



# CITY OF MORRO BAY HARBOR ADVISORY BOARD A G E N D A

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*The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.*

## **Regular Meeting Thursday, October 7, 2021 – 5:30 P.M. Held Via Teleconference**

Cherise Hansson	Waterfront Leaseholders
Gene Doughty	South Bay/Los Osos
Lynn Meissen	Member at Large
Cal Myers	Recreational Boating
Jeremiah O'Brien	Morro Bay Commercial Fishermen's Organization
Christopher Vaile	Member at Large
Mary Witkowski	Marine Oriented Business
Lori French	Alternate to Jeremiah O'Brien (MBCFO)

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE  
PLEDGE OF ALLEGIANCE  
CHAIR, ADVISORY BOARD MEMBER & LIAISON ANNOUNCEMENTS

PRESENTATIONS - None

### PUBLIC COMMENT

*Pursuant to Executive Order N-08-21, issued by Governor Newsom on June 11, 2021, this Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Veterans' Hall will not be open for the meeting.*

### Public Participation:

*In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-08-21, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:*

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Harbor office at [lstilts@morrobayca.gov](mailto:lstilts@morrobayca.gov) prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak on a specific agenda item by logging in to the Zoom webinar at the **beginning** of the meeting using the information*

provided below. Please use the “raise hand” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.

Please click the link below to join the webinar:

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to “Raise Hand” for Public Comment

#### A. CONSENT CALENDAR

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

- A-1 Harbor Department Status Report.  
**RECOMMENDATION: Receive and file report.**

#### B. BUSINESS ITEMS

- B-1 Harbor Advisory Board Review, General Input and Recommended Next Steps on Parking Management/Paid Parking and the April 26, 2021 Morro Bay Public Parking Management Study by Walker Consultants  
**RECOMMENDATION: Staff recommend the Harbor Advisory Board (HAB) review the Walker Consultants parking study and the 2017 HAB memo to the Planning Commission on paid parking, receive input from the Parking Management Ad-Hoc Committee of the HAB, engage with Walker Consultants in a question-and-answer session and provide general comment, input and recommend next steps, if any, to the City Council with regard to parking management/paid parking on and around the waterfront as outlined in this staff report.**
- B-2 Update from the Marine Services Facility Ad-Hoc Committee on Committee’s Recent Activities.  
**RECOMMENDATION: Receive and file committee update, if any.**
- B-3 Update from the Finance & Budget Ad-Hoc Committee on Committee’s Recent Activities.  
**RECOMMENDATION: Receive and file committee update, if any.**
- B-4 Harbor Advisory Board Member Public Engagement Outreach Assignment Reporting.  
**RECOMMENDATION: Receive and file Harbor Advisory Board (HAB) member outreach effort reports to date, if any.**
- B-5 Oral Report and Question-and-Answer on Status of Recent Significant Lease Site Activity.  
**RECOMMENDATION: Receive and file report.**

#### C. DECLARATION OF FUTURE AGENDA ITEMS

Pending items previously declared:

- Goals and Objectives – Working Waterfront Designation
- Measure D
- Explore Benefits of Becoming a Harbor or Port District
- Wind Energy Generation off the Coast of Morro Bay

- Creation of an Embarcadero Business District to Fund Harbor Infrastructure
- Review of TBID Assessment funding
- Eelgrass Committee to propose an action plan to be included in the GPLCP update
- Discussion of the Castle Wind Community Benefit funds
- Review the RV Camping Program
- Consideration of a RV Camping Program AD-Hoc Committee

#### D. ADJOURNMENT

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 Harbor Department, 1275 Embarcadero, for any revisions or call the department at 772-6254 for further information.

Materials related to an item on this Agenda are available for public inspection during normal business hours at the Harbor Department, 1275 Embarcadero Road, or online at [www.morrobayca.gov](http://www.morrobayca.gov). Materials related to an item on this Agenda submitted to the Board after publication of the Agenda packet are available for inspection at the Harbor Department during normal business hours or at the scheduled meeting.



AGENDA NO: A-1

MEETING DATE: October 7, 2021

## Staff Report

**TO:** Harbor Advisory Board  
**FROM:** Eric Endersby, Harbor Director  
**SUBJECT:** Harbor Department Status Report

**DATE:** September 29, 2021

### RECOMMENDATION

Receive and file report.

### DISCUSSION

#### **Recent Department Activity:**

Harbor Patrol statistics for September 2021 were 20 emergency responses, 96 calls for service, 37 assists of other agencies, 46 enforcement contacts, 5 weather warning, and no hazardous bar warning.

Here are a few of the emergency responses:

9/3/21 Harbor patrol was hailed on VHF 16 from the sailing vessel *Maya* for a small sailing vessel overturned in between channel markers 16 and 18 with one victim in the water. Harbor Patrol responded and found one sailboat overturned caught-up on a mooring with one middle-aged man in the water. The victim was assisted from the water unharmed, with the Coast Guard arriving to assist. One Reserve Harbor Patrol Officer suited-up in a wetsuit and entered water to help get the boat righted, while one Coast Guard crewman boarded the Harbor Patrol boat to assist as deckhand. The overturned sailboat was righted and the operator reboarded and was on his way.



Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_

9/7/21 Harbor Patrol responded to a report from a Sub Sea Tours vessel that sailing vessel *Anne* was sitting low in the water. On-scene Patrol pumped about 200 gallons off, while a friend of the owner arrived and said the boat had a leaky stuffing box and that the bilge pump wasn't running. Patrol contacted the owner, who lives in the Bay area, and advised him of the situation.

9/8/21 Patrol transported Morro Bay Fire paramedics to a medical aid for seizures aboard a vessel in the bay. The victim was transported to shore at Tidelands dock for further treatment.

9/9/21 Patrol received a report from the owner of the *Anne* that the vessel was taking on water again. While the vessel's pumps appeared to be taking care of the inflow, the owner was advised to fix the issue of the leaky stuffing box or risk being charged for any future calls for assistance.

9/11/21, Patrol assisted the Beach Lifeguards in locating a missing 7 year-old boy, who was found safe, in addition to being dispatched to medical aid at Dutchman's restaurant for 70 year-old female who fell and lost consciousness.

9/16/21 Patrol and Coast Guard responded to the vessel *ATM* sinking on dock behind the Great American Fish Company restaurant. The vessel was pumped-out and towed to launch ramp for haul out.

9/17/21 Patrol responded to power boat near the Rock approximately ¼ mile offshore, lost power and taking on water. The vessel was dewatered and towed safely to launch ramp.

9/28/21 the whale watching vessel *Freedom* requested a medical standby while the vessel returned to the Harbor with a sick passenger. The *Freedom* landed at the Coast Guard dock where Patrol and medics met it and treated a 36 year-old male feeling dizzy and having muscle spasms. He declined transport to the hospital and was released to his wife.

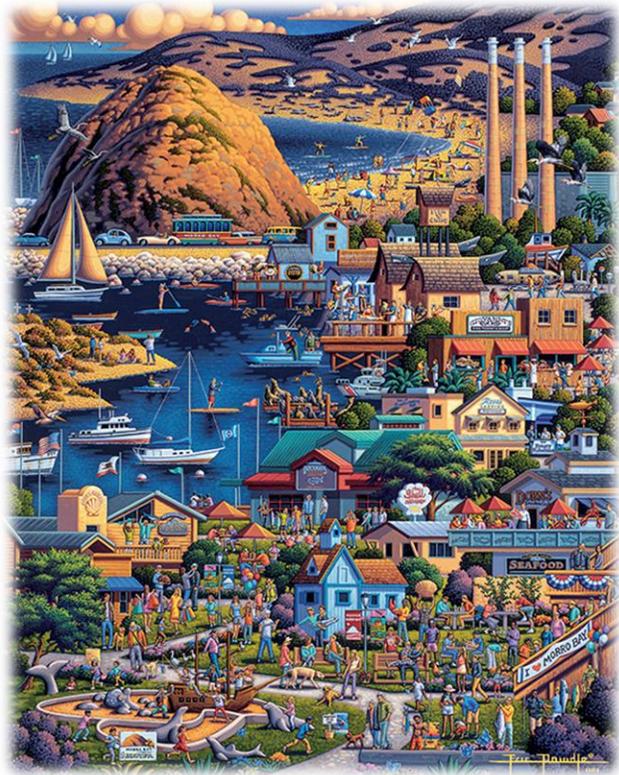
9/29/21 a local waterfront business was cited for dumping fish carcasses into the bay after video was shared by a local citizen. The business manager was counseled, and Harbor Department staff are working with the business and the garbage company for a viable solution for proper fish carcass disposal. A Fish and Wildlife Warden assisted Patrol with the case.

## Recent City Activities



**20<sup>th</sup> Anniversary of 9/11.** The Morro Bay Fire Department conducted a ceremony to honor 20<sup>th</sup> anniversary of 9/11 terrorist attacks on the U.S. and those who lost their lives. About 100 agency and community members attended the proceedings led by Fire Chief Daniel McCrain at the Morro Bay Fire Department station.

**150<sup>th</sup> Anniversary of the Founding of Morro Bay.** On 9/11/21, led by Morro Bay Beautiful, the City celebrate the 150<sup>th</sup> anniversary of Morro Bay’s founding by Franklin Riley. To commemorate the event, Morro Bay Beautiful commissioned and unveiled a commemorative collectable jigsaw puzzle based on a painting by the acclaimed folk artist Eric Dowdle.



**Recent City Council Activity**

September 14, Council proclaimed September 19 – September 25, 2021 to be the 19th Annual “Sea Otter Awareness Week.”

September 29, Council held a Special City Council Goals Workshop meeting.

**Status of Pending HAB Recommendations:**

	<b>HAB Recommendation</b>	<b>Date</b>	<b>Status</b>
1	Staff draft letter to Council encouraging the City to pursue negotiating with State Parks the City assume both marina and café concessions.	5/7/15	Staff’s last contact with Parks indicated no Parks interest in giving up the café concession. Since that time, all of Parks’ key personnel on the SPM have either retired or positions turned over. Staff’s current thinking is we’re at a “start-over” point with Parks to begin talks anew and are acting accordingly before taking anything back to the Council. 11/1/17. Staff have reached out to Parks to renew discussions. 12/20/17. Spoke with office of Director for State Parks; tentative meeting set for week of January 8-12. 2/13/18. Spoke with office of Director of Concessions office left message with assistant for our concession specialist to set up conference call.

			<p>No response. 2/22/18 Called again left message. 2/23/18. new Parks concession specialist contacted department.</p> <p>4/23/18. Harbor Director email sent to Parks.</p> <p>4/27/18. Contacted Parks staff, discussions underway.</p> <p>5/17/18. Harbor Director met with Dan Falat, District Superintendent, regarding reviving discussions, putting concessions out to bid and prospects for City taking over operation and management of the marina.</p> <p>Staff was recently informed by the district superintendent that State Parks in Sacramento is potentially bringing this item off the back burner.</p> <p>4/26/19 Meeting still pending.</p> <p>9/2/21 State Parks has budgeted for and is undertaking an update to the cost-benefit analysis study of the marina renovation, which will guide renewed attention and next steps. Study completion estimated late 2021.</p>
2	Marine Services Facility/Boatyard	2/2/17	<p>2/14/17. Council approved the release of a Request for Qualifications (RFQ) document as-proposed. RFQ is out, and responses due July 14, 2017.</p> <p>7/27/17. No responses to RFQ.</p> <p>8/3/17. HAB meeting to consider next steps.</p> <p>11/3/17. Put together a RFP for a financial feasibility study to go to Council for approval.</p> <p>12/1/17. Draft proposal in process for HAB review 2/2018.</p> <p>12/18/17. Tentatively on Council agenda for 1/23/18. to lay out scope of work and get authorization for a financial feasibility study.</p> <p>1/18/18. Discussing at HAB meeting 2/1/18 during item C1.</p> <p>4/27/18. Working on draft RFP to go to Council. Tentatively on 6/26/18 City Council agenda for consideration of issuance.</p> <p>Tentatively on 8/28/18 City Council agenda for consideration of issuance.</p> <p>8/28/18. Council approved issuance of a financial feasibility RFP. RFP to be issues asap.</p> <p>Request for Proposals issued for financial feasibility study services for the proposed boatyard. RFP due February 1, 2020.</p> <p>No proposal submissions received. HAB to consider next steps 3/13/19.</p> <p>4/26/19 Staff not recommending any further expenses be undertaken on boatyard financial feasibility study at this time.</p> <p>5/31/19 Boatyard/Marine Services Facility remains on the City Council's goals.</p> <p>No new activity or updates.</p>

3	City to share tax revenues that are collected in the Harbor fund (and not currently going to the Harbor Fund) and used for Harbor Capitol maintenance and improvements.	6/1/17	<p>Pending until a new Finance Director and City Manager are in place.</p> <p>10/30/17. Per the SLC it is normal for these taxes to go into the City's General municipal funds.</p> <p>4/5/18. Chair Reisner requesting City Manager to provide a memorandum on this item.</p> <p>Chair Reisner met with the City Manager.</p> <p>9/2/21 \$150,000 ongoing and \$50,000 one-time allocations made from the City's Measure Q &amp; E sales tax initiatives to the Harbor Fund.</p>
4	City Council to include proposed eelgrass language into General Plan/Local Coastal Plan updates, and to review the proposed outline for the eelgrass policy to decide if the elements are appropriate.	6/7/17	<p>7/28/17. Consultant Anchor QEA is developing a proposal to review existing information and documentation, research typical projects that have eelgrass issues, interview NEP personnel, and meet with Eelgrass Ad-Hoc committee members to discuss Newport Beach management plan.</p> <p>11/1/17. Staff engaged with Anchor on eelgrass proposal.</p> <p>12/1/17. Update to HAB on 12/7/17 on revised consultant contract scope of work.</p> <p>12/18/17. Draft eelgrass consultant agreement submitted to legal for review and approval.</p> <p>1/18/18. executed contract with Anchor QEA.</p> <p>4/27/18. Anchor QEA beginning project.</p> <p>4/25/18. Eelgrass Ad-Hoc committee met with Anchor QEA reps in Morro Bay</p> <p>Draft Anchor QEA eelgrass mitigation report on HAB agenda for consideration 8/2/18.</p> <p>8/18 final Morro Bay Conceptual Eelgrass Plan report issued by Anchor QEA for ad-hoc and HAB consideration.</p> <p>Next step of hiring Anchor QEA to approach pertinent regulators with Morro Bay eelgrass mitigation plan concept pending Council consideration on January 8, 2020.</p> <p>2/19/19. staff, eelgrass committee and MBNEP exploring new possible in-lieu mitigation path, as Morro Bay Eelgrass Plan as currently outlined by Anchor QEA is likely not viable.</p> <p>No new updates.</p>
5	<p>Incorporate Working Waterfront land area and uses into General Plan/Local Coastal Plan updates.</p> <p>In General Plan/Local Coastal Plan updates, consideration be given to a list of uses provided, and that the Measure D area and its uses be incorporated into Morro Bay's Working Waterfront.</p>	6/1/17	<p>Tentatively on the July 11, 2017 City Council agenda for consideration with Measure D recommendation above.</p> <p>7/27/17. City Council on 7/11/17 authorized PC subcommittee to jointly work with HAB ad-hoc committee on Measure D ambiguities and Working Waterfront policy language for consideration of incorporation into GP/LCP update process.</p> <p>9/1/17. First joint HAB/PC subcommittee meeting to consider Measure D and Working Waterfronts scheduled for September 8, 2017, at the Community Center Studio room from 3:00-5:00 pm.</p>

		<p>9/8/17. First joint subcommittee meeting held. General discussion and public input. Second meeting TBD, likely late October or early November.</p> <p>12/18/17.</p> <p>1/11/18. PC/HAB joint meeting, recommendations made to GPAC.</p> <p>4/27/18. Pending GPAC action.</p> <p>Currently at Coastal for comments.</p> <p>Document link on City's Website: <a href="https://www.morrobayca.gov/943/PlanMB">https://www.morrobayca.gov/943/PlanMB</a></p> <p>See HAB 5/2/29 agenda item B-6</p> <p>12/3/21 estimated going to Council late Winter early Spring then to Coastal end of Summer.</p> <p>9/2/21 GP/LCP updates were certified by the Coastal Commission on August 12, 2021.</p>
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AGENDA NO: B-1

MEETING DATE: October 7, 2021

# Staff Report

**TO:** Harbor Advisory Board

**DATE:** September 30, 2021

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Harbor Advisory Board Review, General Input and Recommended Next Steps on Parking Management/Paid Parking and the April 26, 2021 Morro Bay Public Parking Management Study by Walker Consultants

## **RECOMMENDATION**

Staff recommend the Harbor Advisory Board (HAB) review the Walker Consultants parking study and the 2017 HAB memo to the Planning Commission on paid parking, receive input from the Parking Management Ad-Hoc Committee of the HAB, engage with Walker Consultants in a question-and-answer session and provide general comment, input and recommend next steps, if any, to the City Council with regard to parking management/paid parking on and around the waterfront as outlined in this staff report.

## **BACKGROUND**

As part of the Council goal-setting and goal objective accomplishment process, at their June 6, 2017 meeting, HAB agenda item C-6 was "*Consideration of Issues Regarding Paid Parking on the Embarcadero and Adjacent Vicinities.*" Out of that meeting, the HAB:

- A. Supported the consideration of paid parking on and around the Embarcadero as a revenue-generating concept.
- B. Identified a list of issues that it recommended the City address in any future consideration of such paid parking.

The HAB's July 18, 2017 memo to the Planning Commission regarding its position and list of issues related to paid parking is included with this staff report as Attachment 1.

More recently, on September 2, 2021, the HAB reviewed a comprehensive parking study of the Embarcadero, Morro Rock parking area and Downtown by Walker Consultants. The purpose of this study was to understand existing parking needs, how parking is currently being used and how to best plan for parking needs in the future, including paid parking as a possible option. A link to the Walker study is here:

[http://www.morrobayca.gov/DocumentCenter/View/15879/Morro-Bay-Public-Parking-Management-Study\\_2021?bidId=](http://www.morrobayca.gov/DocumentCenter/View/15879/Morro-Bay-Public-Parking-Management-Study_2021?bidId=)

On September 2, the HAB voted on and approved to establish a Parking Management Ad-Hoc Committee to further review parking management and the Walker study, with the assistance of key community members, and to provide input and make recommendations to the HAB. HAB member

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_

Myers was established as the ad-hoc committee's chair, with HAB Chair Hansson and member Vaile rounding out the HAB's representation. The committee has met twice since being formed. Discussion of the Walker Study, receipt of input from the City's advisory bodies and the public and direction to staff for next steps, if any, on parking management is tentatively slated for the October 26, 2021 City Council agenda.

### **DISCUSSION**

A representative from Walker Consultants will be available to answer questions and provide additional input about their study.

In addition, the Parking Management Ad-Hoc Committee will be providing an oral report of their work to date, and any recommendations they may have for the HAB at this time.

It is anticipated that should the City Council direct further action on parking management and paid parking, there will be significant future public outreach, committee, advisory body and staff work. As such, staff do not view a detailed dive into all aspects of parking management/paid parking necessary at this time. Staff do view the following as key information/input the Council will be looking for in October:

1. Is the 2017 HAB memo on paid parking still accurate and encompassing the HAB's current position?
2. With regard to the Walker study:
  - A. Are the key findings and conclusions reasonable and accurate?
  - B. Are the recommendations reasonable, justified and worth pursuing?
3. Should the City continue pursuing parking management/paid parking in and around the areas identified in the Walker study?
4. Any recommended next steps?

### **CONCLUSION**

Input and recommendations from the HAB will be used to inform the City Council review of parking management strategies as they pertain to the Embarcadero and waterfront, tentatively in October. If the Council elects to move all or portions of the Walker study's recommendations forward, it is expected that the HAB and other advisory boards and bodies will be tasked with additional review and input throughout the process.

### **ATTACHMENTS**

1. Harbor Advisory Board July 18, 2017 memo to the Planning Commission regarding paid parking
2. Public comments received on parking management/paid parking prior to agenda posting



## CITY OF MORRO BAY

HARBOR DEPARTMENT  
1275 Embarcadero Road  
Morro Bay, CA 93442

### MEMO

**Date:** July 18, 2017  
**To:** City of Morro Bay Planning Commission  
**From:** City of Morro Bay Harbor Advisory Board  
**Subject:** Paid Parking in the Area of the Morro Bay Waterfront

In June 2017, the Morro Bay City Council approved the Harbor Advisory Board's 2017/2018 Work Program, based upon the Council's 2017/2018 Goals and Objectives. Item 1.d. from that Work Program states in part, " Evaluate opportunities for new or expanded revenue sources, including but not limited to: paid parking . . .".

During its regular meeting on July 6, 2017 the City of Morro Bay Harbor Advisory Board (HAB) addressed agenda item C-6, "*Consideration of Issues Regarding Paid Parking on the Embarcadero and Adjacent Vicinities*". The purpose was to identify issues for consideration regarding paid parking on and around Embarcadero, including a reason or reasons they are important, and what might be considered when evaluating them - as a starting point in the process of evaluating paid parking.

In its preparations for addressing the agenda item, the HAB reviewed a number of historic documents, the earliest dating back to the 1990's, relative to the concept of paid parking in the area of the Morro Bay waterfront. The most recent of these documents, and the apparently most comprehensive, is the *City of Morro Bay Parking Management Plan – Final: October 2007*, prepared by TPG Consulting, Inc. Other than suggesting or recommending paid parking in areas of Morro Bay's waterfront, no definitive City action to establish paid parking was found during the HAB's review of historic documents.

The fundamental question the HAB addressed was should there be paid parking on and around Embarcadero, and why or why not. **The HAB concluded that as a revenue generating concept, it is reasonable to consider establishing a paid parking plan on and around Embarcadero Road.** In coming to that conclusion, the HAB noted that numerous waterfront communities on the coast of California, communities that attract and benefit from tourism, have paid parking plans. These include but are not limited to:

Santa Cruz, Monterey, Pismo Beach, Avila Beach, Santa Barbara, Huntington Beach, etc.

Having concluded that the concept of paid parking on and around Embarcadero is reasonable, further HAB discussion identified the following related issues for further consideration:

- A paid parking plan on and around Embarcadero Road involves the City's downtown waterfront strategic plan, the City's economic strategic plan, the City's waterfront master plan, and the City's Harbor Lease Management Policy.
- Does the current parking configuration on and around Embarcadero optimize the amount of available parking, whether paid or not?
- Consideration of a paid parking plan on and around Embarcadero best includes the waterfront area between Coleman Beach, and the north portion of Tidelands Park.
- It would be necessary to balance the opportunity for revenue from paid parking with the needs of business, and with tourism activities.
- It is probable there will be continuing impacts on available parking in the downtown waterfront area from business property development between Beach Street and the south end of the business area – especially in the case of hotel development that inherits parking-in-lieu, or is granted parking-in-lieu.
- Input from the waterfront business community regarding the concept of paid parking on and around Embarcadero is necessary.
- Irrespective of paid parking on and around Embarcadero Road, how should the issue of impacts on waterfront parking by waterfront business employees be addressed? It is probable that waterfront business employees occupy significant portions of Embarcadero area parking.
- In a waterfront paid parking plan, should the Triangle Lot be specifically designated as “free parking”, and should public transportation be provided between the Triangle Lot and the downtown waterfront area? [As a side note, no cars were parked in the Triangle Lot at 11:30 AM on July 4, 2017, or at 12:30 PM on July 5, 2017]
- If paid parking is instituted, where specifically would it be located?
- If paid parking is instituted, would it be hourly or daily, and during what hours of the day would paid parking apply? The HAB discussed the possibility paid parking, if instituted, not applying after early hours in the evenings.
- If paid parking is instituted, how much are reasonable parking fees?
- If paid parking is instituted, what sort of equipment (kiosk, etc.) would be used, and what would be the means to collect the parking fees? It was noted that solar powered kiosks are commonplace in other waterfront communities, and in fact there is one such unit in Morro Bay's Tidelands Park, which according to the

Harbor Director paid for itself in short order, and is a regular contributor to revenue.

- If paid parking is instituted, would there be enforcement, and if so by whom?
- If paid parking is instituted, would there be free parking in the same area, and if so where, why, how much, and for how long?
- If paid parking is instituted, would paid permit parking be incorporated into the plan? For instance, would waterfront businesses be able to purchase a limited number of permits for their use?
- If paid parking is instituted, would free permit parking be incorporated into paid parking areas (i.e. fishermen with City slips adjacent to Embarcadero Road)?
- If paid parking is instituted, would some sort of permit be made available to Morro Bay residents, and if so, for what paid parking areas, for what period of time, and at what fee, if any?
- If paid parking is instituted, would parking-in-lieu be incorporated into the program, and if so, how?
- If an Embarcadero parking plan is instituted, clear and effective signage and directional information relative to paid and free parking would be critical to the plan's success.
- Any Embarcadero parking plan needs to incorporate ADA accessibility, and loading zone considerations.
- A Morro Bay waterfront paid parking plan could be implemented by phases. For instance, the HAB recommends immediately establishing kiosk paid parking in the City lot on the east side of Embarcadero, below DiStasio's.
- The lands west of Embarcadero Road are public trust land owned by the State of California. Those lands were granted to San Luis Obispo County, and in 1964/1965 upon its incorporation, the City of Morro Bay assumed trusteeship of those lands. Per the terms of the Tidelands Grant, these lands must be used for commerce, fisheries, navigation, recreational purposes, parklands, public access, public parking, and environmental protection or enhancement. Further, funds for the maintenance and improvement of these lands falls to leaseholders, and in the absence of leaseholders, to the City. Ongoing waterfront infrastructure maintenance and improvement is necessary for public access, and is costly. Revenues from paid parking in the area of the Embarcadero could be a significant contributor to the City's capital needs in this area.
- If a paid parking plan is instituted on and around Embarcadero Road, some significant portion of the net proceeds should be earmarked specifically for maintenance and improvement of City shoreline infrastructure along the waterfront - infrastructure that is necessary to the working waterfront, and necessary for tourist access and enjoyment.

The HAB looks forward to continued involvement in the issue of paid parking on and around Embarcadero, and to working with the Morro Bay Planning Commission and the Morro Bay Public Works Advisory Board to further develop the feasibility and desirability of this potential revenue producing concept.

cc: Mr. Eric Endersby; City of Morro Bay Harbor Department Director  
Mr. Scot Graham; City of Morro Bay Community Development Director  
Morro Bay Public Works Advisory Board  
Morro Bay City Council

## September 2021 Parking Management Plan

Dear Advisory Boards, Commissions, and Members of Council:

Success is such a royal pain in the side. We have just too many people parking on the Embarcadero during lunch hour on the weekends. Putting in parking meters or time restrictions is not going to free up one of those parking spaces at lunch time! The only option is to close half the restaurants on the Embarcadero if you want those spaces available 😊

“As a visitor destination, the City recognizes that the peaks, valleys, and relatively small area experiencing a parking impact may mean that active efforts to manage parking throughout the year may not warrant the investment in time and resources for limited periods and locations.”

That is about the only true and useful statement in the whole Parking Management Plan.

It is the time-honored complaint that if I can't park at the door of the place I want to go, then there is a parking problem.

If business owners and their employees take up too many parking spaces (as noted in the report), the business community should deal with that issue, not the city. That should be why they have several business organizations down there. The visitors and local patrons of the Embarcadero should not be forced to pay for parking year-round because of a few poorly managed business operators.

I understand the desire to have more parking available on the Embarcadero. Paid parking is just going to squeeze out the middle- and lower-income patrons that have made the Embarcadero a success for decades. I also realize that that is what some people want, a higher/wealthier class of people that will spend more while they are here. This has been made very evident with the ridiculous desire to redevelop the Hungry Tiger location with a 5-star hotel and a faddish entertainment center smack in the middle of the Embarcadero. Can you say Carmelization? Those plans, of course, will wipe out a significant number of existing parking spaces (not addressed in this report).

An aside from the parking plan, the City has been going down the wrong path with the plan to develop an entertainment center at the Centennial Stairway. That should be uptown or someplace else, not in the center of an already impacted and successful business area. You already have a problem with too many people on the Embarcadero. You want to draw them to the other business areas of town. There will still be plenty of them patronizing the Embarcadero. Also, that does not fit the fishing village image we pretend to be at that location. Nor is it environmentally “sound” to be projecting that onto the water. Stop trying to copy other places and recognize our unique assets.

For decades the citizens have been emphatic that the Rock parking area stay as “rustic” as possible. That has been one of the primary reasons, besides cost, why locals don't want it paved. The addition of bumpers and barriers was a good idea but the idea of paid parking, just like allowing camping at the Rock, is atrocious.

Before you fall for the scheme of paid parking, look closely at the usage figures. There is no parking problem mid-week and off-season. Why inflict this expense on everyone year-round just because of Saturday lunch hour?

If, heaven forbid, you do install paid parking, why make this assumption?

"5.Assumes paid parking seven days a week except for 12 holidays per year."

Hello! The biggest parking issues are on the holidays so why would you exempt them? This isn't like downtown SLO where most businesses are closed on holidays. This is when parking on the Embarcadero is most impacted!

Shelve this plan with extreme prejudice and look to add new lots near by possibly with shuttles for weekend lunch hour. Please, don't put your foot in the door with a "2-year pilot program". It will be a huge waste of time, money, and goodwill and we will probably lose people to Cayucos and Cambria.

Thank you for your time and consideration of these comments.

Ric Deschler



AGENDA NO: B-2

MEETING DATE: October 7, 2021

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** September 29, 2021

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Marine Services Facility Ad-Hoc Committee on Committee's Recent Activities

### **RECOMMENDATION**

Receive and file committee update, if any.

### **BACKGROUND, DISCUSSION & CONCLUSION**

The committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_



AGENDA NO: B-3

MEETING DATE: October 7, 2021

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** September 29, 2021

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities

### **RECOMMENDATION**

Receive and file committee report, if any.

### **BACKGROUND, DISCUSSION & CONCLUSION**

The committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_



AGENDA NO: B-4

MEETING DATE: October 7, 2021

# Staff Report

**TO:** Harbor Advisory Board

**DATE:** September 30, 2021

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Harbor Advisory Board Member Public Engagement Outreach Assignment Reporting

## **RECOMMENDATION**

Receive and file Harbor Advisory Board (HAB) member outreach effort reports to date, if any.

## **BACKGROUND, DISCUSSION & CONCLUSION**

This agenda item is provided for HAB members to provide an oral update on any of their outreach efforts to date.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_



AGENDA NO: B-5

MEETING DATE: October 7, 2021

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 1, 2021

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Oral Report and Question-and-Answer on Status of Recent Significant Lease Site Activity

### **RECOMMENDATION**

Receive and file report.

### **BACKGROUND, DISCUSSION & CONCLUSION**

Staff will be presenting an oral update and brief question-answer session on the status of recent significant lease site activity such as redevelopments, lease, sublease and lease amendment approvals and impacts of the COVID-19 pandemic.

Prepared By: EE

Dept Review: EE

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_