



AGENDA NO: CM Announcements

MEETING DATE: September 26, 2023

**CITY MANAGER ANNOUNCEMENTS
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Heather Goodwin

From: Yvonne Kimball
Sent: Friday, September 22, 2023 6:13 PM
To: Council
Cc: Executive Team
Subject: 9/26/2023 regular council meeting cm report

Council,

As a heads-up, I'm sending this to Council (and possibly the public) in advance of the 9/26 regular council meeting. I would like to make statements on the following under the City Manager's report:

1. Admin Service / ACM Ms. Johnson -Rios departure. Sarah came to work for the city in June 2021. She is a deeply respected figure in city hall and has made significant contributions to the city's wellbeing. We are sad to see Sarah leaving and thank her for all her accomplishments on city's behalf. We wish Sarah and her family success in Sunnyvale. The City will be welcoming an Interim director in mid-October.
2. A few upcoming events in Morro Bay.
3. In response to the council's strategic goal of homelessness strategies, the city's executive team became the "homelessness response working group". Led by the police and the fire chiefs, the group has done an excellent job to identify possible solutions, outreach and respond to daily calls related to homelessness. Fire Chief McCrain has a brief summary to share with the public. He will go over the working group's activities and what to expect next.

Yvonne Kimball
City Manager
City of Morro Bay



AGENDA NO: A-2

MEETING DATE: September 26, 2023

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

Dana Swanson

From: betty winholtz [REDACTED]
Sent: Monday, September 25, 2023 3:31 PM
To: Greg Kwolek
Cc: Eric Riddiough; Carla Wixom; Laurel Barton; Jennifer Ford; Zara Landrum; Cyndee Edwards; Dana Swanson; Yvonne Kimball
Subject: Re: agenda item a-2

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Thank you for your answers.
Betty

On Monday, September 25, 2023 at 02:17:07 PM PDT, Greg Kwolek <gkwolek@morrobayca.gov> wrote:

Hi Betty,

Answers below in [blue](#).

-Greg

From: betty winholtz [REDACTED]
Sent: Monday, September 25, 2023 9:30 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: Eric Riddiough <eriddiough@morrobayca.gov>
Subject: agenda item a-2

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Dear City Council,

In light of the following quote, is there some way to bundle 22/23 with 23/24 to get a better price? [No](#). The two projects are different and would involve different contractors. FY22/23 project is a surface sealing project. FY23/24 is a pavement replacement project. If we combined them, the winning contractor would ultimately be subbing out half the job.

The City would be paying markup on that sub. If the projects were similar then yes, we would be combining them.

Will the City always be a year or more behind? I don't expect so given that we have a new engineer starting next week to supplement Eric in capital project implementation. We'd have been caught up this year but for the storms and resource-intensive FEMA process.

"The FY 22/23 project has yet to be completed and is slated to be a surface seal project totaling between \$1.5-1.7 million. This project will likely go to construction in the Spring of 2024. The FY21/22 project was delayed and is near completion with the recent repairs on South Bay Boulevard, Main Street, Harbor Street, and other high-volume roadways."

Sincerely,

Betty Winholtz

Heather Goodwin

From: Carole Truesdale <[REDACTED]>
Sent: Monday, September 25, 2023 12:41 PM
To: Council
Cc: Yvonne Kimball; Dana Swanson
Subject: Council Meeting of September 26, 2023 - Street Repairs

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Dear Council,

I am Carole Truesdale, resident of Morro Bay since 1995 and homeowner. I recently had back surgery and am not able to attend meetings in person as I heal. As a part of my healing process/progress is to walk 30 minutes daily. I do this focusing on the streets of North Morro Bay where I live, especially Tide and the arterial streets of Island, Kodiak, etc.

Tide, as well as other streets in North MB are in such disrepair and are NOT safe to walk comfortably. The gravel/ground is coming up leaving potholes/divots. Many of the neighborhoods do not have sidewalks and therefore people, including myself need to walk in the streets.

I hope there is a plan to repair these roads soon, and if so... when?

Thank you for your time in addressing these issues.

Kind regards,

Carole Truesdale

"Food without wine is a corpse; wine without food a ghost. United and well matched, they are as body and soul; living partners!" chef...Andre Simon (1877-1970)



AGENDA NO: A-4

MEETING DATE: September 26, 2023

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

Dana Swanson

From: betty winholtz [REDACTED]
Sent: Monday, September 25, 2023 9:50 AM
To: Carla Wixom; Laurel Barton; Jennifer Ford; Zara Landrum; Cyndee Edwards
Cc: Yvonne Kimball; Sarah Johnson-Rios; Christopher Neumeyer; Dana Swanson
Subject: agenda item a-4

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Dear City Council,

I do not see in the ordinance who the "tax administrator" is: how they are found, appointed, chosen, qualified. Should it be assumed that the appeal fee, which is too high, covers the cost of the tax administrator's time, not staff time, since the tax administrator is "an independent and appointed professional hearing officer?"

Sincerely,
Betty Winholtz



AGENDA NO: A-5

MEETING DATE: September 26, 2023

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

Dana Swanson

From: betty winholtz [REDACTED]
Sent: Tuesday, September 26, 2023 8:52 AM
To: Carla Wixom; Laurel Barton; Jennifer Ford; Zara Landrum; Cyndee Edwards
Cc: Scot Graham; Dana Swanson
Subject: agenda item a-5

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Dear City Council,

I'm going to get philosophical: "*The purpose of the law is simple. It does not restrict the freedom of any American, so long as he respects the rights of others. It does not give special treatment to any citizen.... Its purpose is not to divide, but to end divisions.*" While this quote was directed at a national level, I believe it applies to every level of government. It's my vision of how city government should operate.

The 1140 Alessandro project as proposed is divisive with the neighborhood. I purposely crafted an appeal to address neighborhood concerns without financially overburdening (letting go of Alessandro improvements) or creating financial redundancy (plant/remove/replace landscaping) for the developer. I included public benefit at the union of Alessandro/Marengo while giving the project common open space that is unusable ROW.

The *Resolution's* Section 1: Findings B, G, and H are not true according to the testimony Council received and continues to receive even as of this meeting from the neighbors. In addition, Finding I regarding, investment and occupation, is a new Finding I have not seen used before. Are we now to see our neighborhoods as places of investment, i.e. business, and not places of living?

The *Resolution's* Section 2: Findings. I submitted an Addendum to the original appeal. These issues were not addressed during the hearing:

1. Alessandro abandonment
2. Discerning property line on Marengo
3. Retaining wall along Marengo
4. Not upholding the "shall" setback required of an MCR across the street from a residential zone.
5. Necessity of a stop sign.

The *Resolution's* Section 3: Action on Appeal; Modified Conditions. Two amendments were added by city council to Conditions of Approval.

1. Deferral of street improvements. The word "deferral" does not exist in either the old or proposed Zoning Ordinance. Therefore, staff takes it upon itself to utilize this proposed action. The consequence is "deferral" becomes a tool out of the common view of the public. Such a tool or action should be codified in the proposed Zoning Ordinance so it is obvious and available to all. Otherwise, it is rightfully perceived as favoritism.

2. Maintenance of the public Right Of Way is a fairly low price to pay for giving away Right Of Way along the length of Marengo plus some on Alessandro.

Heather Goodwin

From: Jonathan King [REDACTED]
Sent: Friday, September 22, 2023 8:29 AM
To: Council
Subject: Item A-5 of Consent Agenda for Council Meeting on 9-26-23

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Reference: Development of three three story condominiums and two two story condos all with two car garages with two of the units having "light" industry work "space" on 10,000 square feet at 1140 Allesandro in Morro Bay with the drive ways facing Allesandro and the front doors facing Marengo Drive.

Mayor Wixom and Council Members,

I urge you to remove item A-5 from the consent agent, reverse your previous vote of approval, and overrule the planning commission's approval of the development proposed/approved for 1140 Allesandro.

1. Marengo Drive is too narrow to support the increased traffic flow and parking that will result from these condos with front doors facing Marengo. The distance from where the road surface starts at my drive way to my mail box across the street is 27 feet. There are portions of Marengo Drive that are even narrower. The direction to city staff to study/review making the side of the street of the development a no parking zone is ludicrous and will only make matters worse. Parking problems will create traffic problems that will create safety problems. I told you at the last council meeting my mail box had been knocked over by passing vehicles three times. It just happened the again the other day.
2. I told you at the last meeting I would support the project if the front doors faced Allesandro. I should have added that the developer could not jam five units as designed onto 10,000 square feet if they did.
3. If this project goes forward every owner/developer with a half or quarter lot or narrow sliver of undeveloped land (that they may have neglected for years) is going build living units on them. This will have negative effects on the neighborhoods unfortunate enough to "benefit" from such developments. That will not be in the best interests of the citizens of Morro Bay, only the developers.

Jonathan King
CAL ARNG & D.A.P.O., Retired
Morro Bay, CA

Heather Goodwin

From: Jonathan King [REDACTED]
Sent: Friday, September 22, 2023 1:15 PM
To: Council
Subject: Item A-5 of Consent Agenda for Meeting on

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Mayor Wixom and Council Members,

This is an addendum to the email I sent to you a few hours ago. I stand by those comments but wish to add what follows.

If it is going to be the policy of this city to reward every property owner of undeveloped and, for years, neglected quarter & half lot property, as well as those owning "rump" irregular, equally neglected lots (like the one on 1140 Allesandro) by approving projects like this one, one that will cause safety issues and alter the character of our neighborhood forever, then you should declare it to be so instead of ruining the quality of life in Morro Bay, one street at a time as you appear intent on doing.

I find it very hard to understand how any of you who took the time to visit the site and talk to my neighbors could vote for it as approved by the planning commission. The two additions/modifications you made that are the reason this issue is on the consent agenda are - what we called in the army - Eye Wash (like painting a rock white, its still a rock), meaningless changes that don't address our concerns.

Jonathan King
CAL ARNG & D.A.P.O., retired
Morro Bay, CA



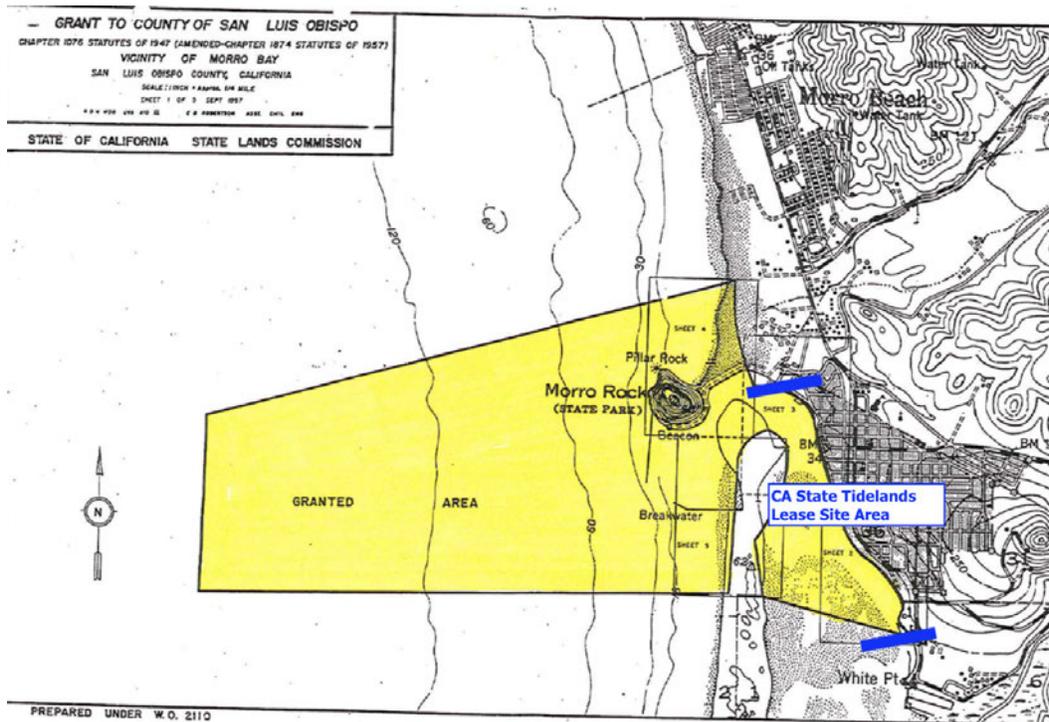
AGENDA NO: C-1

MEETING DATE: September 26, 2023

**AGENDA CORRESPONDENCE
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Council and staff,

Please be sure to include 100% of State Tidelands parcels in the new Waterfront Master Plan grant proposal, which would require adding to staff's plan just a handful of waterfront parcels between Tidelands Park and the Inn at Morro Bay. Most folks may not realize that **Lease Sites 27W, 30W-33W, 34W, 35W-36W, and 37W** may be subject to the same public access requirements as those further north along Embarcadero and represent opportunity sites for more (or different) future uses if properly planned for, or points of contention if not. To exclude any individual Tidelands lease site from the new WMP would be to create inconsistent application of the new WMP on public lands held in trust by the City of Morro Bay.



Also, if not already included in the grant proposal area, please consider adding to the new WMP area **all parcels west of Main Street** (Bayshore to Olive), **all parcels west of the bluff line** (Olive to Surf), and the following parcels and landmarks that are particularly valued by the California Coastal Commission, the entity who would be grant-funding the Waterfront Master Plan update.

Inclusions (from south to north):

- Olive Street Stairs (historical/legal coastal access point per CCC)
- Centennial Parkway Stairs (historical/legal coastal access point per CCC)
- Surf Street Stairs (historical/legal coastal access point per CCC)
- Triangle Lot
- Maritime Museum (1210 Embarcadero)

Sources

MB Harbor Lease Site List as of 2018:

<https://www.morrobayca.gov/DocumentCenter/View/6781/Harbor-Lease-Sites-List-11918?bidId=>

MB Public Trust Doctrine as presented in 2013:

<https://www.morrobayca.gov/DocumentCenter/View/6755/Harbor-Tidelands-Trust-Study-Session-32513?bidId=>

MB Waterfront Master Plan as of 1996:

<https://www.morrobayca.gov/DocumentCenter/View/1061/Waterfront-Master-Plan?bidId=>

Heather Goodwin

From: Jeffrey Heller [REDACTED]
Sent: Sunday, September 24, 2023 8:45 PM
To: Council
Subject: Agenda Correspondence - Item C-3, Reg. Council mtg 9/26/23

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Council

I support the Grant application 100%. Good work by staff! Including the "offshore wind uses", expanding the master plan to include the pedestrian bridge over to the old WWTP makes sense.

QUESTION: does this planning scope include the old WWTP property---or does it just cover land "over to it"?

QUESTION: Are items C-1 and C-3 redundant as they both ask for approval to submit the grant application? And is there no C-2 Agenda item?

Thank you all for your hard work for the City!

Jeff Heller
[REDACTED]