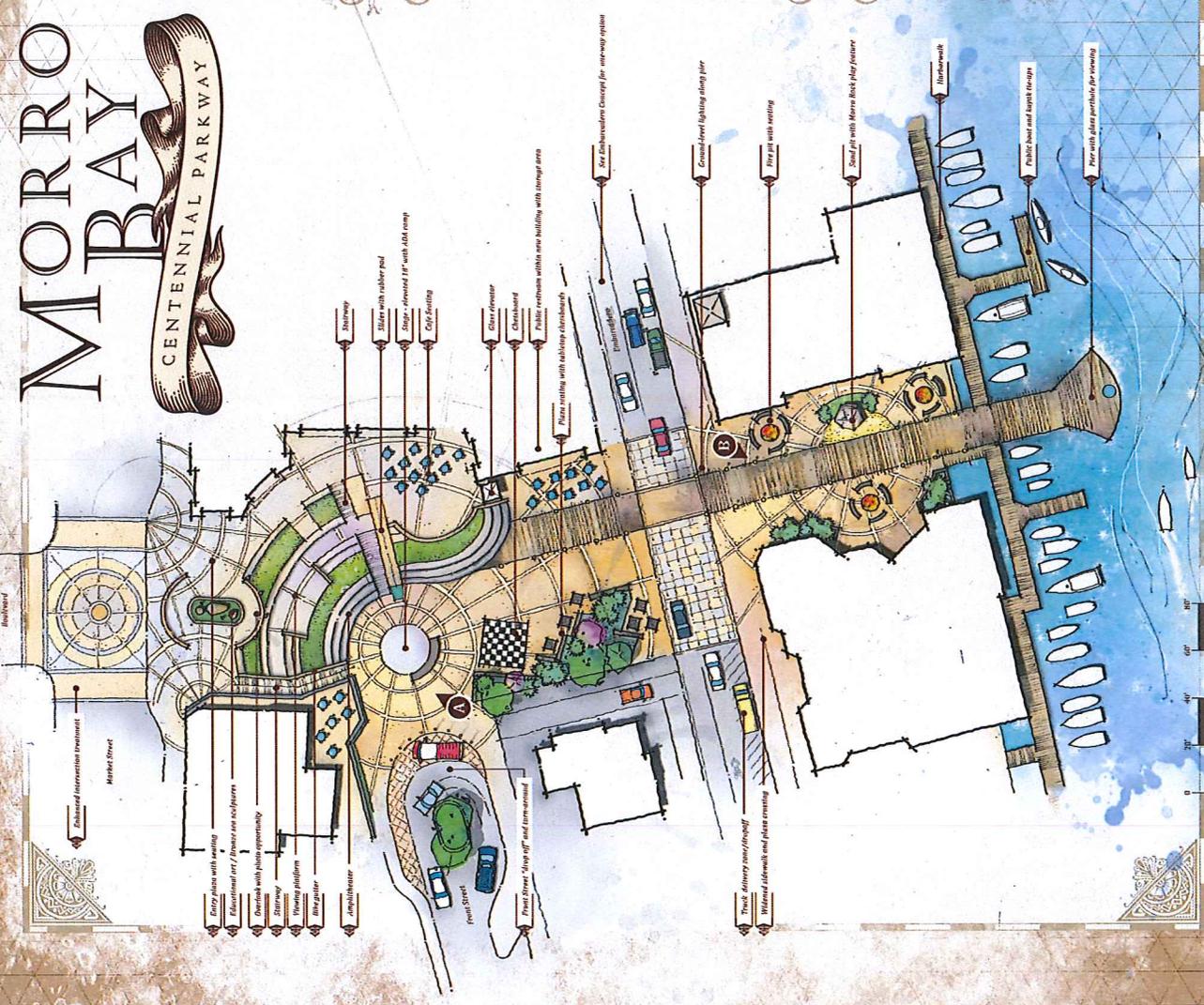
PERSPECTIVE A: LOOKING EAST



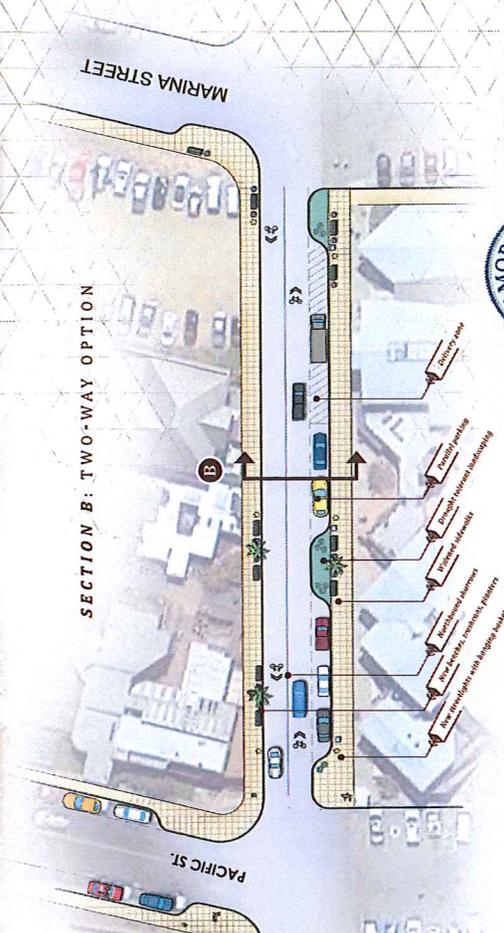
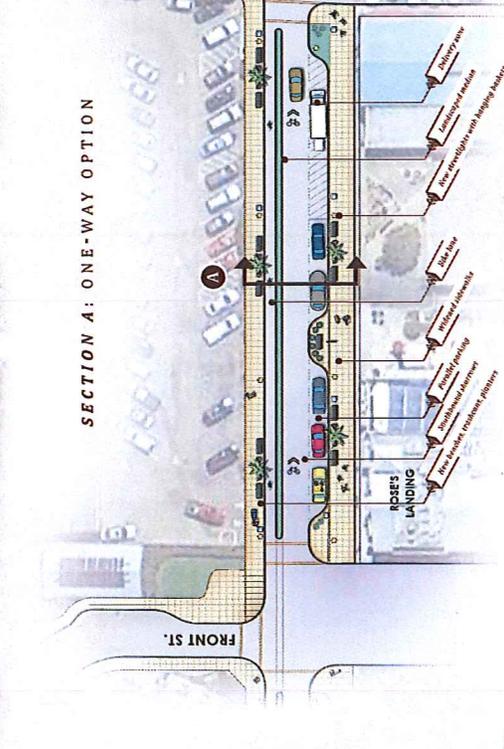
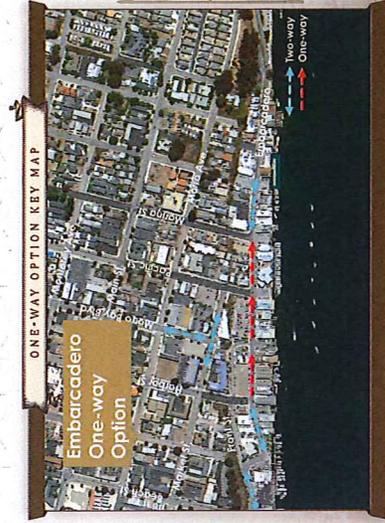
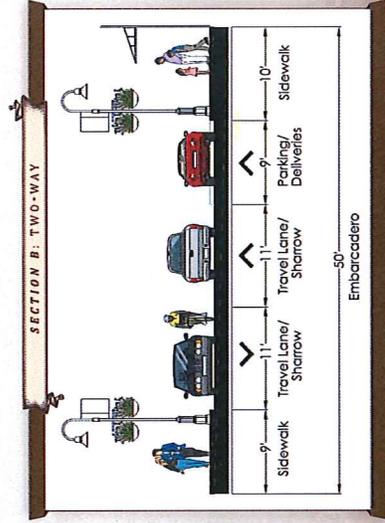
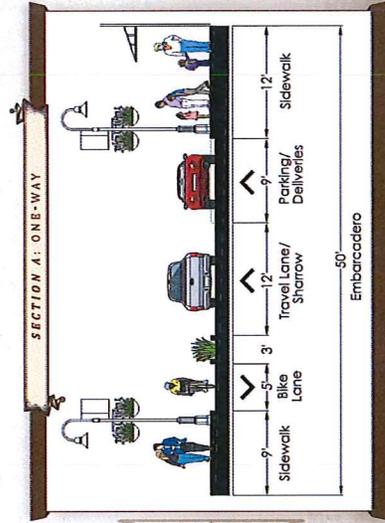
PERSPECTIVE B: LOOKING WEST



Morro Bay
CENTENNIAL PARKWAY
November 17, 2016

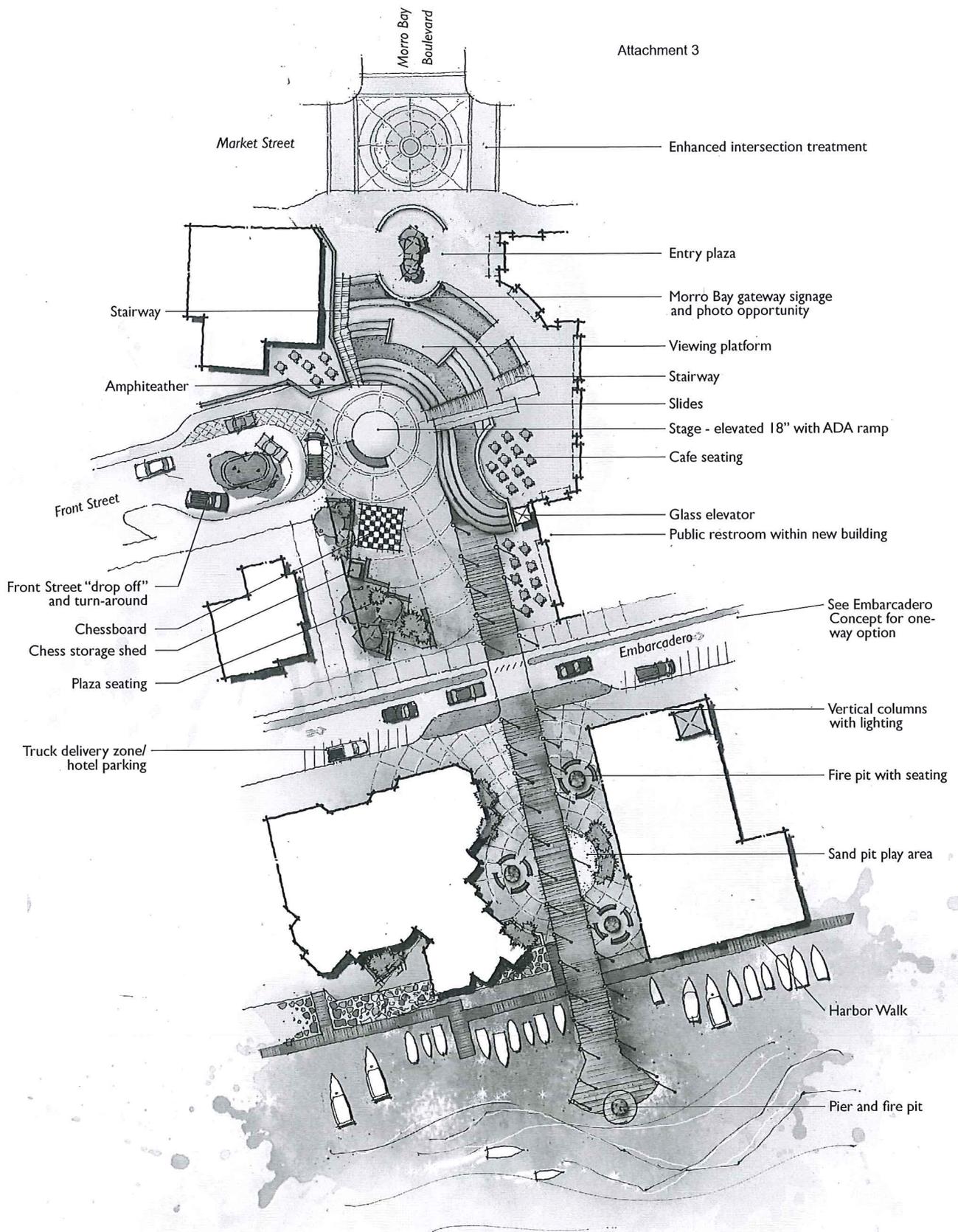


MORRO BAY EMBARCADERO



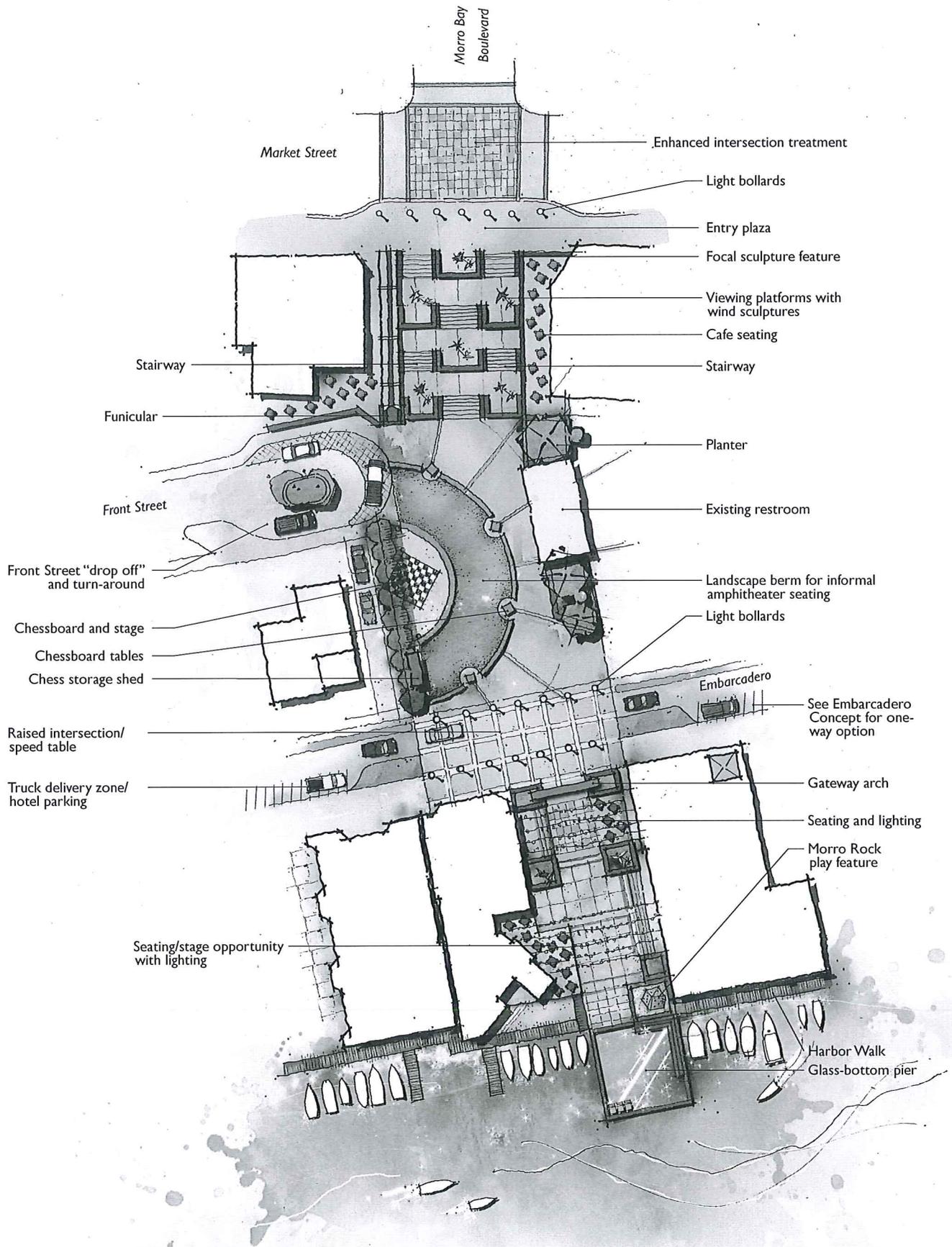
Morro Bay
EMBARCADERO
November 16, 2016





MORRO BAY CENTENNIAL PARKWAY
Concept A
 MORRO BAY, CA.





MORRO BAY CENTENNIAL PARKWAY
Concept B
 MORRO BAY, CA.