



**AGENDA NO: A-3**

**MEETING DATE: January 23, 2018**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Monday, January 22, 2018 11:58 AM  
**To:** Jamie Irons; Marlys McPherson; John Headding; Robert Davis; Matt Makowetski  
**Cc:** Scott Collins; Dana Swanson  
**Subject:** city council agenda item a-3

Dana,  
Please post in council meeting correspondence.  
Thank you,  
Betty

Dear City Council:

I can't object stronger to having this item on consent when it redefines all of downtown and adjoining residential neighborhoods.

I can't object stronger to raising the height limit to 37 feet with a potential for 7 additional feet. At the least you should erect story polls to show the town how you are redefining the quaint fishing village of Morro Bay into downtown San Luis.

Sincerely,  
Betty Winholtz

## Dana Swanson

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**From:** patticake [REDACTED]  
**Sent:** Monday, January 22, 2018 1:46 PM  
**To:** Council  
**Subject:** Oh My Goodness

Please pull the item to raise the heights of the buildings in the downtown area....otherwise they will cast a big shadow and make it too dark....besides the fact that it will totally change the look of the downtown area. If this spreads to the residential area, then people could build up high and dwarf the small houses...like mine....we already have houses that are NOT COMPATIBLE with the neighborhood...this is a big mistake.....and I almost missed this....good grief. Patti Anderson

P.S. How in the heck did the house behind the post office get approved ....so absolutely NOT compatible with the neighborhood...looks horrible there...??????

Sent from AOL Mobile Mail

## Dana Swanson

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**From:** Karen Beckman [REDACTED]  
**Sent:** Monday, January 22, 2018 1:42 PM  
**To:** Council  
**Cc:** Betty Winholtz; [REDACTED] Dana Swanson  
**Subject:** Consent Agenda 1/23/18

Dear Mayor Irons and City Council Members,

Please remove Consent Item A-3 from tomorrow's meeting agenda. A decision such as this deserves full public airing at a future City Council meeting. Any Council person with real estate holdings within the affected are should identify and recuse themselves from discussion and vote.

Sincerely ,  
Karen Beckman

Sent from my iPad

## Dana Swanson

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**From:** Kaaren Perry [REDACTED]  
**Sent:** Monday, January 22, 2018 3:06 PM  
**To:** Council  
**Subject:** Height limit regulations

To all Members of the Morro Bay City Council,

I have just been made aware that there is a vote at the City Council meeting tomorrow, January 23, regarding possibly raising the downtown building height limit from 24-30 to 44 feet. As a home owner and resident of Morro Bay I am in strong disagreement with the proposal. We are a unique community, defined by our fishing village and small town image. Residents that I know love that about our city and are proud to be a part of the Morro Bay culture and history.

Visitors come here from all over the world because we are different! Changing the skyline of our business area would be just one more step towards becoming just another ordinary coastal town in CA. If the increase in height permit is agreed upon... you can never go back!

Please do not agree to this proposal.

Kaaren Perry

## Dana Swanson

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**From:** don headland [REDACTED]  
**Sent:** Monday, January 22, 2018 4:35 PM  
**To:** Dana Swanson; Jamie Irons; John Headding; Red Davis; Matt Makowetski; Marlys McPherson; Scott Collins; Scot Graham  
**Cc:** Bill Alpert; Annie Pivarski; Carole Truesdale  
**Subject:** City Council meeting 1/23/2018 Consent Item A-3 Building Height Increase

Dear Mayor Irons and City Council Members and Staff,

Please remove Consent Item A-3 from the City Council agenda for the City Council meeting on January 23, 2018.

I strongly believe that all building height limits should remain at twenty-five feet. I'm not in favor of raising the height limits to thirty-seven feet with an additional seven feet.

I attended the public GPAC meetings and voice my concern about changing the height limits. I sure that I'm was not the only residents with this concern. Why is this being pushed through? Please think about how this will change our town forever. I do not want to look like Pismo...

A decision such as this deserves full public notice at a future City Council meeting.

Also, all City Council members that own real estate in the affected area should recuse themselves from the discussion of increasing building height limits and voting.

THIS WILL CHANGE THE LOOK OF OUR QUIANT BEACH TOWN THAT ALL OF RESIDENTS AND TOURIST LOVE.

Thank You,  
Kristen Headland

## Dana Swanson

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**From:** Carole Truesdale [REDACTED]  
**Sent:** Monday, January 22, 2018 4:56 PM  
**To:** Dana Swanson  
**Subject:** January 23, 2017 City of Morro Bay Council Meeting

Dear Dana, please post accordingly...

Mayor Irons, and Councilmen,

I am not able to attend this meeting due to a family medical situation in Santa Cruz...I would like to go on record as stating:

"I strong believe that item #A3 Increasing the existing heights located on page 71 and adjoining map should be withdrawn from this meeting. Allowing the building of existing or new infrastructures to exceed the existing heights is wrong. It impacts the neighborhoods, charm of our City of Morro Bay as an acting fishing village. Look at Pismo Beach's planning department...they planned out their City and did not care about the water situation. The parking in downtown Pismo and adjacent cities are horrible.

I have attended the public GPAC meetings and voiced my concerns about changing the height limits...I am sure that I am NOT alone in this regard...what is the urgency in pushing this item through without full public disclosure and discussion?

We are NOT Newport Beach, Laguna Hills, Pismo Beach, Santa Cruz, Daly City, or San Francisco...we are a small, working fishing village where our citizens made the choice to live in this environment for a better quality of life. Raising their children, if they could afford living here, without violence. Providing their families a place where there is joy in our sunrises and sunsets. Why are the City leaders and Planning Department so bent on trying to destroy the character of this town?

If Council proceeds down this road, any Council member that owns or has family members that own property in any the areas or future areas that are being considered for this change in the heights needs to recuse themselves from voting, it is a definite conflict of interest. People are complaining about remodels "mansionizing" parts of Morro Bay...and now the City leaders want high-rises?"

Thank you,

*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)*

**Dana Swanson**

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**From:** Lyn Wickham [REDACTED]  
**Sent:** Monday, January 22, 2018 9:29 PM  
**To:** Council  
**Subject:** Proposed Building Height Limitation

Members of the Council:

I disagree with allowing building heights of up to 37' plus 7' for projections as proposed in the DWSP. Building height should stay lower in order to maintain the character of the community. The proposed height is in conflict with the stated goals of the DWSP to preserve views and small-town character. Please do not adopt the DWSP with this provision and revise it to allow for nothing taller than a two-story building.

Sincerely,

Lyn Wickham  
Morro Bay

## Dana Swanson

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**From:** Grant Crowl [REDACTED]  
**Sent:** Monday, January 22, 2018 10:25 PM  
**To:** Council  
**Subject:** a word about the new downtown height limits

It is a very sad day when the council, Yes we know it is at Jamies, request because he has more than once gone out of his way to make being Mayor a profitable job for his personal business and property.

Going up to 44 feet in **NOT** Morro Bay never has been and never should be. It would impact the downtown in the way of parking and ruin the character of Morro Bay. If you truly love Morro Bay as I assume you do and are not doing this for your personal gain and profit or Jamies gains and profit then you have NO CHOICE but to vote it down or be known as the council who destroyed Morro Bay. If you enjoy the 44 hight limits move to Pismo Beach and leave Morro Bay the way it should be. To all you newcomers except Matt meaning not born in Morro Bay and moving here from away you have NO BUSINESS changing the character of our town that does not belong to you.

Grant

**Dana Swanson**

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**From:** joyce [REDACTED]  
**Sent:** Monday, January 22, 2018 7:09 PM  
**To:** John Heading; Matt Makowetski; Jamie Irons; Council; Marlys McPherson; Robert Davis; Scott Collins  
**Subject:** Agenda Item A-3

Dear Mayor, City Council Members and Staff:

Concerning Agenda Item A-3: **REQUEST NON CONSENT**

Consider that Morro Bay is a smaller built city, with extraordinarily and beautiful natural resources. Having building heights encroached upon to over the current maximum of +26 feet (or so), would ruin the human scale and element of feeling, around town.

Imagine towering structures around narrow streets, triple story buildings stuck in-between empty lots, or even single-story buildings!

It is the one or two vocal business owners, during the LCP community meetings, who want to incorporate this change! Why would that be?

There are many current building opportunities, such as, 're-purpose' existing buildings, utilizing empty lots for new one or two-story (even with an additional sub-level). But, the 'not-to-exceed' heights of +26' needs to be retained for commercial building design criteria.

Morro Bay can retain its fishing village charm, without raising building height maximums. A wonderful and lovely example of commercial building design that echoes the Harbor feel is the new Maritime Museum on the Embarcadero. Take a look and consider the classic and simple design-and- build of that addition to the Waterfront. It is a great example of what could be expected for future development.

We want building design to harmonize with the big picture of Morro Bay's natural beauty!

Thank you, and Sincerely,

Joyce Ford



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**AGENDA NO: B-1**

**MEETING DATE: January 23, 2018**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
WAS RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA**

January 22, 2018

Ms. Cindy Jacinth  
City of Morro Bay Public Services Department  
955 Shasta Street  
Morro Bay, CA 93442

RE: 561 Embarcadero Road project

Dear Cindy,

I have reviewed the staff report and conditions of approval and would like to respectfully request a modification to Planning Conditions #9. The language used in this specific condition is a little outdated since we have modified this over time to better reflect the CEMP and projects that have minimal eelgrass.

So I would like to request the condition be replaced with the following language:

Condition 9. Pre- and Post-construction surveys. Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Translucent grating shall be used for the Harbowalk in the area that extends beyond the area covered by the rock rip rap and to the greatest extent feasible over the unvegetated 5 meter eelgrass buffer. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014.

GOVERNMENTAL & COMMUNITY RELATIONS • PLANNING

CELL 805.441.7581 • PHONE & FAX 805.772.9499

POST OFFICE BOX 296 • MORRO BAY, CA 93443

NOVAKCONSULTING@CHARTER.NET

This language was used for the Branch, 845 Embarcadero project with a minor modification for the reference to the Harborwalk rather than floating docks as it was previously approved.

A modification to this condition will allow the applicant the flexibility in the eelgrass post construction surveys if it is determined that it is not necessary to conduct further surveys if no impacts are identified.

Thank you for your time and consideration in this matter. Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Cathy Novak". The signature is written in a cursive, flowing style.

Cathy Novak  
Project representative

cc: Mr. Todd & Tamara Baston

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**AGENDA NO: C-2**

**MEETING DATE: January 23, 2018**

**THE FOLLOWING PUBLIC CORRESPONDENCE  
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## Dana Swanson

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**From:** [REDACTED]  
**Sent:** Monday, January 22, 2018 7:48 AM  
**To:** Council  
**Subject:** My comments for 1/23 meeting

Dear Council, Again I am making my opinions known on this sewer issue. I know you are all working hard on this but I believe you are going in the wrong direction. You have allowed the lure of the low interest financing to cloud your thinking. This SB location is the WRONG place for the sewer plant. We need to go back to the Hanson spot. We need to look more into PERC. I am told that they did not follow thru because the EIR was not done...which should be done first. It was presented by Rob, as though, they just flaked out. Also the other engineering company backed out(one of the four) what was the REAL story on that? SB is too far from the existing plant. The plans on the table are too LARGE....we need a simple plant that we can add the water reclamation portion to at a later date. I am also told that PERC can build it WITH the reclaimed water now for the money we have already approved in the 2015 218. You will NOT be successful with a new 218....Money will be wasted on this design for the lift station and piping all the way out to SB. There are just too many negatives....Maino Ranch, etc....known and unknown.....you need to STOP and take a look at this again. YOU MUST DO THIS SEWER WITHIN OUR BUDGET....OUR BUDGET FOR THIS PROJECT IS WHAT HAS ALREADY BEEN APPROVED AND NO MORE. Please WAKE UP. Thank you for all your time and effort. Patti Anderson

Sent from AOL Mobile Mail

## Dana Swanson

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**From:** Scott Lawson [REDACTED]  
**Sent:** Friday, January 19, 2018 4:23 PM  
**To:** Council  
**Cc:** Dana Swanson; Scott Collins  
**Subject:** City Council Meeting for January 23, 2018 - Item C-2

Mayor and Council:

Regarding the release of the RFP for the Water Reclamation Facility onsite improvements, it's my opinion that you should cancel this RFP and reissue an RFQ without the requirement that excludes companies that specialize in building facilities for small cities like Morro bay. Instead of requiring companies to have built facilities that exceeded \$80 million, it should require companies to show they could build a facility for less than \$80 million – and special consideration for building a facility for the amount that the citizens of Morro Bay have already approved. Several council members have stated that they are aware of companies that build facilities for approximately \$50 million range; but are set to approve an RFP that has excluded those companies. The Public Works Director has stated the reason to separate the lift station and pipeline portion of the project was made in part to allow smaller companies to bid. Why not apply the same reasoning to the whole project.

Cancel the release of the RFP and put out an RFQ that encourages companies to bid that can build the City a project with the funds previously approved.

Scott Lawson  
Morro Bay

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**AGENDA NO: C-3**

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## Dana Swanson

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**From:** Nancy Bast [REDACTED]  
**Sent:** Monday, January 22, 2018 4:48 PM  
**To:** Jamie Irons; John Heading; Matt Makowetski; Marlys McPherson; Robert Davis  
**Cc:** Scott Collins; Dana Swanson  
**Subject:** WRFCAC ATTENDANCE

Please include as correspondence for the 1/23/2018 MBCC meeting.

I have attended all the WRFCAC meetings and notice that the committee has been reduced in number. The members act as the residents conscience entrusted to listen and consider their fellow residents concerns in this the largest and most costly project the community has ever faced. A full committee with a diversity of judgment is needed to have a fair discussion of the public's response to this issue. Public comment and show of hands at these meetings has shown that there is great fear and concern about the cost and magnitude of this project. Mr. Diodati has not attended at least 3 meetings to my knowledge and I believe that is cause for dismissal from the committee according to the rules. Also as chairman, Mr. Diodoti in the past has exhibited open hostility to the participation of another member and, through body language and facial expression displeasure with public speakers concerns. That behavior is not professional nor helpful in arriving at a project the community can support. I urge you to replace Mr. Diodoti and other members who have resigned with people who will judge the facts in an unbiased manner.

Sincerely,  
Nancy Bast

Sent from my iPad