



AGENDA NO: A-2

MEETING DATE: April 11, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Heather Goodwin

From: Dawn Beattie [REDACTED] >
Sent: Tuesday, April 11, 2023 3:44 AM
To: Council
Subject: City Council Agenda Correspondence for 4-11-23 Item A-2

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Responding to the question that has been raised over the years of why the Cloisters Assessment amount hasn't risen since its inception, first off, when the Assessment District was initially established, the Cloisters development included very few homes - it was mostly empty home lots, providing little money to the City in the form of property taxes.

In these early days, the Assessment (one of many concessions agreed to by the developer to gain City approval to build the development) was designed to pay the entire cost to maintain the portion of the development that was gifted to the City (including the Public Park and associated walking trails).

Over time, as these 120 lots became homes, property taxes increased 5x, 10x, even 20x what they were initially, putting more money into the City's General Fund to pay for the growing costs of maintaining this public entity.

The Cloisters homeowners recognize they will always be paying a contribution towards this City maintenance, but any cost of living increase was deemed to come from property tax increases.

Secondly, given the City's mishandling of the Assessment money for decades, garnering the 2/3rds votes necessary to increase and thus overturn the current fee structure is unlikely.

Dawn Beattie
Morro Bay



AGENDA NO: A2,A3,A5,A6,A7,C2, PC

MEETING DATE: April 11, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Heather Goodwin

From: Jeffrey Heller [REDACTED]
Sent: Saturday, April 8, 2023 8:48 PM
To: Dana Swanson
Cc: Heather Goodwin
Subject: Agenda Correspondence for Regular Council Meeting - 4/11/23

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AGENDA CORRESPONDENCE FOR REGULAR COUNCIL MEETING 4/11/23

A-2/A-3: Landscape Lighting and Maintenance Assessment Districts (North Point and the Cloisters).

The annual assessments for these districts were established in 1996 and have not risen in 26 years.

North Point: \$5,645

Cloisters: \$148,944

If a majority of residents in either district want to increase their assessments for maintenance, what would be the process for doing so?

A-5: Regular Council updates on Offshore Wind Energy Legislation and Development.

Thank you for this proactive decision!

A-6/A-7: Proclamations.

Does the City have a policy for selecting proclamations related to causes and/or awareness?

If not, who decides which are included in our meeting minutes?

If we have a specific local resident(s) actively involved with a cause....let's recognize them in the agenda and at the meeting and leave it at that.

Thanks!

C-2: Adopt FY23/24 and 24/25 City Council Goals and Action Items.

I suggest an additional Infrastructure "action item" under Objective 1A: Ask our talented finance department to prepare a list of long term "financing options" in response to our Harbor and Street infrastructure needs.

I suggest three additional Housing "action Items" under objective 3A:

- 1. Ask our community development department to actively pursue the development of "deed restricted" affordable housing units with Peoples Self Help Housing (PSSH). Consider packaging multiple smaller, city owned properties as suggested by PSSH.*
- 2. Establish tiered affordable housing options/requirements for lower income households.*

3. Prior to up-zoning any property not included in Council's recently approved Zoning code update, review and revise our affordable housing mandates as suggested in item 2 above.

I suggest one additional Housing/Homelessness "action item":

The homeless population is diverse. Let's focus our limited financial resources on providing temporary housing for those who have lost their housing due to financial hardships and want to re-enter the workforce. We do not have the resources to assist the entire population.

Suggested Future Agenda Items:

1. Consider stopping the IPR project. Recent flooding, an inability to locate injection wells, and ongoing cost overruns and delays make this a necessary fiduciary decision. Form an Ad Hoc committee of resident professionals and two council members to develop recycled water options and project solutions.

Thank you
Jeff Heller





AGENDA NO: A-5

MEETING DATE: April 11, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Dana Swanson

From: betty winholtz <[REDACTED]>
Sent: Monday, April 10, 2023 11:57 PM
To: Carla Wixom; Laurel Barton; Jennifer Ford; Zara Landrum; Cyndee Edwards
Cc: Dana Swanson; Greg Carpenter
Subject: agenda item a-5

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Dear City Council:

I would like to know if AB914, concerning CEQA exemptions, should be included with AB3 and AB80. The bill allows for 2 kinds of exemptions to the bill's exemptions, very confusing. Maybe someone can clarify, since within the City of Morro Bay, there is a current substation, a potential electrical storage project, and the potential for windmill infrastructure.

Sincerely,
Betty Winholtz



AGENDA NO: B-1

MEETING DATE: April 11, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Heather Goodwin

From: Kim Conforti <2014indulge@gmail.com>
Sent: Tuesday, April 11, 2023 4:14 PM
To: Council
Subject: Micheal Murphy 2440 Laurel Ave Morro Bay CA

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To the City of Morro Bay,

I am writing this to you today to help my dear friend/client Micheal Murphy.

I have known this man for almost 10 years, he was one of the first people I met when I moved back home to morro bay. I can't say enough about him... He has always been there for me and has helped me with remodeling my new studio back in 2016 without any hesitation. He gave his time and knowledge freely. He has always been there for our community! He has helped feed people, build things & most of all he has been there as support to us all. All he is asking is that he be allowed to build his home so that he can live out his retirement in comfort. He is a retired firefighter from Bakersfield so he has spent his entire life looking out for people. I'm asking you to please grant him the permits to move forward with his project.

Thank you...

Keep Calm & Indulge

Kim Conforti CMT

Indulge Massage

780 Piney Way
Morro Bay CA 93442

805-250-1519

Like us on Facebook
Indulge Massage Therapist

Check out my Website...
WWW.Indulgemassagetherapist.com
Book your next appointment

Heather Goodwin

From: Kim Conforti <2014indulge@gmail.com>
Sent: Tuesday, April 11, 2023 4:17 PM
To: Council
Subject: Michel Murphy 2440 Laurel Ave Morro Bay CA
Attachments: Murphy.eml; Letter re: Michael.eml; Murphy.eml; Michael Murphy.eml

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Attached you will find letters that have been written on behalf of Micheal Murphy and his project.

Keep Calm & Indulge
Kim Conforti CMT
Indulge Massage

780 Piney Way
Morro Bay CA 93442

805-250-1519

Like us on Facebook
Indulge Massage Therapist

Check out my Website...
WWW.Indulgemassagetherapist.com
Book your next appointment

Heather Goodwin

From: Savory Palette <info@savorypalette.com>
Sent: Tuesday, April 11, 2023 12:50 PM
To: 2014indulge@gmail.com
Subject: Murphy
Attachments: Untitled 2.pdf

FROM THE DESK OF

The Savory Palette

April 11, 2023

To Whom It May Concern,

We have known Michael Murphy for 4 years. During this time we have come to know him as a compassionate, hardworking and generous person. He has helped us prepare meals for large groups, fix things in the shop that needed quick attention and has always offered a supportive shoulder.

As a retired first responder, Michael is the type of person you can count on to keep a cool head and a positive attitude. He is a good neighbor who deserves a safe home to live in, relax and enjoy without further delays.

Sincerely yours,

Nancy Herrmann & Tammy Cline

Heather Goodwin

From: Denise Lowe <goddess@goddessofwine.com>
Sent: Tuesday, April 11, 2023 9:59 AM
To: Kim Conforti
Subject: Letter re: Michael
Attachments: MikeMurphy.docx

Attached. Hope it helps!

Cheers!

Denise Lowe

[Goddess of Wine](#)

Because life's too short to drink bad wine

Phone: 818-903-6397

Website: www.goddessofwine.com

Twitter: [@goddessofvino](#)

Email: goddess@goddessofwine.com

April 11, 2023

To Whom This May Concern:

I have been asked to write a letter to help my friend, Michael Murphy, get permission to proceed with construction to replace his home in Morro Bay. My understanding is that one neighbor is blocking his proposed construction because her view may be impacted.

Michael is long-time Morro Bay resident. In his life, he was a firefighter, helping people and saving lives. In the 8 years I have known him, he has always been a kind and generous person, not just to his immediate friends and family, but to the local community as well, often catering meals for groups and neighborhood events.

The house in which he currently resides is falling down around him, and he needs to replace it for his safety, and the safety of his friends and family.

I am not an architect, but I have seen some of the proposed designs for the new construction, and at no point does the new design appear to change the height of the current structure, so no one's view should be adversely affected. Will there be some disruption during the teardown and rebuilding? Probably, but that is the nature of construction, and I know that Michael and his contractors will not ignore the legal restrictions regarding noise.

I hope that this will help Michael achieve his dream of creating a new, beautiful, safe home for himself and his friends and family.

Sincerely,

Denise Lowe

██████████

Morro Bay, CA 93442

Heather Goodwin

From: pvhulet [REDACTED] >
Sent: Tuesday, April 11, 2023 8:52 AM
To: Conforti Kim
Subject: Murphy

To Whole it May Concern:

I have known Michael Murphy for over 7 years. He is a kind-hearted, civic minded individual, who has devoted his life to caring for the wellbeing of others. Michael has spent a great deal of time, energy, and money to design a home for the Laurel property that is esthetically pleasing, conforms to city requirements, and is consistent with the development in the immediate neighborhood. The residence he is proposing will provide a practical, livable home for him in the years ahead and will, by remodeling the existing structure, improve the street appeal of the whole neighborhood.

Rev. Paula Hulet
Former Pastor at Estero Bay UMC
Associate Pastor
San Luis Obispo United Methodist Church

Heather Goodwin

From: Tracy Stratton [REDACTED]
Sent: Monday, April 10, 2023 8:06 PM
To: 2014indulge@gmail.com
Subject: Michael Murphy

To the city of Morro Bay,

Re: Murphy Project at 2440 Laurel Ave

Michael Murphy is an upstanding citizen of Morro Bay and should be granted the permit to work on his home. If anyone is ever in need, Michael is there to lend a hand. He always thinks of others before himself. He was a firefighter in Bakersfield and served his city and patrons well. He is a wonderful citizen of Morro Bay.

Thank you
Tracy Stratton
[REDACTED]
Morro Bay CA 93442

Heather Goodwin

From: Metzger Tina <[REDACTED]>
Sent: Tuesday, April 11, 2023 10:40 AM
To: Dana Swanson
Cc: Council; Metzger Tina
Subject: Council Agend Item B-1
Attachments: CDP22-025 AppealtoCityCouncil2.pdf; CDP Model.pdf

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Hi Dana,
Please add the attached letter to Council correspondence concerning tonight's Council Agenda Item B-1.

Also, please add the second attachment of the photos of the architectural model to my letter to Council Correspondence.

Thank you.

Tina Metzger

April 10, 2023

City Council
City of Morro Bay
955 Shasta Ave.
Morro Bay, CA 93442

RE: 2440 Laurel Ave. CDP22-025 - Appeal of Planning Commission Denial of Appeal of CDP22-025 Admin. Permit

Dear Mayor Wixom and Council Members:

The purpose of this letter is to provide details on the “Grounds for the Appeal” and “Requested Relief or Action” concerning the Planning Commission denial of my Appeal concerning the Administrative Coastal Development Permit (CDP22-025) for the proposed demolition of the 1953 existing home and proposed construction of a new home (“the Project”) at 2440 Laurel Avenue, Morro Bay.

Please see the attached photos of the architectural model of the Project, which is scaled at 1/4 inch = 1 ft. According to the Project drawings, the house exterior color is to be gray stucco, not green.

In summary, the proposed Project is counter to the intent, spirit, and language of the Morro Bay Residential Design Guidelines. The Project is a 4,365 sq. ft. three-story industrial-looking stucco building, with a useless five-foot wide back yard. The immediate neighborhood is predominately two-story homes along the east side of Laurel Avenue, that have usable back yards of 15 to 22 feet wide. Across the street on the west side of Laurel are one-story homes at the street level.

The Project is an aberration in long-established neighborhood development standards along the east side of Laurel Avenue, in its scale and mass, 3-story height at street level, flat roof line, and lack of back yard area. The Project, designed not by an architect, but by a contractor, is more appropriate to the

Industrial or Commercial Zoned area of town. The Project is significantly larger than the houses on Laurel Avenue.

Grounds for the Appeal:

1.) While the Feb. 7, 2023 Planning Commission placed minor “added conditions of approval,” which are an improvement to the Project, the overall Project has not changed and continues to be vastly counter to the intent, spirit, and language of the Morro Bay Residential Design Guidelines. Most particularly, Design Guidelines for Scale and Mass; Surface Articulation; Architectural Elements; and Compatibility with the immediate neighborhood.

2.) The Project drawings do not show the sewer and drainage easement along the south border to Laurel Ave. from the property above it.

3.) The Project drawings need to locate the solar panels on racks on the ground along the south wall, as agreed to by Michael Murphy. The Project drawings need to require solid black solar panels, with non-reflective solar modules – all black on black, not silver frame white back sheet.

Requested Relief or Action:

1.) The Council to vote to improve the Project, per the MB Residential Design Guidelines, to fit into the neighborhood, by following the quoted Design Guidelines referred to in the body of the Appeal letter concerning Scale and Mass; Surface Articulation, Architectural Elements, Compatibility with the immediate neighborhood.

2.) The Applicant’s Project drawings need to state the required sewer and drainage easement along the south border to Laurel Street from the property directly above the Project to the east.

3.) Council to vote to allow Michael Murphy to place the solar panels on racks on the ground along the house south wall (as agreed to in discussion with Murphy on April 2). The Project is to require solid black-on-black panels (not silver frame white back sheet), with non-reflective solar modules.

4.) According to Michael Murphy’s Appeal of the Planning Commission’s Added Conditions of Approval, he wants to hire Mike Stanton, surveyor, to install story

poles with mesh to show the location, height and bulk of his proposed new home. This has been the request of the neighbors since early December, and we welcome that installation, as soon as possible.

Sincerely,

Tina Metzger
Morro Bay, CA 93442



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



Heather Goodwin

From: Hemalata C. Dandekar <[REDACTED]>
Sent: Sunday, April 9, 2023 9:33 PM
To: Council
Cc: Tina Metzger
Subject: B-1 Case No.: CDP22-025 Site Location: 2440 Laurel Ave, Morro Bay, CA Project Description: Appeal

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Dear Members of the Morro Bay City Council:

I live in the City of San Luis Obispo (SLO). But I am a frequent visitor to lovely Morro Bay and know the neighborhood around the 2440 Laurel Avenue project.

I am trained as a city and regional planner, a professor of planning at Cal Poly, a licensed architect and teach studios in Urban Design. I served on the SLO City Planning Commission for eight years (termed out last April). One of the issues that we were asked to regularly assess was the question of new construction and its "fit" with neighborhood character.

The project under appeal at 2440 Laurel Avenue, were it sited in San Luis Obispo, would raise grave concern about "fit." Furthermore, the city zoning code would not permit it in its present configuration. The SLO city zoning code requires step back of height of building facade from side and rear yards to promote "fit" and congruence with neighboring properties and to ensure comfortable spacing between adjoining building facades at the side and rear. This project unfortunately does not meet these criteria.

Clearly Morro Bay has its own rules and regulations, and the code does not address impacts of new structures on adjacent and back properties in quite the same way. However, this is a charming neighborhood, with homes that fits well in the neighborhood fabric. It would be most unfortunate to have this project compromise that aesthetic integrity and design quality.

I therefore ask that you support this appeal in hopes that a design that is a better "fit" will result.

Thank you for your time and this opportunity to give my opinion as an outsider but Morro Bay visitor and fan.

Hemalata C. Dandekar, Ph.D.

Professor. Department of City and Regional Planning
College of Architecture and Environmental Design
California Polytechnic State University
1 Grand Avenue, San Luis Obispo
CA 93407-0283
tel: [REDACTED]. fax: [REDACTED]

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Heather Goodwin

From: Mary Jo <[REDACTED]>
Sent: Monday, April 10, 2023 9:22 AM
To: Council
Cc: Metzger Tina
Subject: Agenda Item 4/11/23 Appeal of Laurel Ave. building permit

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I strongly object to the proposed building permit for the property located on Laurel Ave. in north Morro Bay. I live at [REDACTED]. I am appalled at the over-sized monstrosity that is proposed. It is uncharacteristic for our neighborhood and will forever change the tenor of our neighborhood. The total disregard for neighbors and neighborhood is obvious and is like a literal (and financial) gut punch to all of us who live there. Unfortunately, this could be precedent -setting as well. Please disallow the plans as currently submitted.

Respectfully,
Mary Jo DeSio

Sent from my iPhone

Heather Goodwin

From: Greg Hansen [REDACTED]
Sent: Monday, April 10, 2023 4:28 PM
To: Council
Subject: Case#CDP22-025 & Comments from 2485 Laurel Ave.
Attachments: MikeMlettr2clsle.txt

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Please post the attached letter for Michel Murphy 2440 Laurel Ave.
Thank you
Greg Hansen

--
[REDACTED]

Community Development Dept.
955 Shasta Ave.
Morro Bay, CA 93442

Case# CDP22-025

Site location: 2440 Laurel Ave. M.B.

Project description: Two Appeals were filed in response to the Planning Commissions decision on Feb. 7, 2023.

Re: Staff recommendation: Deny both Appeals & uphold the Planning Commissions approval CDP with added conditions.

To whom this may concern,

We live just across the street from Michael Murphy. In our opinion we agree with his Feb. 17th appeal of the Planning Commissions decision on Feb. 7th to make design changes with added conditions are unwarranted and do affect the purpose and intent of the proposed project design. And that the original approved design does comply with the Residential Design Guidelines therefore Tina Metzger's Feb. 16, 2023 Appeal should be denied.

Our friend and neighbor Michael Murphy, now a retired first responder in the Fire Dept. is of exemplary character always willing to help us without expecting anything in return.

He's spent considerable time and money to design and rebuild his 1950's bungalow home all the while being duly diligent to comply with all Community Development Department's requirements and considerate of all neighbors concerns.

We do not have any issues with the looks of his proposed new home and disagree with all of the complaints we have read that are posted on the Morro Bay web site project comments section from the residents on Nutmeg Avenue. They suggested some reconstruction that would require architect redesign that would be very costly if he was forced to comply. This should of been brought up when he first started his project.

Keep in mind Mr. Murphy has skin cancer so he can not be exposed to prolonged direct sunlight. If he was forced to move the roof back to comply, then we think maybe the American Disabilities Act might be interested if they were to hear about it.

Thank you for your time and consideration,

Greg and Julie Hansen

Heather Goodwin

From: Mac McBride [REDACTED]
Sent: Monday, April 10, 2023 5:21 PM
To: Council
Subject: Proposed construction on Laurel Ave

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April 10, 2023

The plans for the proposed construction directly below and adjacent to our Nutmeg Ave. home appear to completely block, with an 8 inch wide concrete wall, our sewer and water drainage access easement to Laurel Avenue.

All homes on the west side of Nutmeg Ave. in our block are assured through their Title Reports Deeds to have a sewer line, and water runoff, easement through the properties below them, to Laurel Avenue.

This is especially important in the event of another water main break like the one that we experienced years ago on Nutmeg Ave. Our sewer line to the sewer main on Laurel Ave. also traverses on the south 2 1/2 foot border of the proposed project property, according to our Deed.

Without drainage access, our home would be subject to severe foundation and lower level rooms damage and damage to adjacent properties on Nutmeg Ave. We also need access to our sewer line in the case of problems with our sewer pipe. This drainage access easement serves to protect the proposed project below our property from water inundation.

The size of this proposed three-story oversize house construction, plus the cement wall, block our sewer and water drainage system as it was designed. Not to mention completely blocking the coastal views from our living room and deck!

Please do not allow this planned project, which shows no regard for neighbors and which completely ignores our rights, to prevail.

Respectfully,

Connie & Mac McBride

[REDACTED], MB

[REDACTED], Fresno

Heather Goodwin

From: Jane <jane@woodcocklaw.com>
Sent: Sunday, April 9, 2023 9:08 PM
To: Council
Subject: Appeal

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Subject: – Appeal of CDP 22–025

Dear Council:

Please be advised I live at [REDACTED], in Morro Bay. I am concerned about the proposed house with the address of 2440 Laurel Ave. in Morro Bay because the house does not adhere to the Morro Bay residential design guidelines.

I do not believe the home is within the scale of the other homes in our immediate neighborhood towards the east side of Laurel, and between Avalon and Casitas streets. In addition, the house at street level is three stories, which is overpowering and not compatible with our neighborhood.

It is my understanding there is a 25 foot height limit. However, the proposed plan regarding this home clearly documents the fact that the height exceeds the limit. Since our city does have a height limit, I am wondering why someone has made the decision to overlook this important requirement.

I also noted in the plans that this home will only have a backyard consisting of 5 feet. For a home that size, 5 feet certainly cannot be considered a backyard. In addition, it is not consistent with the neighboring yards.

I am requesting again that you reconsider allowing this type of home to be built in our neighborhood. Your assistance in this matter is appreciated.

Sincerely,

Jane Woodcock
Attorney at Law
LAW OFFICES OF JANE WOODCOCK
P.O. Box 27980
Fresno, CA 93729-7980
T - (559) 323-2560
F - (559) 323-2563

- LAW OFFICES OF JANE WOODCOCK EMAIL NOTICE - This transmission may be: (1) subject to attorney-client privilege, (2) an attorney work product, or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this message in error, please reply and notify the sender (only) and delete this message. Unauthorized interception of this email is a violation of federal criminal law.

Sincerely,

Jane Woodcock
Attorney at Law
Certified Specialist in Workers' Compensation Law
State of California Board of Legal Specialization
LAW OFFICES OF JANE WOODCOCK
P.O. Box 27980
Fresno, CA 93729-7980
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AGENDA NO: C-2

MEETING DATE: April 11, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Heather Goodwin

From: Barry Ginny and Angela Garelick [REDACTED]
Sent: Monday, April 10, 2023 7:10 PM
To: Dana Swanson; Heather Goodwin
Subject: April 11 Council Meeting, Item C-2
Attachments: memo to MB City Council re goals.docx

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Hello,

Please include the attached correspondence for tomorrow's agenda. Thank you in advance.

Ginny Garelick

April 10, 2023

To: Morro Bay City Council

From: Mary ("Ginny") Garelick

Re: April 11 Council Meeting, Item C-2

I attended the April 5 Goals Forum and would like to make the following comments.

My main concern is with the City's goals regarding Public Infrastructure and Economic Vitality. While I agree that these are the two most important goals for the City I suggest that they include the following short term actions, in priority order:

Public Infrastructure:

1. Replace the City's corroded sewer/drinking water distribution lines.

One of the reasons why the cost to build the WRF is so high is because this project was not considered a high priority for the City for many years although the former sewer exceeded its useful life by decades. By postponing this project the City had to deal with increased building costs due to inflation. With this in mind, I suggest that the corroded sewer/drinking water distribution lines be addressed first. To fund this activity I suggest that the City contact USEPA as soon as possible to seek funding through the agency's WIFIA program. I've been told by WIFIA staff that distribution lines would be eligible for funding and that the process for obtaining WIFIA funding would be shorter for the City because EPA's credit due diligence has already been conducted for the WRF.

EPA has scheduled open forums to answer questions about WIFIA, the application process, and more. The next open forum is scheduled for Wednesday, April 12th at 12:00 p.m. PST. I would encourage City staff to register for this open forum:

https://usepa.zoomgov.com/webinar/register/WN_cBajS1cGRs6KyVEGTpAEFg

Additional forums will be held on Wednesday, May 10, 2023, at 3:00 p.m. (Eastern time) and Wednesday, June 14, 2023, at 3:00 p.m.

Another potential source of funding for this activity could be the State of California. The California Financing Coordinating Committee has recently announced a free 2023 spring virtual funding fair on May 4, 16, and/or 25, 2023. The purpose of this funding fair is to provide an opportunity for city managers and planners, economic development and engineering professionals and others to learn more about available grant, loan, and bond financing options for infrastructure projects from federal, state and local agencies. I would encourage City staff to register for this funding fair:

[https://www.events.rcac.org/rcac/CFCC_Funding_Fair_\(California\)1.asp](https://www.events.rcac.org/rcac/CFCC_Funding_Fair_(California)1.asp)

2. Repair the worst potholes in the City immediately before they become sink holes.
3. Repave City streets (*after* the City's sewer/drinking water distribution lines and potholes have been addressed).
4. Install a traffic signal at the Highway One/41 intersection.
5. Amend and propose a new measure akin to Measure-22 (adding Chapter 3.27 to the Morro Bay Municipal Code) to provide an annual special parcel tax of \$120, adjusted for inflation, applicable (with certain exceptions) to all parcels of taxable real property in the City.

Economic Vitality:

While tourism is an important revenue source for the City, it is nowhere near enough to support the City's increasing expenses. Therefore, I agree with Jeff Heller's suggestion that the City "assist and partner with Vistra to explore BESS relocation options". I also agree with Marlys McPherson's suggestions that the City "stay engaged with the federal wind energy project off Morro Bay's coast" and "seek development opportunities for light manufacturing and/or commercial enterprises in appropriate zones in the City." In addition, I would suggest that the City stay engaged with the proponents of the proposed Chumash Heritage National Marine Sanctuary that would stretch from Cambria south to Gaviota Creek.

I know that these projects are controversial (and I risk having some tomatoes thrown at me for sharing my opinion) but I believe they offer a great opportunity to bring more and higher paying jobs to the City. The key, however, to bringing this prosperity to the City would be to improve the community involvement/education process. Perhaps one way this could be accomplished is to develop "resident task forces" (as suggested by Jeff Heller) "that would report and research on specific topics" such as these.

In addition to the establishment of resident task forces I suggest hiring more interns from Cal Poly to assist our beleaguered and beloved City Staff. The interns could be considered "term" employees and could be paid on an hourly basis. They could research potential grants for the City, help write grant proposals, write a monthly newsletter (similar to the one that our former City Manager produced), assist with the administration of City Council meetings, and assist City staff in reaching out to Cal Poly professors to establish an on-going internship program. I believe this program would provide a great opportunity for Cal Poly students to gain practical experience and pave the way for future jobs with engineering consulting companies as well as federal, state and local government agencies.

Thank you for considering these suggestions.

Ginny Garelick
Morro Bay

April 10, 2023

To: Morro Bay City Council
From: Marlys McPherson
Re: April 11 Council Meeting, Item C-2

I attended the April 5 Goals Forum and now that the Council will be finalizing the City's goals and objectives, I would like to make the following comments.

First, I support the four goals, but believe the #1 goal must be to "Achieve Economic Vitality". Without additional revenue, the other goals are less likely to be achieved. I agree with the three objectives in the staff report but would add a 4th objective under that goal: work to diversify the City's economic base. Similar to diversifying our water resources through water reclamation because State Water is not dependable during periods of drought, it is risky to rely so heavily on tourism as the main source of revenues. Specific action items could include:

- Stay engaged with the federal wind energy project off Morro Bay's coast to take advantage of economic development opportunities appropriate for the City.
- Seek development opportunities for light manufacturing and/or commercial enterprises in appropriate zones in the City.
- Explore options to encourage more evening entertainment activities in the City's commercial districts.

Under the Housing/Homelessness Response goal, please consider adding a 4th objective: Actively participate in the County's regional plan to address homelessness. You may already be planning on doing so, but it doesn't hurt to make it explicit.

The staff report summarizes the discussion at the April 5 forum but does not include other input to the goals process, e.g., comments made by the City's advisory boards/commissions, Chamber of Commerce, and private citizens. Please consider adding the following two objectives, which should not cost a lot of money nor take too much staff time:

- Find a way to provide public restrooms in the downtown business district. This is a long-standing need and a priority for the Chamber. It could be included in either the Economic Vitality or Public Infrastructure goal.
- Develop an historic preservation program relying on input from the Planning Commission and the Historical Society of Morro Bay.

Thank you for considering these suggestions and for your efforts on behalf of the City.

Marlys McPherson
Morro Bay

10 Apr 2023

To: Morro Bay City Council

From: Glenn Silloway Susan Stewart
Marlys McPherson Donna Stoll

Subject: C-2: Add City goal to adopt a Historic Preservation Ordinance

Dear Council Members:

We urge you to amend the proposed City goals referred to in item C-2 to include a goal to fulfill the recently adopted General Plan update objectives to create a historic preservation program for the City.

In general, we appreciate the effort of Staff to corral the recent public meeting on goals (April 5)—the document of proposed goals is a good summary of the discussion.

However, it does not acknowledge previous goals submitted by Advisory Boards or Commissions, nor Chamber suggestions, nor other inputs to the public process. *Specifically, it does not reflect the fact that the Planning Commission has now twice submitted the adoption of a historic preservation ordinance as its #1 priority.* The Historical Society of Morro Bay submitted a complete draft ordinance to the City in November 2020. It needs review and completion.

One possible way to state this goal would be to add an item to Community Engagement:

Objective 4D: Fulfill the adopted General Plan objective to establish a historic preservation program

- Authorize the Planning Commission to devise the process
- Establish a Historic Place Review Board
- Task the Board to finish the draft Historic Preservation Ordinance
- Conduct initial surveys to create a list of potentially significant properties
- Plan to make City a Certified Local Government

Carryover: Leverage partnership with the Historical Society of Morro Bay

Responsibility: CD

Workload: low (mostly volunteers)

FY: 24-25

\$\$: under \$5k

Thank you for your attention on this request.

Dana Swanson

From: Susan Stewart [REDACTED]
Sent: Tuesday, April 11, 2023 8:31 AM
To: Dana Swanson; Carla Wixom; Jennifer Ford; Cyndee Edwards; Laurel Barton; Zara Landrum
Subject: Agenda Correspondence Item C-2

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Please include the following as agenda correspondence for tonight's agenda. Thank you!

April 10, 2023

To:
Morro Bay City Council
From:
Susan Stewart
Re:
April 11 Council Meeting, Item C-2

I have owned a retail business in downtown Morro Bay for over 16 years, and the most frequent question I am asked is where the closest public restroom is. Since the brief temporary arrangement with Grandma's Yogurt on the corner of Main and Morro Bay Blvd. ended, I either have to direct people away from our economic center, or suggest they try at a private business.

Morro Bay needs an action item under Public Infrastructure/Economic Vitality goals to address this issue.

We cannot in good conscience advertise our community as a destination if we are not providing basic amenities--and a place to attend to biological needs is among the most basic.

I understand that the city neither owns property in the downtown core, nor has the financial wherewithal to build and maintain a public restroom. Still, I believe it is within the realm of possibilities to add this to the two year goal cycle as an immediate action without committing city funds directly by creating a policy solution rather than a structural one.

While restrooms incur expenses that involve staff time for cleaning as well as supply costs, the greatest expense, especially for food service businesses, is the utility bill. I would suggest a 1-2 year trial period offering a substantial discount for two or three businesses in the downtown area who are willing to offer their facilities as an identified public restroom. Meanwhile, the PWAB could explore expenses for portable restrooms and the Community Development Department and Planning Commission could consider adding restrooms as a public benefit for larger or more complex projects in the downtown area.

As for the other goals and action items that staff synthesized from the March 29 meeting, I strongly agree with another commenter that striving for economic sustainability means being able to diversify our sources of revenue. Keep your options open and find out exactly what the opportunities are as well as the risks. Likewise, exploring options and services for our unsheltered population is critical and perhaps best done as part of a regional effort; embracing increased density, mixed use districts and reasonable affordable housing options for our young families, working and retired community members is absolutely necessary.

For the last two cycles of goal setting, the Planning Commission prioritized the adoption of an Historic Preservation Ordinance. The Historical Society of Morro Bay, with many community members, prepared a draft ordinance which is a tremendous first step towards fulfilling a part of our General Plan/Implementation Plan C-1,2,3 and 4. When adopting goals and objectives, it's always great to have a few that are "low hanging fruit"--easy wins for staff and the community.

You have some big challenges ahead of you, and I believe in your leadership, our staff and this community to rally to achieve good things for the future of this town.

Susan Stewart

Dana Swanson

From: betty winholtz <[REDACTED]>
Sent: Tuesday, April 11, 2023 2:36 AM
To: Carla Wixom; Laurel Barton; Jennifer Ford; Zara Landrum; Cyndee Edwards
Cc: Dana Swanson; Greg Carpenter
Subject: agenda item c-2

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear City Council:

I encourage the Council to state these goals are for 2 years, not 4 years because--

1. It's overreaching to tell the city council elected at the next election what their goals should be.
2. It's likely that more than 1/2 of these action items will be accomplished within the next 2 years; as a result your focus may change.

Regarding specific actions:

Public Infrastructure

- 1) Assessing and reporting on infrastructure should already be part of ongoing annual tasks.
- 3) This does not commit to putting streets first: guaranteeing to spend a minimum of \$2 million annual on street paving alone. Make paving the priority.

Economic Vitality

- 2) What is the point in selling public property for a one-time gain?
- 3) How does streamlining create money? I thought this was already accomplished?

Community Engagement

This goal has the least financial and workload impacts of the 4 goals selected.

I disagree with the observation that these are "very ambitious" goals and actions. They are fewer and more realistic than the previous ones.

Sincerely,
Betty Winholtz