



**AGENDA NO: B-1**

**MEETING DATE: April 25, 2023**

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

**AGENDA CORRESPONDENCE for REGULAR COUNCIL MEETING-ITEM B-1**

**B-1 ADOPT 23-24 MASTER FEE SCHEDULE**

**Harbor Fees:**

1. The fee to store a boat/trailer at the Triangle Parking Lot *remains* at \$4/day.  
*Please consider **INCREASING THIS TO \$5/DAY.***
2. The Launch Ramp fee *remains* at \$10/launch.  
*Please consider **INCREASING THIS TO \$12/LAUNCH.***
3. *Please consider **REVIEWING ALL HARBOR FEES BY 6/30/23, AND SUGGEST MID-YEAR REVISIONS.***

**In Lieu Affordable Housing Fees:**

1. This fee is being increased from 0.42/sf to 0.44/sf but is not applied to all development.  
*Please consider **APPLYING THIS FEE TO ALL DEVELOPMENT TYPES REGARDLESS OF SIZE.***

**THANK YOU ELECTED OFFICIALS AND STAFF FOR ALL YOUR HARD WORK!**

Jeff Heller  
Morro Bay resident



## Dana Swanson

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**From:** Greg Carpenter  
**Sent:** Tuesday, April 25, 2023 9:12 AM  
**To:** Dana Swanson; Sarah Johnson-Rios  
**Subject:** FW: Master Fee Schedule/increases

fyi

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**From:** Lynda Merrill [REDACTED]  
**Sent:** Tuesday, April 25, 2023 9:07 AM  
**To:** Greg Kwolek <gkwolek@morrobayca.gov>; Greg Carpenter <gcarpenter@morrobayca.gov>; Scot Graham <sgraham@morrobayca.gov>  
**Subject:** Fw: Master Fee Schedule/increases

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

*Dear Mr. Kwolek, Carpenter and Graham, please see my letter below. Thank you. Lynda*

*Mayor Wixom and Councilwomen  
City of Morro Bay*

*Dear Mayor Wixom and Councilwomen,*

*Every year when the Master Fee Schedule comes to us , we citizens wonder what method is used to determine the fees.*

*Is it possible for someone to explain the process?*

*I definitely believe that those receiving special services should pay for them and not be passed on to the General Fund or born by the departments involved. When it comes to Recreation services it seems there are programs individually paid for by those using them and there are a few ,PACE for seniors for instance, that are supported by the senior center. Development results in the need for extra work for the Department and therefore should be charged for the additional costs (also infrastructure to provide sewer/water/roads, etc. must be considered.) . I agree with the adjustment to appeals fees as there is no way people could afford to appeal ever at \$7000!*

*Please review the fees and increases.*

*Thank you for considering explaining why the fees are what they are?*

*Sincerely, Lynda Merrill*

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Tuesday, April 25, 2023 10:51 AM  
**To:** Dana Swanson  
**Subject:** Fw: agenda item b-1

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

----- Forwarded Message -----

**From:** betty winholtz [REDACTED]  
**To:** Carla Wixom <cwixom@morrobayca.gov>; Laurel Barton <lbarton@morrobayca.gov>; Jennifer Ford <jford@morrobayca.gov>; Zara Landrum <zlandrum@morrobayca.gov>; Cyndee Edwards <cedwards@morrobayca.gov>  
**Cc:** Sarah Johnson-Rios <sjohnson-rios@morrobayca.gov>  
**Sent:** Tuesday, April 25, 2023 at 08:22:20 AM PDT  
**Subject:** agenda item b-1

Dear City Council:

I encourage you to look at page 1 of the proposed Fee Schedule for 2023-24. This is where appeal fees are listed. All other categories in this section are not increased by cost of living percent.

For decades it was maintained at the same, reasonably affordable amount, \$250 (still a sizeable amount). In the last 5 years consultants and city staff have classified this ability for residents to participate in their government as any other fee.

This is about access to participate and raise questions. The amount should not prohibit participation.

The ability to appeal should not be increased annual. Doing so puts an undue burden on residents to bring to the planning commission or the city council decisions of concern. The CA Coast Act recognizes the need for access and charges nothing within an appeal zone.

If you are not willing to lower the amount of \$326, at least hold the line and do not raise it to \$342.

Sincerely,  
Betty Winholtz



**AGENDA NO: C-1**

**MEETING DATE: April 25, 2023**

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## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Tuesday, April 25, 2023 10:50 AM  
**To:** Dana Swanson  
**Subject:** Fw: agenda item c-1

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**From:** betty winholtz [REDACTED]  
**To:** Carla Wixom <cwixom@morrobayca.gov>; Laurel Barton <lbarton@morrobayca.gov>; Jennifer Ford <jford@morrobayca.gov>; Zara Landrum <zlandrum@morrobayca.gov>; Cyndee Edwards <cedwards@morrobayca.gov>  
**Cc:** Sarah Johnson-Rios <sjohnson-rios@morrobayca.gov>  
**Sent:** Tuesday, April 25, 2023 at 10:20:56 AM PDT  
**Subject:** agenda item c-1

Dear City Council:

The idea of charging other funds, particularly Enterprise Funds, for in-house services provided by central administration was initiated when I was on the city council 15 years ago. The goal was to keep the General Fund in the black, during the Great Recession, by charging enterprise funds overhead because, at the time, they had more money. Since then, both Measure Q and E have been passed specifically to augment the General Fund.

At this point, especially at the current rate, I consider this robbing 4 Enterprise Funds to keep the General Fund afloat. I would suggest it may even be illegal to take that kind of money out of the Harbor Fund due to a lawsuit the City lost around the turn of the century.

Please reconsider the Cost Allocation Program whether it is directly for the General Fund of the IT Fund.

Sincerely,  
Betty Winholtz



**AGENDA NO: C-2**

**MEETING DATE: April 25, 2023**

**AGENDA CORRESPONDENCE  
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## **C-2 CONTINUE DISCUSSION AND ADOPTION OF COUNCIL GOALS AND ACTION ITEMS**

### **1. Goal #1: Public Infrastructure:**

Action Item 2: "Complete Capital Needs Assessment"

a. Please consider including: **A CAPITAL NEEDS ASSESSMENT DEADLINE OF 6/30/23.**

### **2. Goal #2: Economic Vitality**

Action Item #2: "Review of City owned properties, strategy to optimize use or revenues"

a. Please consider including: **PRIORITIZING "DEED RESTRICTED" AFFORDABLE HOUSING USES**

### **3. Goal #3: Housing/Homelessness Responses**

Action Item #4: "Upzone Seashell Estates Property for proposed housing project"

a. Please consider revising language to read: **"REVIEW POSSIBLE UPZONE FOR SEASHELL ESTATES PROPERTY FOR PROPOSED HOUSING PROJECT OR OTHER USES".**

b. Please consider adding 3 new "Action Items" to this Goal:

1. **MEET WITH PEOPLES SELF HELP HOUSING (PSHH) TO EXPLORE OPTION OF BUNDLING CITY OWNED PROPERTIES INTO A SINGLE DEED RESTRICTED AFFORDABLE HOUSING PROJECT FOR LOCAL WORKERS.**
2. **REVISE RECENTLY UPDATED ZONING PLAN TO SPECIFY REQUIRED DEED RESTRICTED AFFORDABLE HOUSING PERCENTAGES FOR LOWER INCOME LEVELS.**
3. **INCREASE 10% REQUIRED AFFORDABLE HOUSING IN MULTIFAMILY PROJECTS TO 20%.**

**THANK YOU ELECTED OFFICIALS AND STAFF FOR ALL YOUR HARD WORK!**

Jeff Heller  
Morro Bay resident



## Dana Swanson

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**From:** Greg Carpenter  
**Sent:** Tuesday, April 25, 2023 10:02 AM  
**To:** Dana Swanson  
**Subject:** FW: agenda item c-2

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**From:** betty winholtz [REDACTED]  
**Sent:** Tuesday, April 25, 2023 9:59 AM  
**To:** Carla Wixom <cwixom@morrobayca.gov>; Laurel Barton <lbarton@morrobayca.gov>; Jennifer Ford <jford@morrobayca.gov>; Zara Landrum <zlandrum@morrobayca.gov>; Cyndee Edwards <cedwards@morrobayca.gov>  
**Cc:** Greg Carpenter <gcarpenter@morrobayca.gov>  
**Subject:** agenda item c-2

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

Dear City Council:

Please consider my comments regarding the proposed spending on goals.

Sincerely,  
Betty Winholtz

### **Goal #1**

--Stop with the assessing. Do we not already know what needs fixing either from previous studies or FEMA applications?

--Measure Q and E were not passed to make the City more attractive. They were passed to fund necessities not being covered by other means.

### **Goal #2**

--If the sum for hiring a grant writer is what the \$1-200,000 is for, then I assume that money will be reimbursed as grants come in. This amount should be on the low end, not the higher.

--Paid parking is a mistake.

### **Goal #3**

--What is the City getting for \$50,000 in the County program? What could that money be spent on here in the City?

### goal #4

--The problem with Community Engagement is not about developing social media for \$75,000. It's about informing the public ahead of time of major projects being considered by city council or city staff so we can participate in a meaningful way before

decisions are finalized. It is about revealing all the information about a project, not just the pieces you want us to here.

An example is tonight's Connector to Cayucos; will you let the residents have local public hearings, or will you send it to CA Coastal Commission with no chance for appeal or local enforcement?



**AGENDA NO: C-3**

**MEETING DATE: April 25, 2023**

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

## Dana Swanson

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**From:** Greg Kwolek  
**Sent:** Monday, April 24, 2023 10:19 PM  
**To:** Dana Swanson; Greg Carpenter; Christopher Neumeyer  
**Subject:** Fwd: Consolidated Permit Application For the Morro Bay to Cayucos Connector Trail Project

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Karla Walls <[REDACTED]>  
**Date:** April 24, 2023 at 8:08:27 PM PDT  
**To:** Carla Wixom <cwixom@morrobayca.gov>, Laurel Barton <lbarton@morrobayca.gov>, Cyndee Edwards <cedwards@morrobayca.gov>, Jennifer Ford <jford@morrobayca.gov>, Zara Landrum <zlandrum@morrobayca.gov>  
**Cc:** Greg Kwolek <gkwolek@morrobayca.gov>, ekavanaugh@co.slo.ca.us  
**Subject:** Consolidated Permit Application For the Morro Bay to Cayucos Connector Trail Project

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

Mayor Wixom and City Council Members:

I am writing to you today to urge you to support the Consolidated Permit Application with the county of San Luis Obispo to the California Coastal Commission for the Morro Bay to Cayucos Connector Trail Project. The San Luis County Parks & Recreation Department has secured a transportation grant that will fully fund the construction of the bike trail. The city has reviewed the project in 2015 and in 2021 and has supported the Morro Bay to Cayucos Connector Trail Project.

I attended the Public Works Advisory Committee Meeting on Wednesday, April 19th in order to voice support for the bike trail project. Private citizens and the board president and director of SLO Bike County, and Mary Ann Gustafson from the San Luis Bicycle Club urged the approval of a consolidated permit application.

The Toro Lane Homeowners Association (HOA) objected to the Consolidated Permit Application because they argued that Toro Lane was too narrow to safely support pedestrians, dog walkers, and bicycle traffic-even though the HOA recognized that a public easement for pedestrians, dogs, and bicyclists exists.

- The HOA argued that the Consolidated Permit Application should be denied because the bike route should be placed in the right of way adjacent to Highway 1. Elizabeth Kavanaugh from the San Luis Parks and Recreation Department stated that Caltrans indicated that there would have to be no alternative route available before a trail could be constructed in the Highway 1 right of way.

- Toro Lane is 23 feet wide with driveways entering the road from only the west side of the lane while **Coral Ave. in Morro Bay is a bike route** and is approximately 20 feet wide with driveways on both sides for cars to enter and exit the road.
- I contacted Pamela Newman in the Public Works Department who shared that the **State Park Road in Morro Bay** that is traveled by pedestrians from the State Park, dog walkers, and bicyclists is 22 feet wide. This road is a thoroughfare from South Bay Blvd to downtown Morro Bay traveled by automobiles, school buses, and RV's. These vehicles may enter and exit the road on both sides. I safely bicycle on State Park Road 2-3 times/week.
- On Thursday morning, friends cycled on Toro Lane to observe local traffic conditions and I found it to be completely safe.

Here is the link to the 1:25 min. video of bicyclists riding on Toro Lane:

<https://drive.google.com/file/d/1sLg4BPSFgi1SzIFMk0S7wTjtISSBiS/view?usp=sharing>

I strongly urge the Morro Bay City Council to approve the Consolidated Permit Application with the County of San Luis Obispo to the California Coastal Commission for the Morro Bay to Cayucos Connector Trail Project and not be swayed by the self-interests of residents of 10 homes on Toro Lane over the greater good to the residents of Morro Bay, Cayucos, San Luis Obispo County and tourists from around the world.

Sincerely,  
Karla Walls  
Morro Bay Resident  
[REDACTED]  
Morro Bay, CA 93442

## Dana Swanson

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**From:** betty winholtz <[REDACTED]>  
**Sent:** Tuesday, April 25, 2023 10:51 AM  
**To:** Dana Swanson  
**Subject:** Fw: agenda item c-3

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

----- Forwarded Message -----

**From:** betty winholtz <[REDACTED]>  
**To:** Carla Wixom <cwixom@morrobayca.gov>; Laurel Barton <lbarton@morrobayca.gov>; Jennifer Ford <jford@morrobayca.gov>; Zara Landrum <zlandrum@morrobayca.gov>; Cyndee Edwards <cedwards@morrobayca.gov>  
**Cc:** Greg Kwolek <gkwolek@morrobayca.gov>  
**Sent:** Tuesday, April 25, 2023 at 09:35:37 AM PDT  
**Subject:** agenda item c-3

Dear City Council:

The tenet for supporting a consolidated hearing is only if it does not impede public participation. This permit's project has been changed and not review by either the residents of Morro Bay or Cayucos. As was seen at the PWAB meeting last week, this is a controversial project. But, the contents of this project is not what you are voting on tonight. You are voting on whether the residents even get to have a local hearing on the contents.

Voting for a consolidated permit--

1. Gives away Morro Bay residents' right for a public hearing to be held in Morro Bay.
2. Eliminates the right to appeal. There is one hearing, not local, and the decision is final.
3. Leaves enforcement to the CA Coastal Commission (CCC), long distance, which did not work with the WRF (sewer plant) when many violations were reported.
4. Undermines Cayucos' chances to have a local hearing on their part of the Connector Trail.

It's taken 12 years to get this far on the project. There are numerous changes on the maps that are being made known for the first time, yet we can't speak to them. We can only speak to whether or not there should be one hearing with no appeal (Coastal Act 5.2.1.5).

Chapter 5 of the Coastal Act goes on to say that consolidated permits should be considered early in the process. This is the 11th hour. Residents' issues should and need be heard and decided locally. Only then can a recommendation be sent to the CCC. Otherwise, the CCC, due to their heavy workload, will only know what City and County staff tell them.

**Vote to take the time** to make this a fair hearing that addresses local concerns created by the change in route (private road, filling in ESH, cultural issues, etc). It is worth the time and is necessary for real due process.

A consolidated hearing is not a requirement; it is a favor to County and City staff.

Please vote to not recommend consolidation.

Sincerely,  
Betty Winholtz