



City Manager's Update

Photo credit: Danna Joy Images

March 21, 2025

Welcome Spring! As we transition from winter to spring, our City is buzzing with renewed energy. We continue the City's strategic goal-setting process. The resulting goals and objectives will guide resource allocation in the upcoming budget development. Given the City's financial constraints, this is also an opportunity for us to reflect on our priorities and set attainable goals for the future.

I want to thank all those that participated in the community survey in February. We received over 500 responses. Fiscal health and infrastructure remain top concerns, and attracting tourism has been identified as a way to boost the local economy. A final report will be released at the City Council Goal Setting Workshop on March 25th.

The goal setting process also allowed me the opportunity to participate in the City's advisory committee meetings, including the Citizens Finance Advisory Committee, Planning Commission, Public Works Advisory Board, Harbor Advisory Board, and the Recreation and Parks Commission. It is humbling to experience the depth of their knowledge firsthand and witness these individuals offering valuable insights into priorities affecting our community.

Speaking of volunteering for this community, I had the pleasure of attending Morro Bay Rotary Club's 75th anniversary event. Like many service clubs, Rotarians are committed to serving others. Seventy-five years of continued service is a remarkable milestone and a testament to this community's dedication to serving others. Congratulations Morro Bay Rotary Club!

On this night of celebrating everything about “Service Above Self,” I was inspired to learn of the 11-year legal battle women fought to be accepted into the Rotary Club, as shared by a pioneer female Rotarian who is 90 years young. In light of the International Women’s Day this March, this story is a powerful reminder of progress, tenacity, and inclusion in all aspects of our lives.

Additionally, our very own Police Chief Watkins, a dedicated female Rotarian, was honored with the distinguished Paul Harris Award at the event. Her recognition highlights the incredible contributions of women in leadership and service roles within our community.

Embodying the meaning of “services,” the City of Morro Bay provides a full array of municipal services to the community, including police, fire, water, sewer, streets, land use, building safety, and recreation services. In the following pages, each department will report recent highlights of City services.

It is through our collective efforts, whether it is volunteering, participating in advisory committees, supporting local businesses, or delivering municipal services, that our City remains safe and vibrant. I hope you will find positivity, progress, and the value of services in this and every City Manager Update.



Chief Watkins and others receiving an Award at Morro Bay Rotary Club’s 75th anniversary event.

Sincerely,

Yvonne Kimball
City Manager
ykimball@morrobayca.gov
[cell: 805-440-4450](tel:805-440-4450)

Police

POLICE OPERATIONS

Patrol Statistics January 1 – March 19

Calls for service during the first two and a half months of 2025 remained steady and in line with previous years. A total of 1318 Calls for Service were received from January 1st to March 19th. The busiest day of the week for this period was Saturday with a total of 236 calls for service. This is common during our shoulder season in Morro Bay.

Priority 7 = CODE 1 Routine (Crime Reports, patrol checks)

Priority 8 = CODE 2 Urgent (Alarms, Trespass, Disturbance)

Priority 9 = CODE 3 Emergency (Subject down, traffic collision, assault)

Priority 12 = CODE 3 Life Threatening (In progress violent crime)

Priority 14 = Phone Report Priority 15/44 = Administrative details

Priority	Description
7	LAW CODE 1
8	LAW CODE 2
9	LAW CODE 3
10	LOBBY TRAFFIC
12	LAW CODE 3 LIFE THREAT
14	10-21 REPORT
15	MORE TO FOLLOW LAW
44	ADMIN

Day of Week	Priority								Total
	7	8	9	10	12	14	15	44	
Sunday	61	94	0	5	0	16	3	0	179
Monday	88	60	2	11	0	14	0	3	178
Tuesday	73	62	0	16	0	0	0	8	159
Wednesday	75	80	2	8	0	0	1	5	171
Thursday	80	83	2	12	0	13	0	6	196
Friday	69	115	2	7	0	0	0	6	199
Saturday	103	91	2	13	0	23	0	4	236
Total	549	585	10	72	0	66	4	32	1318

Keeping an Eye on the City Streets



Morro Bay Police Department continues to field complaints regarding speeding in the city. Officers work hard each shift to reduce unsafe driving. Officers in patrol vehicles and on motorcycles are keeping an eye on traffic and taking necessary enforcement to reduce the number of accidents on city roadways. If you choose to speed, drive distracted, or violate traffic laws, be prepared to meet one of our officers for a citation or a stern warning.

From January 1st – March 19th, officers conducted 270 traffic stops resulting in 84 citations issued. 31 citations were issued for unsafe speed, 16 for distracted driving, 3 for failure to stop at stop sign, and 4 for driving while unlicensed.



Morro Bay PD Sends Officers to Assist St. Fratty's Day Events in San Luis Obispo

The department answered the call for assistance from our law enforcement partners at the San Luis Obispo Police Department. Like our request for agency assistance with the IRONMAN event, we were happy to repay the favor and send four officers to San Luis Obispo to help keep the community safe during the St. Fratty's Day event. Excellent preparation and planning by SLO PD resulted in a safe and successful evening.

COMMUNITY OUTREACH

Coffee with a Cop

The department held a Coffee with a Cop event on February 18th at Scout Coffee. Officers engaged with many of our residents and visitors over coffee provided by Scout Coffee. These events are a great way to hear from our community about any questions or concerns they have about life in Morro Bay. It is also a great time to have a conversation over a cup of coffee and meet the department. Check the department social media for our next Coffee with a Cop event in the near future.



Morro Bay Police Volunteers Welcome a New Member

This month our police volunteers welcomed Loren Leidinger as a new police volunteer. Loren comes with a lot of great experience in community outreach and has experience as a law enforcement volunteer. Loren was a board member of the department's neighborhood watch program. Loren is a resident of Morro Bay, and we are truly excited for her to join our PD family. Welcome Loren!



Fire

Response Statistics

The Morro Bay Fire Department totaled 143 responses from February 1 through February 28, 2025. These responses include,

- | | |
|--|---------------|
| • Series 100 (Fires) | 2 incidents |
| • Series 200 (Overpressure, rupture, explosion, no fire) | 0 incidents |
| • Series 300 (Rescue & EMS incident) | 100 incidents |
| • Series 400 (Hazardous condition no fire) | 6 incidents |
| • Series 500 (Service call) | 12 incidents |
| • Series 600 (Good intent call) | 12 incidents |
| • Series 700 (False alarm & false call) | 11 incidents |
| • Series 800 (Severe weather & natural disaster) | 0 incidents |
| • Series 900 (Special incident type) | 0 incidents |
| • Total 143 incidents | |

Fire Chief Update

The Fire Chief and Deputy Chief Vierra both participated in a wildfire preparedness community forum hosted by CAL Fire/ San Luis County Fire on Saturday March 1st at the San Luis Obispo Veterans Hall. The forum was an opportunity for various agencies to present information to the public about wildfire preparedness and projects underway in the county. There was also a question-and-answer session where community members could ask questions to a panel of fire service representatives and other participating agencies. Other participating agencies included the San Luis Obispo County office of Emergency Services, Air Pollution Control District, Red Cross, CERT, Cal Poly, and multiple fire agencies.



Fire Hazard Severity Zone Map Update

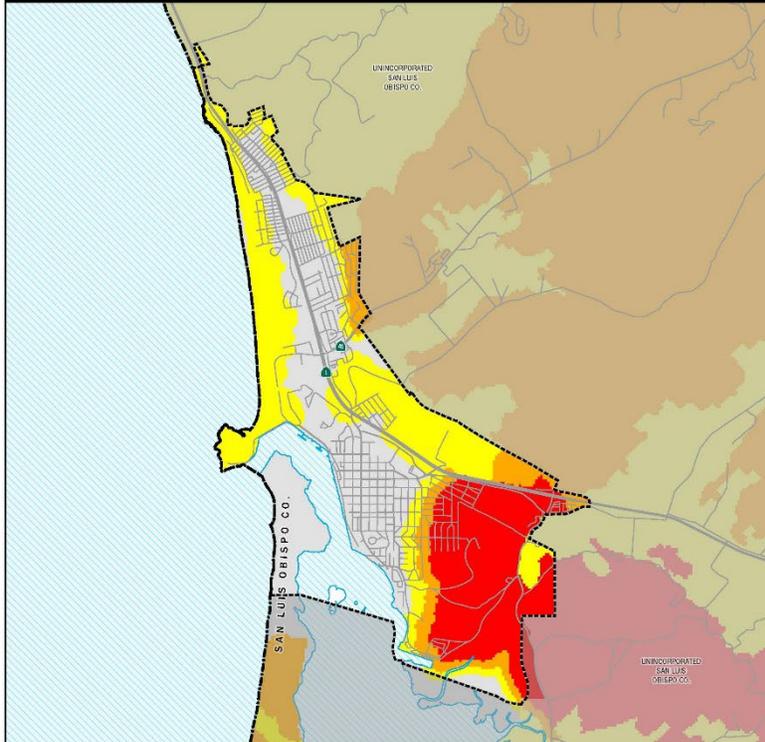
On Monday March 10, 2025, as part of a phased release, the California Office of the State Fire Marshal released updated Fire Hazard Severity Zone maps for Local Responsibility Areas (LRA). An interactive map with the proposed LRA fire hazard Severity Zone maps can be found at the following link <https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0> PDF maps and other resources can be accessed at <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> by looking under the tab for “Local Responsibility Area Fire Hazard Severity Zone Maps”. The maps for San Luis Obispo County and Morro Bay can be found under the phase 3 section.

Comments can be sent to the Fire Chief at fszcomments@morrobayca.gov



Local Responsibility Area Fire Hazard Severity Zones

As Identified by the
State Fire Marshal
March 10, 2025



Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High High Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High High Moderate

Mi 0 1 2 3
Km 0 1 2 3
Projection: NAD 83 California Teale Albers
Scale: 1:31,000 at 11" x 17"

Incorporated City
Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of or arising from the use of data or maps.

Sanjay Narayan, Governor of State of California
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency
Joe Tyler, Director/Chief of Staff, CA Department of Forestry and Fire Protection
Suzanne Berlet, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Source:
CAL FIRE Fire Hazard Severity Zones (FHSZ)RA23_3_FHSZ_LRA_25_1_1
CAL FIRE State Responsibility Areas (SRA)25_1_1
City and county boundaries as of 10/22/24 (CA Basis of Equalization)

Public Events

On Tuesday March 18, Fire fighters from local departments were recently honored for exemplary community service by King David’s Masonic Lodge, No. 209 F &AM in San Luis Obispo California. These individuals, by their zeal and endeavor, have been of significant and outstanding service to their communities.

Honorees included **Firefighter Tanner Russel, Morro Bay Fire Department**; Fire Captain Paramedic Gabe Garcia, CAL FIRE, and Firefighter Paramedic Kenny Johnston, San Luis Obispo City Fire Department

A \$2,500.00 donation in honor of the fire fighters was made to the Alisa Ann Ruch Burn Foundation.

Each honoree received a framed certificate at the awards banquet in San Luis Obispo.

Deputy Chief Matt Vierra and Mayor Carla Wixom were in attendance to present the certificate to Tanner.



Harbor

HARBOR VITALITY DIRECTOR UPDATE

- Chumash Heritage National Marine Sanctuary Advisory Council– Applied for the Ports, Harbors, and Marine Transportation seat. I received notification that the application had been received, but no decision has been made yet. It is unclear if current federal funding freezes will impact the Council and the Sanctuary.
- Surrendered and Abandoned Vessel Exchange (SAVE) Grant – The Harbor Department has a \$38,000 grant to remove and demolish boats. The Department released a Request for Proposals (RFP) for demolition services for 8 boats. The demolition will take place this spring.
- Central Coast Joint/Cable Fisheries Liaison Committee Grant – Created preliminary list of funding requests for projects and needs that will benefit commercial fishing and the City. The Liaison Committee regularly funds the annual CMANC conference trip in Washington DC and other projects that assist the commercial fishing fleet of Morro Bay.
- State Park Marina – Harbor and City staff met with State Parks to discuss next steps to pursue dredging of the State Park Marina. The Harbor Department will seek consultant assistance to address feasibility and permitting for a potential project.
- Leases/Licenses - A final lease was approved by City Council for the 801 Embarcadero (Libertine) lease site. Harbor staff has begun drafting the lease terms with Bayside Landing (APC). A license was issued for a mobile sauna business, this will be a pilot 1-year term to allow staff to observe impacts and use. Staff continues to meet with lease holders and address the backlog of lease items postponed during the Director vacancy

Harbor Patrol Statistics February 1-February 28

Bay Patrol	Land Patrol	Emergency Response	Calls for Service	Assist other Agency	Enforcement Contact	Training	Maintenance Action	Weather Advisory
92	206	16	217	52	34	36	243	17

PATROL VESSEL UPDATE

Morro Bay Harbor Department was selected to take possession of a 2004 Pacific Skiff from Humboldt County Sheriff's Office through a competitive process from California State Parks Division of Boating and Waterways (DBW). Harbor Patrol requested this vessel to add depth to our current two-boat patrol fleet and ensure reliable, consistent boating safety operations 365 days per year. Having an additional vessel is crucial to maintaining our level of service to the recreational boating community. DBW will remain the owner of this boat while the Harbor Department has full use of it.

This vessel will be used full-time for our inner harbor operations such as recreational vessel safety and enforcement contacts, assisting disabled vessels, pollution response, and a myriad of other services we provide to the public and assistance to other agencies. Additionally, having a somewhat smaller response vessel will allow us to maneuver in our tight mooring areas and in the shallow areas that are often not accessible by our larger vessels. Harbor Patrol Officers are currently working on cleaning and outfitting it with equipment and will be out on the water soon with the identifier 3867.



Harbor Patrol Supervisor Kelly in Eureka with the Humboldt County Sheriffs.



Clean and ready for stickers and updated equipment before going into service.

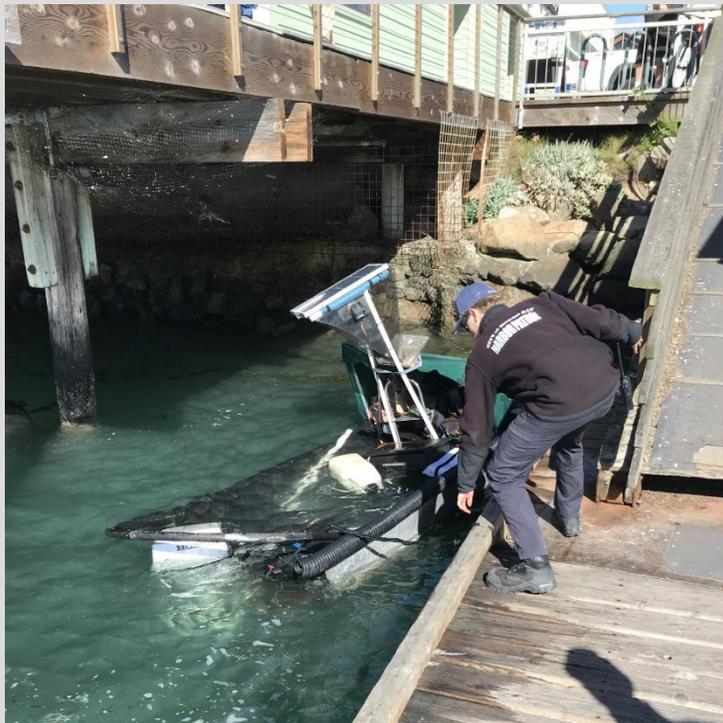
DAILY CALLS FOR SERVICE

Harbor Patrol Officers have an array of duties they perform each day. They are assisting boat and property owners by monitoring all vessels and facilities while on patrol. After a storm they often pump water out of vessels that don't otherwise have immediate attention to them or begin measures to mitigate broken facilities. In the last few weeks, these photos were taken as an example of these duties.



Broken piling on dock.

Harbor Patrol towed surrounding vessels away and secured the dock and piling from further damage.



Sunk skiff after a storm.

Harbor Patrol raised the vessel, dewatered and towed it to the Launch Ramp for haul out.

SNOWY PLOVERS

Snowy Plover nesting season has begun, and symbolic fencing was put back up on the sandspit and along Morro Strand State Beach adjacent to the high school and Cloisters. Harbor Patrol and State Parks collaborate on this project for fencing and monitoring. The fencing protects the nests that lay high in the sand and will remain in place through September 2025.

As a reminder

- Stay outside of symbolic fencing on the sandspit, Morro Strand State Beach, and anywhere else you find it.
- Keep your furry companion on a leash at the beach – even the most well-trained and gentle dog can frighten a plover off its nest.
- Don't fly kites over possible snowy plover habitat. The birds can mistake them for predatory birds and abandon their nests.
- Find more tips in this snowy plover handout from California State Parks. <http://www.parks.ca.gov/pages/23071/files/ploverpdf.pdf>



TRAINING

Harbor Patrol Supervisor, Becka Kelly attended the California Joint Powers Insurance Authority (CJPIA) Public Safety Academy in Huntington Beach. This training was attended by an array of agencies in fire, police and harbor patrol to provide information on best practices for managing risk within their public safety departments.



Public Works

Engineering:

Storm Drain Replacements

The failed storm drain on Main Street west of the bike park was replaced in March. Replacement of the failed storm drain on Quintana at Kennedy Way will be completed in March.



Pavement Rehabilitation

Crack sealing and digouts on many streets through out the City were completed in February. Cape seal and slurry are weather dependent and anticipated to begin late-April.



South Street before paving



South Street after paving



Kern Street before digout and paving



Kern Street after digout and paving

205 Harbor Street – New hotel

Extensive frontage improvements including storm drain replacement, curb, gutter and sidewalks, are complete at this new boutique hotel.



Kern Street before digout/paving



Kern Street after digout/paving

UTILITIES:

Utilities hosted a tour of the Water Resources Center for a Cal Poly Engineering Senior Design class, whose project this year focuses on designing a Direct Potable Reuse (DPR) system for the Moulton Water District in Orange County. The students visited our facility to observe the advanced treatment equipment in action, providing them with a hands-on opportunity to engage with the technologies they are studying. True to Cal Poly's "Learn by Doing" philosophy, this tour allowed them to connect the theoretical aspects of their work with real-world applications. With approximately 50 students in attendance, the group asked insightful questions and engaged in thoughtful discussions with our Operations staff.



Utilities recently acquired an Electro-acoustic leak detection device, the Hydrolux HL 7000, which leverages advanced digital signal processing (DSP) and dual segment analysis (DSA) technologies. This cutting-edge tool provides quick, accurate pinpointing of water loss, displaying the results on an easy-to-read digital screen. The DSA technology effectively filters out background noise and presents the leak noise alongside it in a graph, minimizing the risk of misinterpreting the audio signals. In situations where water is spread across a large area, it can be challenging to identify the exact source of the leak. This device has proven invaluable in precisely locating leaks, allowing the Utilities crew to excavate a smaller area for repairs, which in turn reduces the amount of asphalt that needs to be patched.



Utilities Stats:

February	
Water	
Leaks	1
USAs	79
Meter exchange	1
Meter re-reads/on-offs	166
Chlorine residuals checked	25
Tank inspections completed	34
Water Callouts	5
Water complaint	0
BWRO production	0.77 M Gal
State Water purchased	18.8 M Gal
Sewer	
Footage of sewer lines cleaned	14755 ft
Lift Station pump repair	1
Lateral inspections	3
Gravity Main repair	1
FOG inspection	5
WRC	
Sewage Processed	21.9 M Gal
Waste Hauled	88.4
Work Orders completed	320

Maintenance:

**Public Works Department
Consolidated Maintenance Monthly Report
2/1/2025 to 2/28/2025**



Monthly Work Orders Completed

CM	# of Work Orders
Facilities	
ADA Work	2
Core Duties	8
Custodial	2
Facilities Other	14
Flooring	2
General Maintenance	3
General Repair	1
Graffiti Removal	1
Plumbing	5
Roof & Gutter	2
Set-up / Break Down Meeting	2
Weed Abatement	1
Fleet	
Engine Service	1
Oil Change Lube	2
Shop Inspection	1
Steering & Suspension	1
Vehicle Inspection	2
Irrigation Systems	
Inspect	1
Parking Lots	
General Maintenance	1
Striping	2
Parks	
ADA Work	1
Bench/Table Repair	2
Concrete Work	1
Core Duties	21
Custodial	3
Electrical system	1
Fencing	1
Graffiti Removal	3
Haul Debris	1
Inspection	2
Irrigation Repair	2
Maintenance	10
Mowing	21
Other	4
Tree Hazard Reduction	5
Tree Removal	3
Turf Maintenance	6
Weed Abatement	7
Restrooms and Trash	
Core Duties	94
Electrical	3
Graffiti Removal	1
Other	24
Sidewalks-Paths	
ADA Work	8
Clean/Clear Debris	1
Other	2
Remove	1
Repair	1
Replace	1
Weed Abatement	1
Stormwater	
Inspection	1
Maintenance	1
Street Trees	
Hazard Reduction	2
Other	1
Streets	
ADA Work	3
CMA Patch	2
Dig Out	1
HMA Patch	7
Other	3
Replace Sign	1
Sweeping/Cleaning	1
Total Work Orders Completed	308

Before and after pictures of Rock and North T Pier restrooms pressure washed and painted.





Fire Station street-facing walls were pressure washed and repainted.



Before and after pictures of intersections at Cedar Ave X San Jacinto St, Fir Ave x San Jacinto and 2700 block of Greenwood Ave. These areas were dug up, re paved and re striped.





Administration (HR and City Clerk)

Stay informed about what's happening in the City! [Sign up](#) to receive updates on City news, agendas meeting minutes, bid postings, City Manager Updates and other important announcements through our [Notify Me](#) service. To sign up, simply provide your email address or mobile phone number, then select the subscriptions you would like to receive notifications for. You will need to verify your account before receiving any notifications. Once you've completed your registration, please check your inbox or text messages to confirm your subscription.



HIRING NOW



FULL TIME OPENINGS

- City Engineer
- Police Officer - Lateral or POST Academy Graduate Only

PART TIME TEMPORARY OPENINGS

- Beach Lifeguard - Harbor
- Junior Guard Aides and Instructors
- Junior Guard Coordinator
- Pool Lifeguard
- Sports Coordinator
- Sports Official
- Swim Instructor

APPLY ON THE CITY WEBSITE AT
[HTTPS://WWW.MORROBAYCA.GOV/832/EMPLOYMENT-OPPORTUNITIES](https://www.morrobayca.gov/832/employment-opportunities)



Business License & TOT Changes Coming Soon!

The City of Morro Bay is bringing business licensing and Transient Occupancy Tax (TOT) administration back in-house.

New City Point-of-Contact!

Please direct your questions to Lora Gomes at (805) 771-7006 or businesstax@morrobayca.gov.

Effective April 1, 2025, the City will begin processing business license applications, business license renewals, and transient occupancy tax (TOT) filings in-house. The new online portal for applications, renewals, and TOT filings is under construction. Stay tuned for more updates.

If your business license renewal is due April 2025 or later, you will receive instructions for renewal directly from the City of Morro Bay.

We appreciate your patience as we work to improve your experience!



www.morrobayca.gov/1089/Business-Tax



businesstax@morrobayca.gov

Recreation

February Snapshot

# of Permits Created	44 permits
Facility Rental Hours	618 hours
Park Rental Hours	685 hours
Senior Center Activities	3,289 participations
Sports Participation Hours	3,576 hours
Kids' Club Registrations	1,902 registrations
# of Passes Purchased for Aquatic Programs	1,406 passes
# of Passes Purchased for Rec Classes/ Clubs	433 passes
Total Revenue	\$57,175.00

SPORTS

March Madness was upon us for the Estero Bay Youth Basketball End of Season Tournament (and games). For over 300 players and 40 teams, the season ended on the weekend of March 8th. Teams in grades 3 through 8 competed in an End of Season Tournament. The tournament was generously sponsored by the Bay Osos Kiwanis Club. It culminated in "Championship Sunday" with area style fanfare including pregame announcements, music, and awards for the winning teams. Players and fans alike had a blast wrapping up the season!



Coast Girls Softball League got the ball rolling on the opening day March 15, 2025. The Coast Girls Softball Advisory Board along with staff rolled up their sleeves and made games possible after rain nearly cancelled the event. Opening Day ceremonies featured an announcement of all teams, the signing of the National Anthem by Morro Bay High graduate Jhannah Mendoza, and a ceremonial first pitch by the youngest and oldest players in the league. Teams were excited to play ball on the Coast!



SENIORS

Good time of the year for the seniors as all the holiday breaks are behind us and the classes are full steam ahead. We are fortunate that we were able to add two new classes this Spring as we are offering Strength Training again and a program on Healthy Aging. In May we are going to add a beginning Dance class as the interest in dancing is back on the rise!

Our monthly crafting workshop is becoming very popular and the projects they make usually include wood, shells and sea glass from our local beaches. On April 14 we will offer an Easter Flower Arrangement workshop where each attendee will build their own flower masterpiece to show off on Easter Sunday or perhaps gift it to a friend or neighbor.



Kathy's Krafters Workshop

Community Development

Planning Commission Update

The Planning Commission has been active in reviewing development projects and hosting planning discussions.

On February 4, 2025, the Planning Commission selected Eric Meyer as their chairperson and Joseph Ingrassia as their vice-chairperson. At the same meeting, the Council appointed Commissioner Mary Witkowski as their representative to the Waterfront Master Plan Advisory Committee (WMPAC).

On February 18, 2025, the Planning Commission unanimously approved a Conditional Use Permit and Coastal Development Permit to allow for a private family RV park at 460 Errol Street.

On March 4, 2025, the Planning Commission unanimously approved a 4-unit multi-family residential development with an accessory dwelling unit (ADU) at 541 Atascadero Road. This project will help address Morro Bay's housing needs by providing smaller attached rental housing units, which tend to be more affordable and accessible to the local workforce.



Also on March 4, 2025, the Planning Commission received a presentation from the City Manager on the City's goal setting process, as well as a presentation from the Community Development Director on the Department's workload and priorities.

The Priorities Report breaks out the Department's work into mandatory and discretionary (or Council-directed) workload.

Mandatory workload is required by local, State, or federal law. The Department must continue dedicating resources to mandatory workload. This includes processing permits, performing inspections, providing customer service, some grant management responsibilities, and staying in compliance with State housing laws.

The Department's "priorities" include discretionary initiatives that achieve City goals but are not necessarily mandatory.

The Department's major (most resource-demanding) priorities include the following:

- Waterfront Master Plan Update
- STR Ordinance Implementation and Enforcement
- Historic Preservation Ordinance
- Permanent BESS Prohibition or Regulations

Waterfront Master Plan Update

On March 11, 2025, the City Council adopted a resolution approving the formation of the Waterfront Master Plan Advisory Committee (WMPAC).

The WMPAC will provide policy direction to staff and the consultants working to update the Waterfront Master Plan and will ultimately make a recommendation to the Planning Commission on the Waterfront Master Plan Update.

The WMPAC consists of the following members:

- James Costanzo – Recreation and Parks Commission
- Paul Donnelly – Public Works Advisory Board
- Gene Doughty – Harbor Advisory Board
- Melodie Grubbs - Morro Bay National Estuary Program
- Cherise Hansson - Embarcadero Master Leaseholders
- Stephen Peck – Citizens Finance Advisory Committee

- Mark Tognazzini – Morro Bay Commercial Fisherman Organization
- Mary Witkowski - Planning Commission

The first WMPAC meeting is tentatively scheduled for May 1, 2025, at the Veterans Hall.

March 21, 2025 was the deadline for consultants to submit proposals for the Waterfront Master Plan Update.

City staff are reviewing the consultant proposals and plans to bring a contract to the City Council in May 2025.

Short-term Rental Update

On March 18, 2025, the Department gave an update to the City Council on Short-term Rental Ordinance implementation and enforcement.

The highlights are:

- The City currently has record of 193 permitted short-term rentals. This includes full-home short-term rentals and home-share rentals.
- During 2025, the Department will audit all existing STRs to verify their continued compliance with the ordinance.
- During the 2025 audit, the City will not permit any new STRs.
- The Department will provide quarterly updates to the City Council on the status of STR Ordinance implementation and enforcement efforts.
- The Department will be entering into a new contract for proactive STR enforcement, since the City has ended its contract with HdL.

BESS Urgency Ordinance

On February 25, 2025, the City Council voted to extend the Urgency Ordinance prohibiting the acceptance or processing of applications for grid-scale Battery Energy Storage Systems (BESS) projects in the city. The urgency ordinance, initially effective for 45 days, will now be effective until January 28, 2027 (two years from the initial adoption date). Over the next two years, City staff will work with the Council to prepare a permanent BESS ordinance. The permanent ordinance could be a prohibition of grid-scale BESS projects or an allowance for BESS projects subject to permit requirements and standards (e.g., setbacks from residential areas) to protect public health and safety.

Neither an Urgency Ordinance nor a permanent ordinance would prevent the California Energy Commission (CEC) from approving a BESS facility in Morro Bay via the AB 205 opt-in certification program. However, the CEC would have to make special findings of “public convenience and necessity” to approve a BESS project that conflicts with any local regulations.

Permit Statistics

The Department’s February building and planning permit statistics are provided in the table below.

BUILDING	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Permits Issued	45	35	51	54	51	37	27	36	39
Inspections	174	283	301	287	240	257	195	292	138
New Applications	18	15	15	13	15	9	8	14	15
Valuation	\$2,527,295	\$806,123	\$768,327	\$2,710,869	\$1,941,975	\$2,401,219	\$921,510	\$1,930,904	\$460,511
Fees Collected	\$264,202	\$40,637	\$35,690	\$205,464	\$158,853	\$251,488	\$86,532	\$132,933	\$22,244
PLANNING	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Coastal Development Permits	4	3	12	1	1	1	0	3	1
Use Permits	1	1	1	0	0	0	0	0	0
Sign Permits	0	0	0	2	1	0	0	0	0
Temporary Use Permits	0	0	0	0	0	0	0	0	0
Lot / Parcel Map	0	3	0	0	0	0	0	0	0
Min/Maj Modification/Revision	0	2	1	1	0	1	1	2	0
Parking Exception	0	0	0	0	0	0	0	0	0
Sidewalk Vending License	1	0	0	0	0	0	0	0	0
Zoning Clearance	1	0	0	1	0	0	0	0	0
Comm Cannabis Renewal	0	0	1	0	0	0	0	0	0
Admin Design Review	0	0	1	0	0	0	0	1	3
Variance	0	0	0	0	0	0	0	5	0
Total	7	9	16	5	2	2	1	11	4
Fees Collected	\$2,755	\$29,890	\$30,217	\$ 6,684.50	\$ 3,795.50	\$ 3,707.50	\$1,457.00	\$17,196.50	\$16,690.98