

*City Council conducted this meeting in accordance with Section 3 of California Governor Newsom's Executive Order N-29-20 issued on March 17, 2020 in response to the present State of Emergency in existence due to the threat of COVID-19. This meeting was held via teleconference for all participants.*

|          |                   |                                |
|----------|-------------------|--------------------------------|
| PRESENT: | John Headding     | Mayor                          |
|          | Dawn Addis        | Council Member                 |
|          | Robert Davis      | Council Member                 |
|          | Jeff Heller       | Council Member                 |
|          | Marlys McPherson  | Council Member                 |
| ABSENT:  | None              |                                |
| STAFF:   | Scott Collins     | City Manager                   |
|          | Chris Neumeyer    | City Attorney                  |
|          | Dana Swanson      | City Clerk                     |
|          | Jennifer Callaway | Finance Director               |
|          | Scot Graham       | Community Development Director |
|          | Matt Vierra       | Fire Marshal                   |
|          | Amy Watkins       | Police Commander               |
|          | Eric Endersby     | Harbor Director                |
|          | Rob Livick        | City Engineer                  |
|          | Nancy Hubbard     | Contract Planner               |

#### ESTABLISH QUORUM AND CALL TO ORDER

Mayor Headding called the meeting to order at 5:30 p.m., with all members present.

#### MOMENT OF SILENCE

#### PLEDGE OF ALLEGIANCE

RECOGNITION – None

CLOSED SESSION REPORT – City Attorney Neumeyer stated no reportable action was taken by the City Council in accordance with the Brown Act.

#### MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/2woKCX9SoB0?t=130>

#### CITY MANAGER REPORTS, ANNOUNCEMENTS AND PRESENTATIONS

<https://youtu.be/2woKCX9SoB0?t=454>

#### PRESENTATIONS

- Monterey Bay Community Power Annual Presentation by J.R. Killigrew  
<https://youtu.be/2woKCX9SoB0?t=624>

#### PUBLIC COMMENT

<https://youtu.be/2woKCX9SoB0?t=1670>

Richard Sadowski, Morro Bay, shared concerns about restroom cleanliness and excessive trash, particularly on the Embarcadero, and suggested the City take enforcement action with regard to littering.

Kris Roudebush, We are the Care Initiative, provided an update on recent efforts to address access to qualify care for children and families in San Luis Obispo County. For more information, visit [www.first5slo.org](http://www.first5slo.org).

Carol Truesdale, Morro Bay, concurred with Mr. Sadowski's trash concerns and commented on Item B-1, approval of the Housing Element, asking how vacant land is designated as high or low income.

Marcel echoed concerns by previous speakers regarding restroom conditions and increased trash and requested the Council agendaize this topic for discussion.

Mayor Heading closed public comment.

The Council and staff responded to issues raised during public comment.

A. CONSENT AGENDA  
<https://youtu.be/2woKCX9SoB0?t=2311>

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

A-1 APPROVAL OF MINUTES FOR THE JUNE 23, 2020, CITY COUNCIL MEETING;  
(ADMINISTRATION)

**RECOMMENDATION: Approve as submitted.**

A-2 APPROVAL OF MINUTES FOR THE JULY 14, 2020, CITY COUNCIL MEETING;  
(ADMINISTRATION)

**RECOMMENDATION: Approve as submitted.**

A-3 APPROVAL OF MINUTES FOR THE AUGUST 11, 2020, CITY COUNCIL SPECIAL  
CLOSED SESSION MEETING; (ADMINISTRATION)

**RECOMMENDATION: Approve as submitted.**

A-4 APPROVE RESOLUTION NO. 78-20 AUTHORIZING SUBMISSION OF ACTIVE  
TRANSPORTATION PROGRAM CYCLE 5 APPLICATION AND EXECUTION OF  
RELATED DOCUMENTS UPON AWARD; (PUBLIC WORKS)

**RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 78-20 authorizing submission of an Active Transportation Program (ATP) Cycle 5 application and execution of related documents upon award.**

Mayor Heading opened public comment for the Consent Agenda.

Betty Winholtz, Morro Bay, spoke regarding Item A-4, noting the agenda title did not explain grant funds, if received, would be directed toward the SR1/SR41/Main Street interchange project. She requested more transparency and raised various concerns about the project.

The public comment period was closed.

Mayor Heading pulled Item A-4.

MOTION: Council Member McPherson moved approval of Items A-1, A-2 and A-3. The motion was seconded by Council Member Addis and carried 5-0 by roll call vote.

A-4 APPROVE RESOLUTION NO. 78-20 AUTHORIZING SUBMISSION OF ACTIVE TRANSPORTATION PROGRAM CYCLE 5 APPLICATION AND EXECUTION OF RELATED DOCUMENTS UPON AWARD; (PUBLIC WORKS)  
<https://youtu.be/2woKCX9SoB0?t=2526>

City Engineer Livick responded to questions raised during public comment.

Council Member Heller opposed a roundabout without signals at this intersection based on pedestrian safety concerns.

MOTION: Mayor Headding moved approval of Item A-4. The motion was seconded by Council Member Davis and carried 4-1 by roll call vote with Council Member Heller opposed.

## B. PUBLIC HEARINGS

B-1 ADOPTION OF RESOLUTION NO. 79-20 ADOPTING THE HOUSING ELEMENT UPDATE FOR 2020-2028 AND ADOPTING THE NEGATIVE DECLARATION; (COMMUNITY DEVELOPMENT)  
<https://youtu.be/2woKCX9SoB0?t=2997>

Amy Sinsheimer of Placeworks Inc. provided the report and, along with Community Development Director Graham and Contract Planner Hubbard, responded to Council inquires.

Mayor Headding opened the Public Hearing.

Mayor Headding opened Public Comment.

Kristen Headland, Morro Bay, expressed concern regarding traffic impacts that would result from build out in north Morro Bay and asked if a traffic study would be required for those projects.

Betty Winholtz, Morro Bay, requested clarification on Policy H-1.3; opposed adjusting height limits as suggested in Implementation Action H-1.1.3; acknowledged R-3 and R-4 zoning districts must make that density; requested when the term “affordable” is used, it be defined as very low, extremely low or moderate; noted the percentages in Table H-12 do not add up to 100% and should be corrected; suggested all mobile home park units used by people to live in full time be considered residents; and disagreed with the “by right” item.

John Weiss, Morro Bay, supported moving forward with adoption but urged the Council to address and take action to make affordable housing available, particularly tiny homes listed in Policy H-1.6 which provide an opportunity for workforce housing. He expressed concern about the permitting process and hoped it could be streamlined.

The public comment period for the Public Hearing was closed.

Council Member McPherson noted there were errors in Table H-12 and other inconsistencies in data interpretation and suggested an explanation be provided if different sources were used. With regard to homeless issues, she suggested adding comments

regarding current activities including Community Resource Connections, Monday night dinners, safe parking program and ongoing efforts to get a homeless shelter in Morro Bay.

**MOTION:** Mayor Headding moved to adopt Resolution No. 79-20 accepting the Planning Commission recommendation to adopt the Negative Declaration and adopt the 2020-2028 Housing Element Update; and move the Council authorize and direct the City Manager to convene a community stakeholder group led by the Community Development Director and members chosen by the City Manager and Community Development Director for the purpose of articulating and developing a written plan with specific details and timelines for City use concerning the implementation actions of the 2020-2028 Housing Element; and include recommendation that we incorporate changes as articulated by Council Member McPherson that are non-substantive to be submitted to staff. The motion was seconded by Council Member Davis for discussion.

Council Member Heller requested the timeline for Implementation Actions H-1.1.4 and H-1.1.9 be revised and completed in 2021, rather than 2022/2023. Staff responded noting the General Plan and Zoning Ordinance will be adopted in the first quarter of 2021 and, due to staffing constraints, staff was unable to work on these items concurrently.

Following discussion, a majority of the Council agreed it was appropriate to receive input from the community stakeholder group and use the goal setting process in early 2021 to establish priorities and action items necessary to accomplish those goals.

**AMENDED MOTION:** Mayor Headding moved adoption of Resolution No. 79-20, as stated in the original motion, that there's support to authorize and direct the City Manager to convene a community stakeholder group led by the Community Development Director, and members chosen by the City Manager and Community Development, for the purpose of articulating and developing a written plan with specific details and timelines for City use concerning the implementation actions of the 2020-2028 Housing Element, and that the City Manager consider reaching out to REACH for representation; and support for the incorporation of the language as articulated by Council Member McPherson, which staff caught, and was non-substantive as to changing the document. The amended motion was seconded by Council Member Davis and carried 5-0 by roll call vote.

## C. BUSINESS ITEMS

- C-1 ADOPTION OF URGENCY ORDINANCE NO. 636, AND INTRODUCTION OF REGULAR ORDINANCE NO. 638, TO AMEND SECTION 8.20.030 OF THE MORRO BAY MUNICIPAL CODE TO INCREASE PENALTIES FOR UNAUTHORIZED RV AND VEHICLE CAMPING; INTRODUCTION OF SAME ORDINANCE; (CITY ATTORNEY) <https://youtu.be/2woKCX9SoB0?t=10693>

City Attorney Neumeyer and Police Commander Watkins provided the report and responded to Council inquires.

The public comment period for Item C-1 was opened; seeing none, the public comment period was closed.

**MOTION:** Council Member McPherson moved to adopt, by title only and with further reading waived, Urgency Ordinance No. 636, entitled "An Urgency Ordinance of the City Council of the City of Morro bay, California,

Amending Section 8.20.030 of the Morro Bay Municipal Code to Increase the Penalties for Unauthorized RV and Vehicle Camping Within the City of Morro Bay”; and introduce, by title only and with further reading waived, regular Ordinance No. 638, entitled “An Ordinance of the City Council of the City of Morro Bay, California, Amending Section 8.20.030 of the Morro Bay Municipal Code to Increase the Penalties for Unauthorized RV and Vehicle Camping.” The motion was seconded by Council Member Davis.

Following discussion, the motion carried 5-0 by roll call vote.

*Note Ordinance Nos. 636 and 638 amend Section 8.24.030 of the Morro Bay Municipal Code rather than Section 8.20.030. Pursuant to authority provided by Government Code section 36934 the clerical error in Ordinance Nos. 636 and 638 has been corrected.*

C-2 ADOPTION OF INTERIM URGENCY ORDINANCE NO. 637 APPROVING A 45-DAY MORATORIUM ON THE ISSUANCE OF NEW SHORT-TERM VACATION RENTAL PERMITS; (COMMUNITY DEVELOPMENT/CITY ATTORNEY)  
<https://youtu.be/2woKCX9SoB0?t=12292>

Community Development Director Graham provided the report and, along with City Attorney Neumeyer, responded to Council inquiries.

The public comment period for Item C-2 was opened.

Dan Sedley, Morro Bay, spoke in support of the proposed ordinance.

The public comment period for Item C-2 was closed.

MOTION: Mayor Headding moved adopt Interim Urgency Ordinance No. 637, by number and title with further reading waived, entitled “An Interim Urgency Ordinance of the City Council of the City of Morro Bay, California, Approving a Citywide 45-Day Moratorium on the Issuance of Any New Permit, License, Approval, or Entitlement Pertaining to a Short-Term Vacation Rental Within the City of Morro Bay and Declaring the Urgency Thereof.” The motion was seconded by Council Member McPherson and carried 5-0 by roll call vote.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS  
<https://youtu.be/2woKCX9SoB0?t=13233>

Council Member Davis asked that staff keep an update of Mobile Home Rent Control Ordinance on the planner for consideration during the 2021 goal setting process.

Council Member Heller suggested under the City Manager’s guidance, a citizen committee be formed to investigate feasibility of building affordable workforce housing on city-owned property. Mr. Collins informed Council staff is in the process of getting appraisals for City-owned properties identified by the Council for potential sale or lease and there will be an opportunity to discuss housing or further development at that time.

E. ADJOURNMENT

The meeting adjourned at 9:16 p.m.

Recorded by:

Dana Swanson  
City Clerk