



AGENDA NO: B-3

MEETING DATE: December 3, 2020

**AGENDA CORRESPONDENCE RECEIVED
BY THE HARBOR ADVISORY BOARD FOLLOWING
POSTING OF THE AGENDA IS ATTACHED
FOR PUBLIC REVIEW PRIOR TO THE MEETING**

Heather Goodwin

Subject: FW: HAB Agenda Item B-3 (Waterfront Camping Pilot Program)

From: Smith Held [REDACTED]
Sent: Wednesday, December 2, 2020 10:58 AM
To: Lori Stilts <lstilts@morrobayca.gov>
Subject: HAB Agenda Item B-3 (Waterfront Camping Pilot Program)

Dear Chairman Reisner and Commissioners;

This letter is encourage you to send a favorable review of the Waterfront Camping program to the City Council.

Financially, the program a boon to your budget on the order of getting a free new lease site to collect rent on. Top tier leases on the Embarcadero contribute more than \$100,000 annually to City coffers. The camping program is forecast to add \$130,000, with virtually no expense. It is a slam dunk of a good idea from a fiscal perspective.

Importantly, too, it meets the City goal of offering our visitors something to do along our bay in addition to our shopping and dining opportunities. While we usually think of kayaking/fishing/whale-watching/etc. as primary ocean-dependent recreational opportunities, it is not a stretch to consider bayside "camping" a related recreational opportunity.

I think the program is a bright light, and I hope you will urge Council to adopt it on a more-permanent basis.

Thank you,

Smith Held
Leaseholder on Embarcadero

Lori Stilts

From: Merrill [REDACTED] >
Sent: Monday, November 30, 2020 2:57 PM
To: HAB
Subject: Coleman Park R V Camping

If you are sensitive to your surroundings, you'd have to admit that RVs parked along the walk out to Morro Rock, somewhat spoil the natural beauty on the scene. Additionally, for me, walking through campgrounds or RV camping areas makes me uncomfortable. It's like I'm infringing on people's privacy. So I don't walk through the Morro Bay State Park campground nor now do I walk along the RV camping you have created in Coleman Park. I'm not a tourist. I just live here so maybe you don't care that I now avoid Coleman Park. But consider, just maybe, some of our visitors feel as I do.

Frank Merrill

[REDACTED]
Morro Bay

Lori Stilts

From: Sean Green [REDACTED] >
Sent: Wednesday, December 2, 2020 7:11 PM
To: HAB
Cc: Eric Endersby; Scott Collins; Council
Subject: 12/3/20 HAB Agenda Item B-3: RV camping pilot program

Follow Up Flag: Follow up
Flag Status: Flagged

HAB and staff,

I very much thank this group for consistently pushing forward creative, entrepreneurial ideas. As far as pilot programs go, much of the city-run RV camping effort should be considered successful thus far, though some clear drawbacks have emerged that make unconditional extension of all aspects of the current pilot program unwise at this time. In order for HAB and Council to determine which aspect to retain and which to eliminate, I ask you to please consider the following pros and cons of the current program:

The pros of city-run RV camping include a great new revenue stream for Harbor with very few costs or management requirements. Additionally, two of the three campground locations chosen haven't seemed to significantly impact the city thus far, as they are tucked away in areas out of public view and traffic while still very close to desirable tourist amenities. As such, I support a 2-year or 3-year extension of the program at the Morro Creek and Maritime Museum locations.

The cons of city-run RV camping be reduced to three major negatives that impact general planning, hospitality, parking, and public enjoyment of the waterfront:

1. location of sites CP1-3 (Coleman Park)
2. cost/benefit of sites CP1-3 (Coleman Park)
3. long-term land use options

The 3-space Coleman Park campground begins less than 3' from the public pathway at the heart of the Morro Bay waterfront. The sub-optimal use of this promising Harbor-controlled space may be okay for now, possibly for another 6-month extension while we brainstorm other uses, but three huge RVs + related gear in tiny Coleman Park feels generally inconsistent with the otherwise lovely pedestrian-friendly setting and leaves passersby feeling as if we are intruding on campers rather than the other way around. Regarding cost/benefit, the combined \$195/night that three Coleman Park campsites take in (at \$65/night) fails to offset the tangible and intangible impacts to the waterfront landscape and pedestrian dynamic. If Harbor's \$135-185k/year revenue projection for 19 camping spaces is accurate, then \$100-150k/ for a reduced 16 spaces (excluding Coleman Park) seems like a far better plan for Morro Bay moving forward. Meanwhile, general planning is currently in progress, as is brainstorming of potential upgrades to visitor-serving areas (boatyards, sidewalks, parking, lateral access, etc), so to make this pilot program permanent may mean eliminating important options for HAB and other decision-makers down the road. For these reasons, I oppose any inclusion of Coleman Park sites CP1-3 beyond June 2021 and oppose (at least for now) any extension of the entire program beyond June 2023.

Somewhat related to the above commentary, I teach 100 Cal Poly students per quarter who may be eager to help brainstorm alternative uses for Coleman Park and other Harbor-controlled spaces. Should HAB wish to discuss a potential collaboration for next quarter, I am open to your ideas in the weeks ahead.

Thank you for your consideration,

Sean Green
Morro Bay, CA

Attached:
Campground Map
Coleman Park Sites CP1-3



Lori Stilts

From: Dana Stein
Sent: Wednesday, December 2, 2020 2:31 PM
To: Lori Stilts
Subject: Fw: Morro Bay Waterfront R.V. Parking

Follow Up Flag: Follow up
Flag Status: Flagged

Dana Stein

Harbor Patrol Officer
Morro Bay Harbor Department
805-772-6254
dstein@morrobayca.gov

From: mbtog@aol.com <mbtog@aol.com>
Sent: Wednesday, December 2, 2020 1:34 PM
To: Dana Stein <dstein@morrobayca.gov>
Cc: eendersby@morro-bay.ca.us <eendersby@morro-bay.ca.us>
Subject: Morro Bay Waterfront R.V. Parking

RE: Agenda Item B3

Friends,

Please see that all members of the Harbor Advisory Board receive a copy of the following email.

Dockside Restaurant would like to strongly express our support for for the Waterfront R.V./Camping Program. We believe it to be long overdue and should be expanded to include the vast parking at the Morro Rock. We do believe it important that the profits it generate stays within the Harbor Fund and not be co-mingled with the City's General Fund.

We do have reservations on the use of the Triangle Lot. In the beginning the Triangle Lot was supposed to help ease some of the parking congestion on the northern end of the Embarcadero. However with the Maritime Museum, (which we support) vessel storage, and now camping spaces this lot has lost much of it's original goal. The city has allowed a net gain 5 or 6 new business on the Northern end of the Embarcadero yet done nothing to provide additional parking. The signage is and always has been done so poorly that many, including locals don't even know it exists.

We also believe that some type of paid parking for vehicles should be instated at the Rock Parking Lot, at least on summer weekends. A inexpensive "locals" permit for surfers and others could be so reasonable it would not cause any objections.

Finally, the parking on the south side of Morro Rock, beyond the LOCKED gate. The City or State can make up whatever excuse they want for it's closure but the bottom line is it is the elderly and handicap that have had their access eliminated. Those that deserve that access more than any able body person. In a day when coastal access is promoted by the California Coastal Commission and other agencies how this access has been denied to locals and visitors is a tragedy and makes no sense to us.

Mark Tognazzini
F.V. Bonnie Marietta
Dockside Restaurants

Lori Stilts

From: Dana Stein
Sent: Thursday, December 3, 2020 11:47 AM
To: Lori Stilts
Subject: Fw: Morro Bay RV Camping

Dana Stein

Harbor Patrol Officer
Morro Bay Harbor Department
805-772-6254
dstein@morrobayca.gov

From: Ed Boies [REDACTED]
Sent: Thursday, December 3, 2020 10:01 AM
To: Dana Stein <dstein@morrobayca.gov>
Subject: Morro Bay RV Camping

Dear Harbor Advisory Board Members,

We have been residents of Morro Bay for seven years. Over the last 20 years we have been involved in trailer and RV camping throughout many parts of the United States. Premium official campsites with beautiful surroundings and no trains running by during the night are needed.

The Pandemic has encouraged family camping as a way to self isolate, but still be outside in beautiful areas like Morro Bay. Dollars spent in our city campsites add extra revenue for city services with a minimum of capital investment. Also, those campsite dollars translate into more dollars for our local businesses.

As citizens of Morro Bay we support the Harbor Department with its campsite program.
Pam and Ed Boies