



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

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, December 2, 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

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 Advisory Board at HAB@morrobayca.gov prior to 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=aWZpTzdwTHlRTk9xaTlmWVNWRRWFUQT09>

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 Approval of Minutes from the Harbor Advisory Board meeting held on October 7, 2021.
RECOMMENDATION: Approve as submitted.
- A-2 Approval of Minutes from the Harbor Advisory Board meeting held on November 4, 2021.
RECOMMENDATION: Approve as submitted.
- A-3 Harbor Department Status Report.
RECOMMENDATION: Receive and file report.

B. BUSINESS ITEMS

- B-1 Review and Initial Input on the City Council's Adopted 2021-2022 Goals and Action Items
RECOMMENDATION: Staff recommend the Harbor Advisory Board (HAB) review the City Council's adopted Goals and Action Items as presented in this staff report, and provide initial input regarding staff's analysis and/or recommendations on the HAB's role in a Goal Work Plan process.
- B-2 Update from the Parking Management/Paid Parking Ad-Hoc Committee on Committee's Recent Activities
RECOMMENDATION: Receive and file committee update.
- B-3 Update from the Marine Services Ad-Hoc Committee on Committee's Recent Activities.
RECOMMENDATION: Receive and file committee update.
- B-4 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities.
RECOMMENDATION: Receive and file committee update.
- B-5 Harbor Advisory Board Member Public Engagement Outreach Assignment Reporting.
RECOMMENDATION: Receive and file Harbor Advisory Board (HAB) member outreach effort reports to date.

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. 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.

MINUTES-MORRO BAY HARBOR ADVISORY
BOARD MEETING – October 7, 2021
TELECONFERENCE – 5:30 P.M.

AGENDA NO: A-1

MEETING DATE: December 2, 2021

Harbor Advisory Board conducted this meeting in accordance with Section 3 of California Governor Newsom's Executive Order N-08-21 issued on June 11, 2021 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:	Cherise Hansson	Chair
	Gene Doughty	Member
	Christopher Vaile	Member
	Mary Witkowski	Member
	Cal Myers	Member
	Lynn Meissen	Vice
	Lori French	Member
STAFF:	Eric Endersby	Harbor Director
	Lori Stilts	Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

<https://youtu.be/Xg-7B37bAQo?t=10>

The meeting was called to order at 5:33 p.m., with a roll call quorum present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER, LIAISON ANNOUNCEMENTS, PRESENTATIONS

PUBLIC COMMENT

<https://youtu.be/Xg-7B37bAQo?t=403>

The public comment period was opened and closed with no comments.

Member French joined the meeting at 5:40 p.m.

A. CONSENT AGENDA

<https://youtu.be/Xg-7B37bAQo?t=441>

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

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

MOTION: Board Member Doughty moved approval of the consent agenda. The Motion was seconded by Board Member Myers and carried 7-0 by roll call vote.

B. BUSINESS ITEMS

<https://youtu.be/Xg-7B37bAQo?t=537>

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.

Director Endersby presented the staff report and requested the Members provide general comment, input and recommend next steps with regard to paid parking along the waterfront.

Member Myers, Chair of the Parking Management Ad-Hoc Committees provided an update their activities.

Steffen Turoff, the Director of Planning for Walker Consultants introduced himself to the Board gave a brief overview of the City's Parking study and responded to Board Member inquires.

Scott Collins, City Manager, spoke to the concerns of groups like the Commercial Fishermen and Liveaboards wanting an exemption to paying.

Mr. Turoff explained the California Coastal Commission desires equal access to the coast for all, which makes it difficult to give someone special treatment, could be a challenge to provide passes.

The public comment period was opened and closed with no comments.

There was Board Member discussion and consensus to bring this item back to the November meeting to formulate a letter of paid parking recommendations for submittal to Council.

B-2 UPDATE FROM THE MARINE SERVICES FACILITY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES.

<https://youtu.be/Xq-7B37bAQo?t=5967>

Member Vaile stated there is nothing new to report.

The public comment period was opened and closed with no comments.

B-3 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/Xq-7B37bAQo?t=6040>

Member Witkowski briefed the board on an upcoming meeting with the Division of Boating and Waterways to discuss a shoreline erosion grant.

The public comment period was opened and closed with no comments.

B-4 HARBOR ADVISORY BOARD MEMBER PUBLIC ENGAGEMENT OUTREACH ASSIGNMENT REPORTING.

<https://youtu.be/Xq-7B37bAQo?t=6291>

Board Members presented their outreach reports.

The public comment period was opened and closed with no comments.

B-5 ORAL REPORT AND QUESTION-AND-ANSWER ON STATUS OF RECENT SIGNIFICANT LEASE SITE ACTIVITY.

<https://youtu.be/Xq-7B37bAQo?t=6813>

Director Endersby presented an oral report.

The public comment period was opened and closed with no comments.

C. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/Xg-7B37bAQo?t=7879>

No new future agenda items were added.

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 GP/LCP 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

<https://youtu.be/Xg-7B37bAQo?t=7943>

MOTION: Member Doughty moved to adjourn the meeting. The motion was seconded by Member Myers and carried 7-0 by roll call vote.

This meeting was adjourned at 7:45 p.m. The next Regular Meeting will be held on November 4, 2021, at 5:30 p.m.

Lori Stilts
Harbor Business Coordinator

MINUTES-MORRO BAY HARBOR ADVISORY
BOARD MEETING – November 4, 2021
TELECONFERENCE – 5:30 P.M.

AGENDA NO: A-2

MEETING DATE: December 2, 2021

Harbor Advisory Board conducted this meeting in accordance with Section 3 of California Governor Newsom's Executive Order N-08-21 issued on June 11, 2021 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:	Cherise Hansson	Chair
	Gene Doughty	Member
	Christopher Vaile	Member
	Mary Witkowski	Member
	Cal Myers	Member
	Lynn Meissen	Vice Chair
	Jeremiah O'Brien	Member

STAFF:	Eric Endersby	Harbor Director
	Lori Stilts	Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

<https://youtu.be/Ugl-ly2VmWg?t=23>

The meeting was called to order at 5:30 p.m., with a roll call quorum present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER, LIAISON ANNOUNCEMENTS, PRESENTATIONS

PUBLIC COMMENT

<https://youtu.be/Ugl-ly2VmWg?t=871>

The public comment period was opened and closed with no comments.

A. CONSENT AGENDA

<https://youtu.be/Ugl-ly2VmWg?t=883>

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

A-1 Approval of Minutes from the Harbor Advisory Board meeting held on September 2, 2021.

RECOMMENDATION: Approve as submitted.

A-2 Harbor Department Status Report.

RECOMMENDATION: Receive and file report.

MOTION: Board Member Vaile moved approval of the consent agenda. The Motion was seconded by Board Member O'Brien and carried 7-0 by roll call vote.

B. BUSINESS ITEMS

B-1 UPDATE FROM THE PARKING MANAGEMENT/PAID PARKING AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/Ugl-ly2VmWg?t=983>

Committee Chair Myers provided an update on the committee's activities.

Director Endersby suggested that HAB postponed submitting paid parking recommendations to Council until after Council reviews the Parking Management Study by Walker Consultants and provides input at their Special meeting scheduled for November 10, 2021.

The public comment period was opened and closed with no comments.

B-2 UPDATE FROM THE MARINE SERVICES FACILITY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES.

<https://youtu.be/Ugl-ly2VmWg?t=1821>

Committee Chair Vaile stated he has met again with Bruce Marshall to discuss the need of a boatyard in Morro Bay with the power plant property as a possible location.

The public comment period was opened and closed with no comments.

B-3 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/Ugl-ly2VmWg?t=2078>

Committee Member Witkowski reminded the board on an up-coming meeting scheduled with Department of Boating and Waterways to discuss a possible shoreline erosion grant.

Board Chair Hansson spoke to the Coleman Park area planning.

The public comment period was opened and closed with no comments.

B-4 HARBOR ADVISORY BOARD MEMBER PUBLIC ENGAGEMENT OUTREACH ASSIGNMENT REPORTING.

<https://youtu.be/Ugl-ly2VmWg?t=2591>

Chair Hansson requested members to provide an update with their public engagement contacts.

The public comment period was opened and closed with no comments.

C. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/Ugl-ly2VmWg?t=3144>

No new future agenda items were added.

Pending items previously declared:

- Goals and Objectives – Working Waterfront Designation
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- 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 meeting was adjourned at 6:28 p.m. The next Regular Meeting will be held on December 2, 2021, at 5:30 p.m.

Lori Stilts
Harbor Business Coordinator



AGENDA NO: A-3

MEETING DATE: December 2, 2021

Staff Report

TO: Harbor Advisory Board

FROM: Eric Endersby, Harbor Director

SUBJECT: Harbor Department Status Report

DATE: November 24, 2021

RECOMMENDATION

Receive and file report.

DISCUSSION

Recent Department Activity:

Harbor Patrol statistics for November 2021 were 12 emergency responses, 109 calls for service, 25 assists of other agencies, 32 enforcement contacts, 7 weather warnings, and no hazardous bar warnings.

11/5/21

Patrol responded to a report of two kayakers floating outside the harbor entrance, possibly in distress. One kayaker from Paso Robles was taken aboard and provided a safety lecture, while the second was followed back to their launch point at Coleman Beach.

11/14/21

Harbor Patrol provided water safety to the ~800 Morro Bay Triathlon participants. While no major incidents occurred on the water, five triathletes had to be pulled from the water because they were unable to overcome the conditions, and two participants in the kayaker/SUP category capsized and required assistance.



Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

11/16/21

Patrol responded to the back bay with a Patrol vessel and Rescue Watercraft, and made access to the southerly sandspit access channel to where an adult and his four year-old son were stranded by the tide. One Patrol officer made his way through the last 100 yards of mud to the sandspit and loaded the two on a mud rescue board. Both were transferred to the Patrol vessel waiting in the channel and transported back to the Harbor office.

Patrol responded to a reported kayaker fallen out his boat 100 yards from shore off Lucerne Rd in Cayucos. On scene, the kayaker had spent about 20 minutes in the water and was first assisted by a Cal Fire rescue swimmer. Both were then loaded onto the Patrol vessel and transported closer to shore at the Cayucos Pier where Patrol paddled the kayaker in on a rescue board and brought his kayak to shore through the surf as well.

Both these incidents ended without injuries.



11/8/21

Two Harbor Department personnel attended the California Boating Safety Officers Association one-day training symposium at the Corinthian Yacht Club in Tiburon, CA. The day was filled with presentations on commercial derelict vessel removal, FAA and Mass Drone detection, Legal updates, Division of Boating and Waterways derelict vessel grant updates, and emerging communications technology and TSA Viper/Homeland Security updates.



The derelict fishing vessel *Lady Maxine*, which sunk on her mooring off the launch ramp this summer, was floated by the SLO County Sheriff's Dive Team and demolished on November 11 & 12 at the public launch ramp. While it was touch-and-go for awhile and the ramp was closed for one day because the *Lady Maxine* wouldn't go quietly, eventually the equipment of Negranti Construction prevailed and she was hauled up and destroyed.



11/18/21

Staff went down to the Radon boatyard in Goleta to check on the progress of the department's refitting of Port San Luis's old patrol vessel to serve as Morro Bay's newest addition to the fleet to replace another, aging vessel. Significant structural changes to make the vessel more suitable for Morro Bay's uses were well underway, including raising of the cabin top to accommodate our taller personnel and changing the center hold to accommodate a new fire fighting pump system.



Offshore Wind Energy Power Generation Farm

On November 12, the Bureau of Ocean Energy Management (BOEM) issued a press release (attached as Enclosure 1) announcing the designation of the Morro Bay Wind Energy Area (WEA) offshore the central California coast and beginning the environmental review for the Morro Bay WEA, including Section 106 review under the National Historic Preservation Act. BOEM will host two virtual public scoping meetings; one on December 1, 2021 at 5pm, and one on January 5, 2022 at 9am. Additional information on those meetings can be found at the link below:

<https://www.boem.gov/renewable-energy/state-activities/morro-bay-wind-energy-area>

BOEM also announced it is seeking public comments as part of its environmental review. As such, the agency initiated a 60-day public comment period, which will be open until January 11, 2022.

HAB Vacancies

Two Harbor Advisory Board seats are up for reappointment next year that the City Council will consider applications for appointment in January, 2022. Those seats are:

- South Bay/Los Osos
- Member At-large

In addition, at the first regular meeting in each year wherein newly appointed Members are seated, the Members shall elect a Chairperson and Vice Chairperson who shall hold office for a period of one year. After nominations are made, Chair and Vice Chair elections may be conducted. This will occur at the February 3, 2022 HAB meeting.

Lighted Boat Parade and Other Holiday Activity

Again this year, the Rotary Club of Morro Bay is the proud supporter of the Lighted Boat Parade to be held, weather permitting, on December 4th, starting 6:30 pm. While there is a negative tide on the 4th at approximately 4:30 pm that participants should be cognizant of and plan for, the tide will be rising during the parade. Harbor Patrol will have a vessel in the parade, as well as one standing by for safety response if needed.

The Rotary of Morro Bay is also planning to have Santa's House for the weekends of December 3rd, 4th, and 5th, and December 10th, 11th, and 12th. Hours for Fridays and Saturdays are 4:30 pm to 7:30 pm and hours for Sundays are 12:00 pm to 3:00 pm. Santa's House will once again be welcoming families at the giant chess board on the Embarcadero.



Finally, with crab pots provided by the Morro Bay Commercial Fishermen's Organization, Harbor Department staff will be erecting and lighting the Crab Pot Christmas Tree on November 30 at the South T-Pier.



Recent City Council Activity

On November 9, 2021 the Council reviewed the Morro Bay Public Parking Management Study conducted by Walker Consultants and directed staff to bring forward additional information to initiate a paid parking pilot program.

On November 10, 2021, at a Special meeting, Council adopted the proposed City Council Goals, goal statements, and short-term and long-term action items for the remainder of 2021 and 2022.

Status of Pending HAB Recommendations:

	HAB Recommendation	Date	Status
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.

			No response. 2/22/18 Called again left message. 2/23/18. new Parks concession specialist contacted department. 4/23/18. Harbor Director email sent to Parks. 4/27/18. Contacted Parks staff, discussions underway. 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. Staff was recently informed by the district superintendent that State Parks in Sacramento is potentially bringing this item off the back burner. 4/26/19 Meeting still pending. 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.
2	Marine Services Facility/Boatyard	2/2/17	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. 7/27/17. No responses to RFQ. 8/3/17. HAB meeting to consider next steps. 11/3/17. Put together a RFP for a financial feasibility study to go to Council for approval. 12/1/17. Draft proposal in process for HAB review 2/2018. 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. 1/18/18. Discussing at HAB meeting 2/1/18 during item C1. 4/27/18. Working on draft RFP to go to Council. Tentatively on 6/26/18 City Council agenda for consideration of issuance. Tentatively on 8/28/18 City Council agenda for consideration of issuance. 8/28/18. Council approved issuance of a financial feasibility RFP. RFP to be issues asap. Request for Proposals issued for financial feasibility study services for the proposed boatyard. RFP due February 1, 2020. No proposal submissions received. HAB to consider next steps 3/13/19. 4/26/19 Staff not recommending any further expenses be undertaken on boatyard financial feasibility study at this time. 5/31/19 Boatyard/Marine Services Facility remains on the City Council's goals. No new activity or updates.

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	Pending until a new Finance Director and City Manager are in place. 10/30/17. Per the SLC it is normal for these taxes to go into the City's General municipal funds. 4/5/18. Chair Reisner requesting City Manager to provide a memorandum on this item. Chair Reisner met with the City Manager. 9/2/21 \$150,000 ongoing and \$50,000 one-time allocations made from the City's Measure Q & E sales tax initiatives to the Harbor Fund.
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	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. 11/1/17. Staff engaged with Anchor on eelgrass proposal. 12/1/17. Update to HAB on 12/7/17 on revised consultant contract scope of work. 12/18/17. Draft eelgrass consultant agreement submitted to legal for review and approval. 1/18/18. executed contract with Anchor QEA. 4/27/18. Anchor QEA beginning project. 4/25/18. Eelgrass Ad-Hoc committee met with Anchor QEA reps in Morro Bay Draft Anchor QEA eelgrass mitigation report on HAB agenda for consideration 8/2/18. 8/18 final Morro Bay Conceptual Eelgrass Plan report issued by Anchor QEA for ad-hoc and HAB consideration. Next step of hiring Anchor QEA to approach pertinent regulators with Morro Bay eelgrass mitigation plan concept pending Council consideration on January 8, 2020. 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. No new updates.
5	Incorporate Working Waterfront land area and uses into General Plan/Local Coastal Plan updates. 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.	6/1/17	Tentatively on the July 11, 2017 City Council agenda for consideration with Measure D recommendation above. 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. 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. 9/8/17. First joint subcommittee meeting held.

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

MEETING DATE: December 2, 2021

Staff Report

TO: Harbor Advisory Board

DATE: November 23, 2021

FROM: Eric Endersby, Harbor Director

SUBJECT: Review and Initial Input on the City Council's Adopted 2021-2022 Goals and Action Items

RECOMMENDATION

Staff recommend the Harbor Advisory Board (HAB) review the City Council's adopted Goals and Action Items as presented in this staff report, and provide initial input regarding staff's analysis and/or recommendations on the HAB's role in a Goal Work Plan process.

BACKGROUND

On November 10, 2021, the City Council approved their 2021-2022 Council Goals and Action Items. While the Council did make some changes to the Goals and Action Items from what staff recommended, none of the changes were directly pertinent to the waterfront or HAB. As such, the November 10 Council staff report, included with this staff report as Attachment 1, includes a matrix of the Goals and Action Items that will serve as the basis for the HAB's Work Plan to assist in accomplishing the Council Goals.

In addition, the HAB's August 18, 2021 goals input letter to the City Council is included with this staff report as Attachment 2 for reference. As is evident from the goals letter, most of the HAB's recommendations are directly or indirectly in the adopted Council goals.

Of the five adopted Goals, three have direct application to the waterfront and HAB – Goals 1, 2 and 4. These three adopted Goals and their pertinent short- and long-term Action Items and Ongoing Actions are as-follows:

1. Public Infrastructure

- A. Initiate a capital assessment effort (short-term)
- B. Initiate work on a paid parking pilot program and continue work on long-term plan (short-term)
- C. Pursue grant opportunities for the Coleman Beach area (short-term)
- D. Address traffic circulation, specifically the Embarcadero (long-term)
- E. Complete capital assessment and prepare an enhanced capital improvement plan for Harbor, stormwater, facilities etc. (long-term)
- F. If paid parking pilot proves effective, pursue long-term parking program (long-term)
- G. Look at parks and how to improve these public spaces (long-term)
- H. Work towards completion of Harborwalk public space (ongoing action)

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

2. Fiscal Sustainability & Economic Vitality
 - A. Assess viability for Downtown and Embarcadero business improvement districts (short-term)
 - B. Review development opportunities for “Market Plaza” (short-term)
 - C. Continue review of Vistra proposed battery project (short-term)
 - D. Implementation of SB 1383 regarding organic waste disposal
 - E. Continue support for offshore wind opportunity (long-term)
 - F. Identify long-term infrastructure funding for streets, stormwater, Harbor facilities etc. (long-term)
 - G. Address Vistra current proposed battery project and master planning (long-term)
 - H. Review opportunities for revenue enhancements (ongoing actions)
4. Climate Action
 - A. Continue review of Vistra proposed battery project (short-term)
 - B. Review opportunities to improve bike/pedestrian network in City (long-term)
 - C. Continue support for offshore wind opportunity (long-term)

DISCUSSION

From a Work Plan standpoint, staff recommend the following initial HAB Work Plan to address the Council Goals and Action Items, following the numbering/lettering scheme noted above. Staff analysis and/or recommendations are in *italics*:

1(A) and 1(E) Capital Assessment:

Several years ago, Harbor staff developed spreadsheets to track and prioritize capital replacement, major maintenance and equipment needs and costs of its various facilities and equipment, so that when sufficient funds were available, discreet projects could be undertaken. With the assistance of the HAB Budget and Finance Ad-Hoc Committee, those spreadsheets are periodically refined and updated and would be the basis for a formal capital assessment and improvement program.

Staff recommend the HAB continues its assistance, via the ad-hoc committee, in refining the capital spreadsheets, in addition to assisting staff complete a formal capital assessment and defining and developing a formal capital improvement program for Harbor infrastructure and equipment.

1(B) and 1(F) Paid Parking:

The HAB has already established an ad-hoc committee to assist the HAB in evaluating and City implementing a paid parking pilot program, which effort will include looking at other parking management issues and tools.

Staff recommend the ad-hoc continue providing input to staff regarding development of a paid parking pilot program and parking management on the Embarcadero. Staff is developing a work plan for the pilot over the next couple months, and it is anticipated a work plan will be ready for review and input from the ad-hoc committee and HAB in the spring of 2022.

1(C) Coleman Park Grants:

Public Works staff are in the process of applying for a Rural Recreation and Tourism Program (RRT) grant administered by California State Parks to fund completion of a redevelopment of Coleman Park and adjoining areas, and are coordinating with departments and advisory bodies that wish to assist in parts of the grant application. This past October, Public Works held two public “visioning” meetings at Coleman to obtain public input and ideas of what the Coleman Park area should look like should it be redeveloped. Three members of the HAB (Hansson, Witkowski and Myers) have stepped forward to lend Public Works their assistance in applying for the RRT grant.

Should redevelopment of Coleman Park and adjoining area be funded by this grant, the regular planning and permitting process, including opportunities for additional public and other input, would take place. It would be anticipated the HAB would have an advisory role in such a process. Until

then, staff recommend HAB members continue lending their assistance to Public Works in applying for and obtaining the RRT grant, or other grant opportunities should they be identified and pursued by staff.

1(D) Traffic Circulation:

This is a long-term action item, and it is anticipated the HAB would be involved when the community engagement process begins for circulation elements on the Embarcadero.

Staff have no recommended HAB action or activity regarding traffic circulation at this time.

1(G) Improving Parks:

While not necessarily a City “park” per se, the Morro Rock (Rock) area is a public space that could be considered in a park master-planning process. In addition, master-planning the Rock and Northern Waterfront as a priority subset of the Waterfront Master Plan process is a HAB recommended goal priority.

This is a long-term action item, and staff recommend the HAB remain apprised of and seek opportunities for engagement in park master planning or other processes pertinent to the Rock and Northern Waterfront.

1(H) Completion of Harborwalk:

This is an ongoing action as the City’s Harborwalk is now 20+ years in the making, and is largely complete across the developed waterfront and to Morro Rock. Gaps, however, do remain.

Staff recommend the HAB assist in Harborwalk gap analysis to provide information and input to the Council and Community Development Department in identifying gaps and possible remedies to those gaps.

2(A) Downtown and Embarcadero Business Improvement Districts (BIDs):

BIDs, whereby district members pay into a collective fund for specific improvements, actions or initiatives, are tools often used for the collective “good” of a given district that individual members, or even the government, cannot adequately provide for alone. Morro Bay’s Tourism Business Improvement District, or TBID, is an example of such a district. The TBID assesses a levy on each hotel stay, and its mission is to increase tourism to Morro Bay through marketing and advertising. As part of their economic development contract with the City, the Morro Bay Chamber is reviewing the feasibility of a BID in the Downtown and Embarcadero areas this upcoming year.

Staff do not anticipate the HAB would be involved in assessing the viability of an Embarcadero BID as the action item states, but could, however, be involved in providing input to assist in defining what such a BID area would be and do.

2(B) Market Plaza:

The City is currently reviewing a proposal on the “Market Plaza” property, and although the HAB would not be directly involved in review of this proposal, the HAB could provide pertinent ancillary input to the design review and permitting process as they might unfold.

Staff have no recommended HAB action or activity regarding Market Plaza at this time.

2(C), 2(G) and 4(A) Vistra Battery Storage Project:

Vistra Energy is currently proposing what will be, if built, the world’s largest battery energy storage project in the world on power plant property where the tank farm formerly stood. While it is anticipated the project could have impacts on or ramifications for the waterfront that the HAB may provide input for, the project is only at the stage of being defined by Vistra at this time.

Staff have no recommended HAB action or activity regarding the Vistra battery storage project at this time.

2(D) Organic Waste Disposal:

Proper, environmentally-friendly disposal of fish carcasses by the waterfront fish processors, commercial party fishing vessels and the general public in Morro Bay remains a vexing problem, with some carcass disposal occurring in bay waters, or carcasses being inadvertently available to wildlife. SB 1383 establishes statewide targets to reduce the amount of organic waste disposed of in landfills (50% reduction by 2020 and 75% by 2025), and to divert it to more environmentally-friendly places like waste digesters. The California Department of Resources, Recycling and Recovery (CalRecycle) worked to develop regulations to achieve the goals of SB 1383, and these new regulations were finalized by CalRecycle in November 2020 and take effect in January, 2022. Unfortunately, the ways and means for fish carcass producers to properly dispose of their waste to the county's organic digester stream has not yet been fully provided-for in the waste disposal process, and some carcasses continue to find their way into our waters. Earlier this year, a working group consisting of members of City staff, the Chamber of Commerce and business stakeholders began identifying and addressing the problem. The overall problem, however, is still not solved – that of a simple, convenient, environmentally- and health-friendly method of disposal of fish carcasses into the county's organic digester waste stream.

Staff recommend the HAB assist the working group in its efforts.

2(E) and 4(C) Offshore Wind Power Generation:

The Bureau of Ocean Energy Management (BOEM) has begun the process to lease and develop a ~400 square mile area of the ocean approximately 20 miles offshore of Cambria, and 30 miles from Morro Bay for an offshore floating wind power generation farm. The City is currently supporting Castle Wind, a wind farm developer, in its bid to obtain a lease from BOEM, as well as the wind farm leasing process in general. Wind farms do, however, stand to have significant impacts on, among other things, commercial fishing and our fishermen. The City is engaged with Castle, BOEM and various legislators and regulators to ensure the wind farms have minimal impacts on our fishermen, and that any impacts are adequately mitigated.

The planning, permitting and environmental assessment processes for offshore wind farms is expected to take several years, and the City will stay engaged throughout the process and at several levels locally, Statewide and Federally. While it is anticipated the HAB will also be engaged at various times and levels of the process to help advise the Council, staff have no recommended HAB action or activity regarding offshore wind at this time.

2(F) and 2(H) Infrastructure Funding and Revenue Enhancements:

These two action items speak essentially to the same thing – providing adequate funding for the City's infrastructure and services.

Staff recommend the HAB continue its quest to seek additional and/or enhanced revenues to meet Harbor capital infrastructure and other service needs.

4(B) Opportunities to Improve Bike/Pedestrian Network:

As part of infrastructure planning, opportunities to improve the bike and pedestrian network in the City will be addressed, and it would be anticipated the HAB would weigh-in on portions affecting the waterfront and Embarcadero.

Staff have no recommended HAB action or activity regarding opportunities to improve pedestrian and bike networks at this time.

CONCLUSION

The above Council Goal and Action Items represent the basis for the HAB's work plan through 2022, from which a HAB Work Plan will evolve as the Action Items are queued-up by the Council and staff for consideration. While some of these Action Items are already underway, for example seeking grants for Coleman Park, others are yet to be embarked upon, like a full capital assessment.

While the HAB and HAB ad-hoc committees will continue to work on Goal items already underway, others will be brought to the HAB as they are ready to be addressed, and any HAB input or recommendations brought to the Council or staff as-appropriate in a process that will evolve over time.

ATTACHMENTS

1. November 10, 2021 City Council Goals adoption staff report
2. August 18, 2021 Harbor Advisory Board 2021-2022 Goals input letter



AGENDA NO: I

MEETING DATE: November 10, 2021

Staff Report

TO: Honorable Mayor and City Council
FROM: Scott Collins, City Manager
SUBJECT: City Council Goals and Action Items Adoption

DATE: November 5, 2021

RECOMMENDATION

Staff recommends the City Council adopt the proposed City Council goals, goals' statements, and short-term and long-term action items.

ALTERNATIVES

None.

FISCAL IMPACT

There is no immediate fiscal impact related to the recommendation. However, many of the action items have associated fiscal impacts, some of which will result in costs to the City when implemented and others which will bring revenue enhancements to the City if implemented. These items will be discussed in detail at the Special Council meeting on November 10, 2021.

BACKGROUND

Council hosted a Goals Workshop (Workshop) on Wednesday, September 29th to consider public input, and engage in a professionally facilitated discussion to help determine the goals for the remainder of 2021 and all of 2022. Sommer Kehrli, of the Center for Organizational Effectiveness, will facilitated the Council discussion, after she held one-on-one discussions with the Mayor and individual Councilmembers.

In the Workshop, Council coalesced around five major goal areas and developed draft statements for each of the goals, and tasked staff with bringing forward the following for Council consideration:

- action items, both short-term and long-term to help achieve those goals,
- identify on-going efforts related to the goals, and
- highlight opportunities to engage the advisory boards and commission and community groups to make headway on action items.

Below is a discussion of the City's purpose, City efforts to achieve that purpose and the proposed City goals and plan to achieve those goals (please see attached worksheet for more details).

Prepared By: __SC__

Dept Review: _____

City Manager Review: __SC__

City Attorney Review: _____

DISCUSSION

City Purpose and Related Citywide Efforts

The City's purpose (or mission) is defined as:

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

The entire City organization, from Police, Fire, and Harbor to Public Works, Community Development, and Recreation, from the City Attorney and City Manager's Office to Finance, Information Technology, and Human Resources is dedicated to that purpose in all things we do. The City Council goals that are discussed below are also aimed at achieving the City's purpose but are more narrowly and strategically focused. It is common for cities to develop goals that are future oriented as is the case for Morro Bay. The City is able to focus on the future because it has been able to provide those core services to the community consistently, and the community has supported these services through fees and increases in City taxes.

It should be noted that many of the City's core services do not fall under the proposed Council goals, and staff is working to develop a clearer way to communicate key elements of broader City work plans and associated objectives that go beyond the five Council goals. The intent is to capture and communicate all of the important day-to-day City functions that our community depends upon. Staff will bring forward those objectives and work plan summaries through the Fiscal Year 2022-2023 Budget process.

Proposed City Council Goals

City Council developed consensus at the Workshop to pursue the following goals for the next 2 to 4 years:

- 1) Improve Public Infrastructure
- 2) Achieve Fiscal Sustainability and Economic Vitality
- 3) Address Housing Needs
- 4) Climate Action
- 5) Improve Community Health

Proposed City Goals' Statements

The proposed goal statements help define the goals and focus City actions and initiatives. Below are the statements for each of the goals:

Improve Public Infrastructure

- 1) Address cleanliness (while maintaining sensitivity to wildlife) and safety issues in heavy tourism areas and business corridors
- 2) Conduct a capital needs assessment
- 3) Address traffic circulation in Embarcadero

Achieve Fiscal Sustainability and Economic Vitality

- 4) Create a plan to address the City's unfunded liabilities while striving to achieve competitive compensation
- 5) Determine potential paths to secure funding for capital needs (Harbor and other needs)
- 6) Support expedient catalyst site development

Address Housing Needs

- 7) Educate the Council on new and existing State legislation related to housing
- 8) Identify the opportunities for additional housing options and/or explore partnerships to support these efforts
- 9) Continue the Community Development Department's efforts to expedite the development review process

Climate Action

- 10) Participate with other cities in SLO County to support climate action planning efforts
- 11) Educate Council on the technical terms around climate action to support policy advocacy and the identification of critical next steps for Morro Bay
- 12) Consider opportunities to reduce reliance on carbon producing energy sources

Improve Community Health

- 13) Create a plan to address immediate need for increasing COVID vaccination rates with an emphasis towards target populations with inequitable access or education
- 14) Educate Council and staff about Diversity, Equity, and Inclusion (DEI) and engage in a community conversation

Proposed Action Items to Achieve Goals

Staff reviewed the draft goal statements and met several times to discuss which action items could be pursued in the short-term (12 – 14 months) to achieve these goals. Staff has identified a total of 30 distinct action items, that we believe are achievable in the next 12-14 months. Some of these items, as noted above, will have financial impacts and all will impact current City workload capacity. Those potential financial impacts will be discussed at the Special Council meeting on November 10.

Staff has also identified more longer-term (2 – 4 years) action items. Those will be discussed with City Council when the goals are reevaluated in early 2023.

Ongoing Activities and Community/Advisory Board Support

Staff identified areas of the existing work plans for departments that align with the various goals, though the list is far from exhaustive. Those are discussed in the attached worksheet. In addition, the worksheet also includes opportunities to engage with the City's advisory boards, commissions and partners on specific action items.

Organizational Capacity

While staff believes we can execute on the proposed short-term action items in the next 12 – 14 months, we will continue to monitor staffing and other needs to achieve the action items and carry out the remainder of staff duties. As members of Council acknowledged in the Goals Workshop, the City has limited staffing and very ambitious goals and workplans. Adjustments may need to be made to staffing, training and equipment moving forward to ensure these goals can be achieved and workplans completed.

CONCLUSION

Updating the City Council goals is an important process to ensure that City goals link back to the current needs and desires of the community. The City has encouraged participation from community members in a variety of ways. The Council Goal's Workshop led to creation of five major goals that

relate to back to the community input received. City staff have brought forward short-term and long-term action items that should help achieve those goals, so long as the organization is properly resourced moving forward.

Staff recommends that City Council approve the goals, goals' statements and action items as proposed in the attached worksheet.

ATTACHMENT

1. City Goals, Goals' Statements, Acton Item Worksheet



**** DRAFT ** City of Morro Bay – Goals for Remainder of 2021 and All of 2022 ** DRAFT ****

Morro Bay has a unique geographic location that makes it a beautiful spot for residents to live, visitors to visit, businesses to thrive, animals to call home, and all to recreate. As such, the City has identified its purpose as...*The City of Morro Bay provides essential public service and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.*

The City goals identified below represent a small percentage of the public services that are provided by City staff to reach this purpose. These City goals signify areas where additional focus and resources may be needed at this point in time. Morro Bay has a highly engaged community that is actively involved in committees, non-profits, advisory bodies, etc. to volunteer time and expertise to support the City in accomplishing our goals and preserving the City of Morro Bay. The City is committed to leveraging this time and talent to address the adopted goals listed below.

Goal Theme	Public Infrastructure	Fiscal Sustainability & Economic Vitality	Housing	Climate Action	Community Health
DRAFT Goal Statement	Address (1) cleanliness (while maintaining sensitivity to wildlife) and safety issues in heavy tourism areas, (2) conduct a capital needs assessment, and (3) traffic circulation in Embarcadero.	(4) Create plan to address the City's unfunded liabilities while striving to achieve competitive compensation, (5) determine potential paths to secure funding for capital needs (Harbor and other needs), and (6) support expedient catalyst site development.	(7) Educate the Council on new and existing State legislation related to housing, (8) identify the opportunities for additional housing options and/or explore partnerships to support these efforts, and (9) continue the Community Development Department's efforts to expedite the development review process.	(10) Participate with other cities in SLO County to support climate action planning efforts, (11) educate Council on the technical terms around climate action to support policy advocacy and the identification of critical next steps for Morro Bay, and (12) consider opportunities to reduce reliance on carbon producing energy sources.	(13) Create plan to address immediate need for increasing COVID vaccination rates with an emphasis towards target populations with inequitable access or education. (14) Educate Council and staff about Diversity, Equity, and Inclusion (DEI) and engage in a community conversation.

Focus for Nov 2021-Dec 2022 +	-Clean city (address cleanliness, sanitation issues) that is also sensitive to ecosystem, animals, etc. -Address safety concerns – specifically Embarcadero, Morro Bay Blvd. – crosswalks, stripes painted, stop signs (focus in next 12 months)	-Address Citywide CalPERS liability and robust funding plan* -Address healthcare liability/unfunded liability in OPEB – rise in premiums and cost to City* *while balancing with competitive wages for staff to accomplish all of these goals -Fund Harbor needs fully – need to identify a sustainable funding source; create a plan to address upcoming capital plan needs (specifically Harbor capital plan) – maintenance in Harbor area (e.g., underpinnings, pilings) -Expediently completing catalyst site development (e.g., completion of Market Street Plaza, redevelopment on Embarcadero, Cloisters	-Educate Council on housing -Move to forefront a review of the list of properties for affordable/workforce housing development -Work with partners to address affordable/workforce housing opportunities, and review options for using City property -Continue work that Community Development Department is doing to expedite the development review process	-Participate with other cities in SLO County to update Climate Action Plan – review current Climate Action Plan and understand what can be updated -Educate Council on the technical terms around climate action, so they can make informed decisions -Be conscious of Council’s ability to advocate on policymaking at County level (e.g., APCD), State, and Federal and how those policies will be applied locally -Leverage battery storage and reduce reliance on carbon producing energy sources -Continue work on potential offshore wind farm	-Increase COVID vaccination rates through the lens of equity (e.g., target populations appropriately through equity lens) – City to set target on percentage of fully vaccinated people, community education elements to increase vaccination rates (e.g., County’s vaccination champion toolkit) -Engage first in conversation about what this means for Morro Bay -Educate ourselves and understanding the needs of the community before acting, including reviewing General Plan discussion on social justice.
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		development project, redevelopment of B of A)		-Create access to EV chargers for cars -Connect to other goals on reducing travel/commute with more housing in Morro Bay, ease to get out of Embarcadero/traffic circulation cuts down on emissions	
Potential Short-Term Actions for next 12-14 months (known as "Action Items")	-Conduct a traffic speed survey -Initiate a capital assessment effort (Harbor, facilities, stormwater, etc.) -Review options and develop optimal staffing for City maintenance efforts -(*)if approved by Council) initiate work on paid parking pilot program and continue work on long-term plan *Council reviewing on 11/9/2021	-Seek state lobbyist contract to assist in obtaining state funding for City projects -Assess viability for business improvement districts for Downtown and Embarcadero -Review development opportunities for the Market Plaza property -Complete fee study (development impact fees) -Continue review of Vistra proposed battery project	-Complete Zoning Code update -Development of stock Accessory Dwelling Units (ADU) to provide to public for free -Provide update to Council on new state housing legislation (such as SB 9) and general education on housing -Implement Housing element, including reviewing housing by right, objective design guidelines, ADU ordinance update with	-Pursue funding to complete Climate Action Plan update -Continue review of Vistra proposed battery project -Pursue electric vehicle charging station funding -Initiate implementation of SB 1383 (organic waste for residents and businesses) -Promote Central Coast Community Energy (3CE) New Construction	-Provide education to City Council and staff about DEI issues -Support SLO County Public Health communication efforts to vaccinate members of the Morro Bay community, particularly underrepresented communities -Inform the County process to update the 10-year plan on homelessness -Explore opportunities to support County efforts to address

	-Pursue grant opportunities for the Coleman Beach area	-Assess cyber security needs -Prepare and review policy options on liabilities (pension and health care)	incentives, update Density Bonus and inclusionary housing requirements -Bring land use amendment forward for the Seashell estates property to increase density to 7 – 15 units per acre for a future multifamily housing project. -Complete Cityworks public facing portal and integration of DigEplan (online plan check application) -Initiate work with the Planning Commission ad hoc committee for the review of the planning process	Electrification Program and include in planning materials and on website. -Designate 1 week a year to conduct a renewable energy outreach campaign targeting a specific group. -Create city webpage with links to energy efficient websites.	homeless issues on the North Coast -Support Filipino-American group (FANHS) rededication event of their historic monument at Coleman Beach -Review opportunity for Boys and Girls Club to offer enrichment activities for teens in the Estero Bay region
Potential Long-Term Actions (next 2 – 4 years)	-Address traffic circulation – specifically Embarcadero	-Initiate work to develop a compensation philosophy	-Look to create incentives to bring affordable housing (e.g., impact fee reduction)	-As part of infrastructure planning, review opportunities to improve bike/pedestrian network in City	-Consider creating a Unity or DEI committee/task force – learn from other communities already doing this work,

	-Pursue broadband opportunities – connection to business development -Complete capital assessment and prepare an enhanced capital improvement plan for Harbor, stormwater, facilities, etc.– no capital plan/funding mechanism -If paid parking pilot program proves effective, pursue long-term parking program -Look at parks and how to improve these public spaces for community (such as, conduct a Parks Master Plan) -Complete WRF project	-Continue support for offshore wind opportunity -Pursue broadband opportunities – connection to business development -Identify long-term infrastructure funding for streets, stormwater, Harbor, facilities, etc. -Address Vistra – current proposed battery project – and master planning -Review opportunities to assist businesses, hoteliers, retail to improve façade and infrastructure (could be long-term effort, could be partial TOT relief program) -Think through what we do with current waste water treatment plant property since it	- In order to create a vibrant pedestrian- and bicycle-friendly small-town urban atmosphere in the downtown area and ensure optimal access to services and public transportation, the City will encourage the development of new high-density housing in and adjacent to the downtown commercial district. To facilitate this goal, the City will inventory vacant and underutilized lots in and adjacent to the downtown business district, identify sites or areas where rezoning to high-density residential or mixed use categories might be desirable, and modify the City's zoning map as appropriate. -The City will review its user charges for public services and facilities to ensure the charges are consistent with the costs of improvements and maintenance. Additionally, the Community	-Complete implementation of SB 1383 -Complete Climate Action Plan update -Evaluate City policies regarding purchases that are climate conscious (e.g., fleet purchases) -Develop electric vehicle charging station strategy -Look for opportunities for solar -Support additional water conservation efforts -Continue support for offshore wind opportunity -Develop list of energy efficient improvements city can make and funding strategy	research they have done, etc. -Consider evaluating how City policies consider DEI when written -Education/raise awareness on drugs as a public health issue -Update the Morro Bay Livability report to evaluate quality of life in MB.
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		will be vacant in several years -Explore finance district regarding potential Vistra development	Development Department will consider reductions or deferral of typically required public improvement projects, such as street/sidewalk improvements and utility infrastructure upgrades to avoid being prohibitive to affordable housing developments.		
Ongoing Actions	-Continue to address water security -Work towards completion of Harbor Walk public space -Continue work on OneWater projects -Continuous improvement of City maintenance efforts -Engage community on traffic safety	-Finish WRF within a reasonable budget and fund the decommission of the current sewer plant -Settlement with Cayucos Sanitary District -Review opportunities for innovation -Review opportunities for revenue enhancements -Ensure proper staffing levels to achieve City goals	-Seek continuous improvements to the planning process -Continue to look for grant opportunities to facilitate housing element implementation	-Preserve open space (e.g., invest in parks, Planning Commission's recommendations on tree banking, continue work on Toro Creek preserve)	-City representatives serve on the Estero Bay Action Committee (EBAC) and County Homeless Services Oversight Council. -Morro Bay Police Chief initiated a Chief's Advisory Committee in 2019, which continues to meet to review local law enforcement policies and programs and provides input to the Chief.

		-Work with Chamber and other partners on catalyst site marketing			
Assign to Committee/Commission or other groups for Review/Discussion	-Work with Public Works Advisory Board on traffic circulation and capital assessment and prioritization -Work with Harbor Advisory Board on prioritization of capital needs in the Harbor	-Be strategic in increasing revenue funding/revenue generation – get creative and reach out to community for revenue generation ideas (potential item for Citizen Finance Advisory Committee - CFAC) -Review options for use of cash reserves in water and sewer funds upon completion of the WRF project (CFAC)	-Planning Commission assist with prioritization of key GP/LCP and Zoning code implementation items -Work with the County, HASLO and other partners for affordable housing opportunities	-Educate community on planting the right trees in the right places (continue work that Planning Commission is doing) -Educate community on diverting organic waste from landfill – support Integrated Waste Management Association (IWMA) community outreach efforts	-Consider forming a community task force for DEI efforts, after going through initial education on this issue

Keep in mind organizational effectiveness from a foundational perspective:

- Ensure City has the organizational capacity to do the work we commit to and support for staff in their health and wellness
- Evaluate what tools City leadership needs to continue to do excellent work and to retain and recruit talent we need to achieve these goals
- Engage subcommittees and partnership wheel model so City staff doesn't have to execute on all of these items alone



CITY OF MORRO BAY

HARBOR DEPARTMENT

1275 Embarcadero Road
Morro Bay, CA 93442

TO: HONORABLE MAYOR HEADDING AND CITY COUNCIL

FROM: CHAIR, HARBOR ADVISORY BOARD

DATE: AUGUST 18, 2021

RE: HARBOR ADVISORY BOARD 2021/2022 GOALS INPUT

In preparation for the City Council's upcoming 2021/2022 Goals-setting process, first at their June 3, 2021 meeting, and again at their August 5, 2021 meeting, the Harbor Advisory Board (HAB) considered the needs to the Harbor as they relate to the City Council goals and advisory body work plans.

On August 5, 2021, the HAB unanimously voted on the following list as Harbor-related Council Goal priorities:

- Review of revenue-enhancement options
- Review of parking management options
- General Plan/Local Coastal Program (GP/LCP) and Zoning Code Updates
- Boatyard/Marine Services, with Marine Services to include other necessary infrastructure and services critical to an active working waterfront
- Facilitate and advise on harbor impacts of offshore wind power generation development
- Market Street Plaza/Centennial Plaza redevelopment
- Master Planning of the Morro Rock/Northern Waterfront area as a priority subset action of the Waterfront Master Plan update envisioned in the GP/LCP update, and consider use of Cal Poly interns and/or other resources to help execute the process

The HAB respectfully submits these recommendations to the City Council for their consideration of inclusion in the 2021/2022 Council Goal- and Work Plan-setting process.

Sincerely,

Cherise Hansson, Chair
Harbor Advisory Board

c: Harbor Advisory Board
Scott Collins, City Manager
Eric Endersby, Harbor Director



AGENDA NO: B-2

MEETING DATE: December 2, 2021

Staff Report

TO: Harbor Advisory Board

DATE: November 22, 2021

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Parking Management/Paid Parking Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file committee update.

BACKGROUND, DISCUSSION & CONCLUSION

The Parking Management/Paid Parking Ad-Hoc Committee of the Harbor Advisory Board will be presenting an oral update on their activities. This is a standing committee report agenda item.

ATTACHMENT

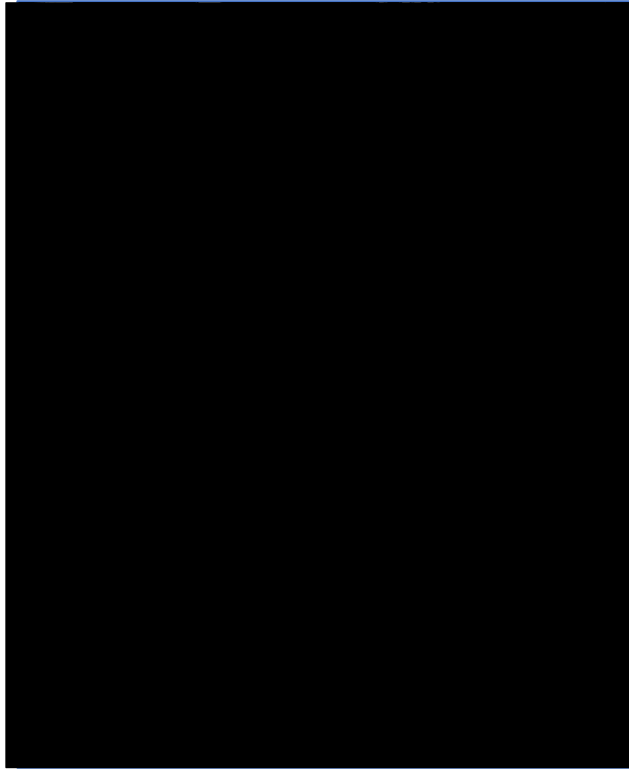
December 2, 2021 Parking Ad-Hoc Committee input memo to the Harbor Advisory Board

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



HAB INPUT FOR THE EMBARCADERO PARKING MANAGEMENT PLAN

December 2nd, 2021

ABSTRACT

The Harbor Advisory Board Ad-Hoc Parking committee input for a Parking Management System in and around the Embarcadero area of Morro Bay

HAB Parking Committee

Cal Myers, Cherise Hansson, Chris Vaile

EXECUTIVE SUMMARY

The Harbor Advisory Board has formed an Ad-Hoc committee to study the impacts of a Parking Management Plan in and around the Embarcadero area. It enlisted stakeholders to provide input and review the impact a parking management plan (specifically paid parking) would have in the Embarcadero area.

Based on the City Council's November 2021 decision to actively pursue a paid parking option the committee recommends option 3, which would have paid parking on the Embarcadero roadway from Beach Street to Marina Street.

The committee believes option 3 (paid parking along the Embarcadero roadway from Beach to Pacific) would address the "long term parker" issues identified in the Walker study, by increasing turn over in the highest demand parking spots in the Embarcadero area. Based on anecdotal evidence from other recently implemented parking plans the higher turnover for these coveted parking spots would increase revenue for the service-based businesses in the area i.e., restaurant and retail stores. This option is expected to have the least negative impacts of implementing paid parking. The committee is unable to determine if this limited pilot program would provide any positive cash flow from parking revenue alone.

Based on the committee's understanding any paid parking plan would require Coastal Commission approval. The committee recommends to "test the waters" with commission to see if approval can be obtained.

SCOPE OF STUDY

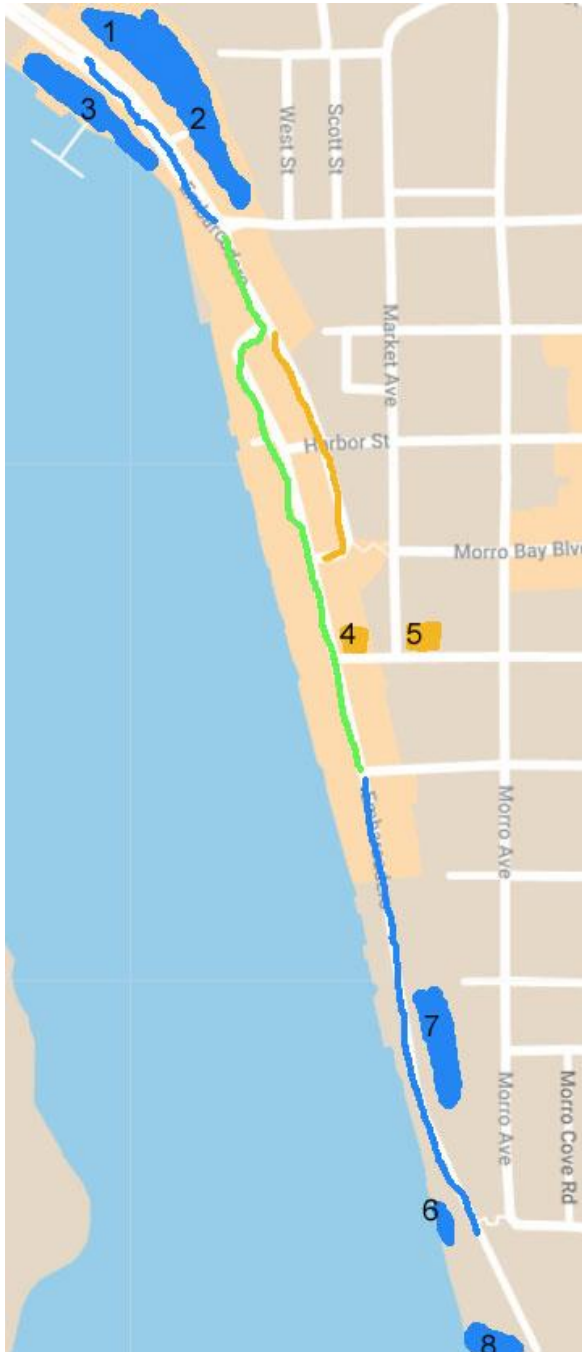
For this study the committee limited the area of study to just the Embarcadero area, generally the area under the control of the Harbor department and immediately adjacent. A tier level (1-3) was assigned based on the desirability of the parking location (see map below). Tier 4 is parking outside this area. Detailed descriptions of the tier's assignment are defined in a later section.

Focus of study was to improve turnover in the most desirable parking locations, with an emphasis on incentivizing the longer-term parking needs to a lot located in a lower tier area.

Special attention was paid to the potential impacts for all the stakeholders to minimize and/or mitigate shifting the parking patterns.

The committee did not attempt to provide any revenue or cost projections for implementation and on-going support costs. Further, other aspects of the implementation are beyond the scope of this study, such as meter technology, signage requirements, enforcement policies, usage and penalty fees, and the like.

Changes to the boat launch area was not considered other than from a potential impact from changes in the parking patterns.



Tier 1 area is in green and is only along the Embarcadero roadway from Beach St to Marina St.

Tier 2 parking in yellow include the area along Front Street (North of Sun & Bun) and the two parking lots labeled 4 & 5 that are on Pacific St.

Tier 3 parking is in Blue and includes the street and parking lots from the power intake building all the way south the Boat Launch lot. The parking lots included are both sides of the Embarcadero. On the south the two lots one on the east side of the Embarcadero (7) and the tidelands park (6). The boat launch lot is included in the study, but already has a parking plan in place.

The small parking areas on the west side of the Embarcadero were not considered as part of this study and were expected to be earmarked for loading/unloading areas or handicap spots for those nearby business.

1. Triangle lot
2. Front Street Parking
3. T-Pier parking
4. Corner of Pacific and Embarcadero
5. Corner of Pacific and Market
6. Tidelands Park
7. 456 Embarcadero Inn Parking
8. Boat Launch

METHODOLOGY

The HAB Ad-Hoc Parking Committee reached out to various stakeholder in order to achieve a diversity of viewpoints on any parking management plan. Representation was included from the following individual:

- Retail stores
- Restaurants
- Hoteliers
- Boat Owners/Mooring Holders (Liveaboard, Commercial Fishing, Recreation Boating)
- Citizen Input

Other stakeholder input was also solicited: Morro Bay Yacht Club, Day Charter Fishing, Embarcadero Master Leaseholders, Maritime Museum

The initial working sessions were to orient the committee around the historical artifacts and previous work items that had been done around parking. Discussion items included:

- 2017 HAB memo to the city council
- 2021 Walker Study
- History of the Triangle lot & potential parking structure
- Status of RV camping program
- Experience with parking implementation at Pismo Beach

After gathering a historical perspective, the committee then reviewed the current issues with parking and potential impacts that paid parking would have on the individual stakeholders. The impacts are captured in the mitigation strategy section later in this document.

Committee member then reached out to other stakeholders that were not represented and other organizations that have advance paid parking programs, specifically City of San Luis Obispo & Cal Poly campus.

With direction from the City Council at the November 2021 session the HAB collected all this input and put together a recommendation in the form of this document.

BACKGROUND

The committee used the 2017 HAB memo about parking and then reviewed the 2021 Walker study to see if there were any items that were brought up that were not directly addressed by the study. The committee reached several conclusions based on this part of the methodology:

- Most of the concerns brought up by the 2017 HAB memo were still relevant
- As with any tourist destination along the beach/ocean parking is only an issue on a seasonal, weekend or weather-related basis
- The Walker study confirmed the summer and weekend lots were full, by picking 2 summer and 2 winter days to review parking status
- No confirmation on how many days a year the lots are expected to be full
- Walker study identified “long term parkers” being a significant user of the tier 1 parking spots
- Further breakdown of these “long term parkers” was by the committee (see stakeholder concerns sections)

As several of the committee were longtime residents of Morro Bay several topics came up around parking:

- The Triangle lot acquired by the city from the power plan owner.
- The original intent was turn that location into a parking structure although the funding source was unclear
- Questions were asked about whether the “parking in-lieu” funds were being used to add more parking or being included in the city general fund
- Several privately owned properties in the Embarcadero area would be ideal to add more parking
- Restriping of Pacific Street to accommodate additional perpendicular parking
- Reverting the RV camping and boat storage by the Maritime Museum back to parking
- Impact of the city’s developing the Embarcadero/Pacific and Market location into a large hotel. This would lose two parking lots and number of on-street spots
- Implication of extending the Embarcadero roadway to the north with vehicle traffic (replacing/augmenting the existing pedestrian bridge)

STAKEHOLDER CONCERNS

Service

For the service industry along the Embarcadero (retail stores and restaurants) the parking in front of those locations is ideal for short term parking in the two-hour range. An example is an employee/owner parking in the spot in front of a service business, ideally a new customer parks there every two hours, thus increasing revenue. Business owners and employees should be discouraged from parking in tier 1 parking. This is not always the case.

Hoteliers

With all the small/boutique hotels along the Embarcadero each would like to have their guest be able to park during their stay in a convenient location and be able to load/unload close to their room. Generally, the hotelier would like to prevent their guests from any sort of parking enforcement fine for using their facility.

Boat Owners

For all the boat owner in the harbor parking along the Embarcadero is their only choice. They typically load and unload their vehicle to their boat. This is especially difficult for boats on moorings as it would entail making two round trips back to move their vehicle after using a loading/unloading zone.

Their concern is two-fold:

1. If paid parking is implemented in the areas they normally park today, should their mooring fees include parking.
2. Can specific parking areas be designated for boat owners only.

Charter Fishing

As the day use fishing boats leave early in the morning the natural tendency is park up front as all the spots are empty. As simple fix is to have the charter company ask their customers to move their vehicles to a tier 2 or 3 spot prior to departure. The classic example is in front of the Great American Fish company with the lot being full, but not a single spot for the lunch crowd. As with employees they use long term parking areas.

Boat Ramp

As demand for parking increases it is expected to put pressure on the limited parking available. Since the boat launch area requires the extended length spots for the boat trailers having standard vehicles park in that same area would diminish the number of boats launched. This area is also shared by a subset of the boat owners as it has a dinghy tie up for the boats tied to moorings.

Residents

Input to the committee about the implications of a paid parking is generally negative. We are a small town and should be welcoming, paid parking is for Pismo. The actual impact is relatively small with one notable exception.

The main concern revolves around pushing Embarcadero visitor parking into the neighborhood around the Embarcadero. With a small number of exceptions (mainly festivals, with street closures) this residential area is not heavily impacted by parking overflow even at peak season. Although most beach communities have street parking challenges during the peak season, this overflow should not be unexpected. Vigilance should be maintained to make sure any parking program doesn't push parking into the residential area unnecessarily.

OPTIONS

The table below compares the different options reviewed by the HAB Parking Committee. Impacts are the opinion of the committee but are consistent with the Walker Study and in the outreach to other localities experiences. Costs are relative to each plan and are categorized in general in the longer description in the relevant sub-section. No parking enforcement revenue estimates are provided.

The committee recommends the Voluntary option be pursued. If a paid parking pilot program is to be implemented, it only impacts a small section of the Embarcadero.

	Status Quo	Voluntary	Embarcadero St	Full Embarcadero
Description	No parking changes Improved signage	Ask stakeholders to have long term parkers to use Tier 2 & 3 areas	Paid parking in Tier 1 area Time limit enforcement in Tier 2 & 3	Paid parking in Tier 1, 2 & 3 areas
Impacts	Continued inefficient use of existing parking, specifically Tier 1	With active participation expected higher turnover in Tier 1 parking With no enforcement mechanism program has an unpredictable level of participation Potential source of conflict between lease holders	Improved utilization of Tier 1 area Expect Tier 2 & 3 parking areas to have higher utilizations Potential negative impacts to Boat Owner and Boat Ramp users parking areas	Improved utilization of Tier 1, 2 & 3 areas Largest parking revenue potential Expect overflow into Tier 4 area Negative impacts to Boat Owner and Boat Ramp users parking areas Negative impacts to long term parkers in Tier 4 area Potential negative impact to overall tourism of Embarcadero area
Up Front Costs	Very Low	Low	Medium	High
On Going Costs	Very Low	Low	Medium	High

Option 1 – Status Quo

This option continues the status quo for parking. It is recommended that curb striping and signage get refreshed. For example, the loading/unloading zones, handicap, and 30-minute spots get repainted. Also “Additional Parking” signs would be erected to directed to other available parking locations.

Option 2 – Voluntary

As noted in the Walker study and confirmed by the lease holders, many of the prime parking spots are being used by “long term parkers”. For those people that can be directly identified it is recommended they be instructed to park in the tier 2 or 3 locations. As parking can be an emotional issue it is recommended that this communication should come from an official channel, such as the Harbor office or City.

There are at least three groups that should be encouraged to not use the Tier 1 parking:

1. Employees/Business Owners
2. Charter Boat Companies
3. Boat Owners who plan voyages that include at least one overnight

Option 3 – Embarcadero St

This option is to enforce paid parking in the tier 1 area and time limits in tier 2 & 3 areas. The technology and fees associated with this option is beyond the scope of this study. The tier 1 parking is the most desirable along in the Embarcadero area as it’s right in front of the most popular service business and always fills up first.

In a similar vein to the Voluntary options this option encourages the same behavior as the “Voluntary” option but use monetary incentives. This option also works on others that are not easily identified long term parkers.

As the overflow for this area is the tier 2 & 3 areas the expectation is the option would only shift the vehicles that would normally be parked in the Embarcadero area that the overall parking utilization would not change significantly. For example, the south end of Embarcadero would not suddenly be overflowing with people looking for free parking.

Option 4 – Full Embarcadero

This option extends the paid parking all along the area of the Embarcadero for Tier 1, 2 & 3 parking. With this option in place, it would capture the most amount of parking revenue. And conversely have the most

significant negative impacts. The committee recommendation is that this option would be too aggressive for an initial pilot program.

IMPACT MITIGATIONS

This section describes possible strategies to mitigate the identified negative impacts envisioned by the committee. It's beyond the scope of this study to fully explore the feasibility of each option but is included to capture the topics reviewed.

Hang Tags

For identified users a hang tag could be issued to prevent enforcement actions. The hang tag could be issued at different cost model depending on use model. For example, city vehicles could be exempted, or a monthly rate could be provided for boat owners or employees.

It's not clear if discriminatory pricing for parking in an area controlled by the coastal commission is acceptable.

Vacant Lots

The analogy of "squeezing the balloon" has been used for the parking management plan as it doesn't change the number of parking spots available but just shifts where people park. This strategy makes the balloon bigger. There are several vacant lots that are privately owned in the Embarcadero area. Three lots of interest and two more are just adjacent to the area that could be used for parking:

1. Corner of Front St and Harbor (in front of the Blue Sail Inn)
2. Corner of Morro Bay Blvd and Market (east of Dorn's)
3. Corner of Embarcadero and Marine St (north of the Shell Shop)
4. Corner of Harbor Street and Morro Ave
5. South side of Morro Bay Blvd between the Antique store and The Landing Hotel

Restriping

In keeping with making the balloon bigger analogy, some discussion was to look at restriping the existing parking area to increase the density within the existing footprint. One area that has had some research is Pacific Street to use perpendicular parking on at least one side of the street to increase the number of spaces. Other areas may benefit from this strategy.

Triangle Lot

The Triangle lot has long some history with the city. The assumption is for any option other than the "Status Quo" the Triangle lot would be converted back into vehicle parking from its current use. Once converted back adequate signage would be provided to direct vehicles to this lot as it has limited visibility.

Parking Structure

During the history of the Triangle lot, it was at one time earmarked to house a parking structure. After reviewing the Walker study a parking structure is not feasible in the short term, due to cost and practicality.

Some research was done as how the City of San Luis Obispo has financed their structures in downtown. Based on initial discussions a multiyear paid parking should be in place for several years to justify and/or finance a parking structure.

Embarcadero Bridge

With the decommissioning of the power plant and relocation of the water treatment plant the area north of the Embarcadero could be considered. The decision to only construct a pedestrian bridge across Morro Creek looks short sighted today. Converting this to a vehicle crossing bridge opens a lot more possibilities but is beyond the scope of this study



AGENDA NO: B-3

MEETING DATE: December 2, 2021

Staff Report

TO: Harbor Advisory Board

DATE: November 22, 2021

FROM: Eric Endersby, Harbor Director

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

RECOMMENDATION

Receive and file committee update.

BACKGROUND, DISCUSSION & CONCLUSION

The Marine Services Ad-Hoc Committee of the Harbor Advisory Board will be presenting an oral update on their activities. 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: December 2, 2021

Staff Report

TO: Harbor Advisory Board

DATE: November 22, 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.

BACKGROUND, DISCUSSION & CONCLUSION

The Finance & Budget Ad-Hoc Committee of the Harbor Advisory Board will be presenting an oral update on their activities. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: B-5

MEETING DATE: December 2, 2021

Staff Report

TO: Harbor Advisory Board

DATE: November 22, 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.

BACKGROUND, DISCUSSION & CONCLUSION

This agenda item is 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: _____