



City Manager's Update

October 9, 2025

Greetings from the City Manager's Office,

We are happy to bring you the September/October 2025 City Manager Update. The purpose of this update is to share some of the exciting things happening in the near future, as well as highlights from the past month. We aim to feature programs and projects you may not be aware of, or give you a “heads-up” on something you won’t want to miss.

Things are moving along smoothly in the Interim City Manager Office, and the time spent with City Staff, City Council, and residents has been most enjoyable.

To update you on the City Manager recruitment, the application process closed on September 21, 2025, and the recruitment firm of Peckham & McKenney is currently reviewing all applications. They will provide a slate of candidates to the City Council for interviews, which are scheduled for mid-November, with a projected start date of January 2026.

We will continue to keep you updated on this process. As a reminder, I have an open door here at City Hall and encourage you to stop by—or call ahead to set up a time to meet.

Happy Fall,

Andrea Lueker
Interim City Manager
alueker@morrobayca.gov; 805-772-6206

Police

Police Chief Update

The department has been busy with the beginning of the fall and the holiday season. Training officers and supervisors worked hard to complete Officer Avendano's field training program. There will be no resting on our laurels as we are excited to welcome Officer Kiana Hitchman to the department on October 27th. Officer Hitchman joins us from the central valley and will be another great addition to the department and the community.



Members of the police department participated in the SLO Sheriff's Family Fun Day held at the Madonna Ranch. The department handed goodies to the kids and showed off our BMW motorcycle and Chevy Silverado patrol vehicle.

October brings more community events such as the Central Coast Explorer Competition on October 18th at Cuesta College, Del Mar Elementary School Trick or Treat on October 24th, and the Recreation Department's Trick or Treat event on October 25th.

Faith and Blue Weekend

This year marks the fifth year of the department's Faith & Blue event. Faith & Blue is based on the premise that strong communities are built through mutual respect and understanding. Law enforcement and faith institutions are key pillars of each community, and when they work together, neighborhoods thrive. During the weekend of October 10 – 13, members of the police department will be visiting churches in our community to check in and talk about life and public safety in Morro Bay.



Congratulations Officer Gissel Avendano

On September 25th Officer Avendano successfully completed the field training portion of her training and is now a solo officer. Officer Avendano will be working a variety of shifts and will be a great asset to the department. Congratulations Officer Avendano!



Fire

Response Statistics

The Morro Bay Fire Department totaled 168 responses from September 1 through September 30, 2025. These responses include,

- | | |
|--|---------------|
| • Series 100 (Fires) | 4 incidents |
| • Series 200 (Overpressure, rupture, explosion, no fire) | 0 incidents |
| • Series 300 (Rescue & EMS incident) | 129 incidents |
| • Series 400 (Hazardous condition no fire) | 4 incidents |
| • Series 500 (Service call) | 14 incidents |
| • Series 600 (Good intent call) | 11 incidents |
| • Series 700 (False alarm & false call) | 6 incidents |
| • Series 800 (Severe weather & natural disaster) | 0 incidents |
| • Series 900 (Special incident type) | 0 incidents |
| • Total 162 incidents | |

Fire Chief Update

Fire Department staff have all returned from multiple mutual aid assignments throughout California this summer. I would like to take a moment to thank my staff for all of their hard work and dedication this year to ensure adequate coverage at home while still supporting the needs around the state. We are working with Sytis technologies on the installation of thermal imaging equipment at the Nutmeg water tank and the water treatment facility property. The nutmeg tank camera is tentatively scheduled for installation on Friday October 17th. I have submitted the application to the California board of Forestry for inclusion on the 2026 Fire Sisk Reduction Community List. We will find out in July if we were approved and added to list.

Harbor

Harbor Vitality Director Update:

- Released Libertine Request for Proposals (RFP). Closing date – December 18th.
- The letter requesting an extension on engine requirements for Small Charter Vessels has been submitted to California Air Resources Board (CARB).
- Attended fall CMANC conference with Mayor Wixom and Harbor Business Manager Lori Thompson.
- Received notifications of award for Division of Boating and Waterways (DBW) Grants: Surrendered and Abandoned Vessel Exchange (SAVE) - \$15,750. Harbor Patrol outdrive replacement - \$32,689.96
- Met with State Park Marina staff to discuss the dredging project and next steps.

Harbor Patrol Statistics for Sept 1- Sept 30, 2025

Bay Patrol	Land Patrol	Calls for Service	Emergency Response	Assist other Agency	Enforcement Contact	Training	Maintenance Action	Weather Advisory
88	230	173	18	78	54	49	207	13

Creeks to Coast Clean Up - On September 20, Harbor Patrol and the Friends of the Morro Bay Harbor Department partnered with ECOSLO to host a cleanup of the Bayshore Bluffs and adjacent beach area. This site has historically been used by community members to launch paddle craft. While the beach and bluff area continue to erode and some of the paddle craft become derelict, it is critical to remove debris before it ends up in the water.



Mariner Dock Boat Accident - On September 10th, Harbor Patrol responded to an incident involving a 90-foot vessel that collided with the City's Public Mariner Dock. A vessel backed into the dock damaging two pier pilings, completely detaching them from the pier and the dock.

For public safety, the dock and pier were immediately closed, and it was determined that the gangway and dock needed to be removed as soon as possible.

An Emergency Coastal Development Permit has been obtained, and the City is working to repair the dock soon.

Public Works

Engineering

This month, the Public Works Department welcomes our new City Engineer Nate Stong and our new Utilities Project Manager Matthew Evers. Nate will lead the engineering team on capital projects, encroachment permits, development reviews, and other engineering related matters such as compliance with the stormwater permit and traffic engineering. Matt's efforts will be focused on the dozen or so water and sewer capital projects currently in development.

Utilities

On Monday, October 6th, a contractor broke an 8" water main during demolition activities on the old concrete plant site, which is being demolished and graded by the leaseholder. This breakage ultimately led to the State requiring the City to issue a precautionary water boil notice. After comprehensive water testing yielded to consecutive "non-detect" results for bacteriological contaminants in the water system, the City was permitted by the State Division of Drinking Water to lift the precautionary water boil notice on Wednesday, October 8th.

Transit

On June 1, 2025, the SLO Regional Transit Authority (RTA) began operating the City's local transit system, including taking over administration and maintenance activities. City staff have been working with LSC Transportation Consultants and RTA staff on development of a Short Range Transit Plan. Earlier this summer, online and on board surveying work was conducted to get input from both transit users and non-users to help identify potential changes for consideration to improve the transit system and create a better experience for riders. Once a draft plan is completed, it will be presented to the Public Works Advisory Board and City Council for review, comment and adoption.



Administration (HR, City Clerk, and City Attorney)



FULL TIME OPENINGS

- Police Officer - Lateral or POST Academy Graduate Only
- Senior Fiscal Analyst

PART TIME TEMPORARY OPENINGS

- 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)**



Administrative Services (Finance and IT)

With two vacancies in the Finance Division, staff has impressively split the additional workload while we weather the period of understaffing. Staff pulled together and worked long hours to complete the work required to “close the books.” Amazingly, staff were able to complete it on time – a big accomplishment with 75% staff level. We greatly look forward to being a complete staff again and meeting our new team members! Interviews will be held in October for both the Senior Fiscal Analyst management position and Account Clerk III staff position.

The Utility Billing team fielded many calls and walk-ins this week regarding water main break. They dispensed bottled water to residents and factual, calming updates all day for two straight days, while completing their regular workload and covering the work of the vacant positions. This is a dedicated and much appreciated staff.

The Citizens Finance Advisory Committee (CFAC) met for a special meeting in June to present the Revenue Enhancement Subcommittee report, and on October 21st at 3pm at the Veteran’s Memorial Building will present and discuss their recommendations in a joint City Council-CFAC meeting. Interviews for the two applicants for the vacant CFAC seat will be conducted at the regularly scheduled [City Council meeting on Tuesday October 14th](#).

Recreation

Administration

We are in the process of final interviews for our Administrative Technician position, hoping to have someone on board by the end of the year.

Special Events

On Saturday, October 25th, Morro Bay Recreation Services, the Morro Bay Chamber, and Barber Jon of Mike's Barbershop will host the 11th Annual Morro Bay Trick-or-Treat from 2:30–5:30 p.m. in conjunction with the Morro Bay Farmers Market.

Join us for an afternoon of Halloween fun! Local businesses and organizations will be handing out candy and goodies to trick-or-treaters of all ages. The event will also feature a photo booth, face painting, a bounce house, live music by The White Caps, and the always-popular Haunted Trolley. Bring your costumes, your family, and your Halloween spirit—we can't wait to see you there!

Youth Services

Sign your kiddos up for the Annual Monster Mash Kids' Night Out! Join us on Friday, October 17th for a night full of fun, games, and Halloween excitement! Check out our social media pages or visit the Recreation page on the City website for more information. Don't miss out on this spooktacular event!

Sports

Youth Soccer season is in full swing, with 18 teams across various divisions enjoying kicking action every Saturday on the field. The Adult Social Kickball program launched in September and is off to a great start! Four teams are currently playing on Wednesday evening at Lila Keiser Park. A community favorite, Coed Adult Softball brings energy to the start of the week, with teams competing under the lights on Monday nights at Lila Keiser Park.

We have launched a new membership-based Estero Bay Pickup Basketball program at Los Osos Middle School. The program offers drop-in play on Sundays and has successfully fostered a sense of community and recreational engagement among local basketball enthusiasts.

We are offering a clinic-style Sunday skill development program at Morro Bay High School. This program is in partnership with our Coast Girls Softball Advisory Board, with over 20 girls participating and building their skills each week. Players enjoy playing ball with our Coast Girls Fall Ball Program!

Aquatics

Sign up for the Annual Floating Pumpkin Patch on October 19th at the Morro Bay Aquatic Center! It's going to be a splash!

We will have normal programming this month with Aqua Aerobics, Lap Swim, Master's Swimming, and Private lessons.

We also introduced a Water Polo camp going on Sundays from 1:30 – 2:30 through November.

Seniors

We just wrapped up our Tunes at Tidelands September concert series. It is truly the highlight of the year as over 1500 seniors attended the concerts. This completes our fourth year, and most seniors ask us to continue the concerts throughout the year, but a month a year makes them very special!

Community Development

New Building Code Cycle Coming!

The City Council will conduct a public hearing on October 28, 2025 to adopt the **2025 Building Code Cycle**. This will include adopting the 2025 Wildland Urban Interface Code and Fire Code revisions to prohibit fireworks citywide and require spark arrestors on outdoor firepits. The new code goes into effect on January 1, 2026.

New Planning and Building User Fees Take Effect on January 1, 2026

The City Council adopted new user fees, including Planning and Building permit fees, on September 23. The new fees will go into effect on January 1, 2026.

Bayside Landing Moves Forward with New Hotel Rooms; Juniper Residence Design Sent Back for Revisions

On September 16, 2025, the Planning Commission approved a Conditional Use Permit Major Revision to modify the approved land uses for the Bayside Landing redevelopment project to allow for three hotel rooms on the second story of the Associated Pacific Contractors office building (495 Embarcadero) instead of the previously approved 1,500 square-foot restaurant. This would result in a total of 10 new hotel rooms on the southernmost end of the Embarcadero's commercial district. The Planning Commission approved the Major Revision with a condition to replace the second story observation deck with an ADA accessible pathway. With the Major Revision approved, the Applicant is now seeking approval of a Coastal Development Permit from the Coastal Commission.

On October 7, 2025, the Planning Commission reviewed a proposed Variance, Design Review Permit, and Coastal Development Permit for the construction of a new 5,800-square-foot residence at 2880 Juniper. The Commission continued the item off calendar, directing the applicant to redesign the home so that only the garage encroaches into the front setback, with all other structural elements complying with the required 20-foot front setback.

Proposed Residence at 2880 Juniper



Get ready to shape the future of our waterfront!

The City is hosting the first Public Workshop for the Waterfront Master Plan on November 18, 2025, at 6 PM at Veterans Hall. The workshop will include a review of the 1996 Waterfront Master Plan and kick off the initial visioning process for the future of our waterfront.

By the Numbers: Permit Trends, Rising Inspections & a Busy Month for Short-Term Rentals

For those who love a good data dive, here's a look at the numbers behind our planning and building activity. Inspections are up to a 4-month high. Building permit numbers remain steady. The Planning Division received several new CDP applications last month, mostly for residential projects. Short-term rental permit activity continues to keep the Department busy.

BUILDING	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25
Permits Issued	36	39	48	44	41	50	54	37	45
Inspections	292	138	303	496	569	412	400	379	472
New Applications	14	15	13	12	11	15	10	12	13
Valuation	\$1,930,904	\$460,511	\$676,679	\$1,182,279	\$924,021	\$2,296,193	\$1,819,782	\$1,855,837	\$1,074,807
Fees Collected	\$132,933	\$22,244	\$36,557	\$74,991	\$48,078	\$226,273	\$146,393	\$197,498	\$51,838
PLANNING	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	25-Aug	25-Sep
Coastal Development Permits	3	1	1	4	1	0	2	0	4
Use Permits	0	0	0	0	0	0	0	0	0
Sign Permits	0	0	2	1	0	1	3	1	2
Temporary Use Permits	0	0	0	0	0	0	0	0	0
Lot / Parcel Map	0	0	0	0	0	0	0	0	1
Min/Maj Modification/Revision	2	0	0	0	0	1	0	1	0
Certificate of Compliance	0	0	1	0	0	0	0	0	0
Sidewalk Vending License	0	0	0	0	1	0	0	0	0
Zoning Clearance	0	0	0	0	0	0	0	0	1
Comm Cannabis Renewal	0	0	0	0	0	0	0	0	0
Admin Design Review	1	3	0	1	0	0	0	0	0
Variance	5	0	0	0	0	0	0	0	0
Short Term Rental Permits	6	17	25	17	23	16	9	15	9
Total	17	21	29	23	25	18	14	17	17
Fees Collected	\$17,196.50	\$21,654	\$37,961	\$21,217.00	\$19,852.00	\$16,187.00	\$14,944.50	\$21,920.50	\$31,090.00