



AGENDA NO: A2

MEETING DATE: June 22, 2021

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

From: [Sean Green](#)
To: [Council](#)
Cc: [CityClerk](#); [Scott Collins](#); [PWAB](#)
Subject: 6/22/21 Council Agenda Item A- 2: Repaving Main Street
Date: Tuesday, June 22, 2021 9:06:40 AM

Council,

Before approving this important repaving project, please take a moment to confirm the two items below with city staff:

1. **All planned sidewalk improvements along Main Street between Morro Bay Boulevard and Beach Street will be completed before the repavement project is initiated.** A couple years back, a similar stretch of nearby Dunes Street was repaved beautifully only to be immediately followed by a sidewalk completion project that tore up all gutters for several blocks, thus creating a patchwork of uneven edges and eliminating much of the value of the initial repaving.
2. **A review of the dangerous intersection at Dunes/Main for potential 4-way stop sign installation had some support from PWAB, city management, and Council in 2020; has this been performed beyond the initial surface-level email exchange?** The daily honks and screeches of near-miss accidents have only increased since then, as the lines of backed up cars at Main/Beach and Main/Harbor create a blind faith entry for Dunes Street drivers into speedy cross traffic. Re-stripping the crosswalks at Dunes/Main should help, but without a 4-way stop, much of the danger would seem to remain.

Thank you for taking a little extra time to make sure this \$197k is well spent,

Sean Green
Morro Bay, CA



AGENDA NO: A4

MEETING DATE: June 22, 2021

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

From: [Sean Green](#)
To: [Council](#); [Eric Endersby](#)
Cc: [CityClerk](#)
Subject: 6/22/21 Council Agenda Item A-4: Master Leaseholders Rents
Date: Monday, June 21, 2021 3:08:32 PM

Eric and Council,

Thank you so much for publicly bringing this item forward once again. Harbor and Council rightfully and generously extended relief to master leaseholders in several ways during 2020, and it's great to see only three leaseholders remain with unpaid balances. \$275k in outstanding rents is no small sum (\$92k owed per deferring leaseholder, or more than 10% of Harbor's total annual operating budget), but the repayment system presented in the staff report feels reasonable, feasible, and supported by outside precedent. One thing I'd encourage Council to consider adding to Item A-4, should significant balances remain outstanding as of October 31st, would be public disclosure and tracking of outstanding balances by property address, as doing so would provide maximum transparency during a time of likely Harbor budgetary shortfalls without this money.

I'd also like to thank you for citing the overwhelming financial success reported during the pandemic by several of our businesses. Though the across-the-board CPI rent freeze in 2020-21 was already granted by Council, please recognize that inflation is real and that during the previous Council hearing on this matter, per staff, the CPI freeze was not to impact future periods. In other words, this next rent period should be subject to two CPI increases, not one, per the original rent schedule. Mathematically speaking, \$100/mo in 2020 would've been \$102/mo in 2021 ($\$100 \times 1.02\%$) and should be \$104.04/mo in 2022 ($\$100 \times 1.02 \times 1.02$), assuming 2% inflation. This may seem trivial, but Harbor Fund solvency relies heavily upon rents keeping pace with inflation, which is why the matter was necessarily, expressly addressed during the 2020 Council hearing. For reference, failing to apply CPI increases to all master leases per the original schedule would result in a reduction to annual rents receivable of roughly \$40k for 2021-22, and $\$40k + X$ in every future period.

Thank you again for your time and consideration on this matter. All signs point to hopeful resolution in the near future, which everyone can feel good about.

Sean Green
Morro Bay, CA



AGENDA NO: B1

MEETING DATE: June 22, 2021

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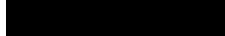
From: [Jennifer Jacobsen](#)
To: [Council](#)
Subject: 429 Tulare st denial and re-modification appeal
Date: Tuesday, June 22, 2021 3:15:03 PM

Good afternoon, I am emailing to give my opinion on the addition to the property on 429 Tulare St.

Many homes in this area are trying to build up in very expansive ways and blocking many older single story home views from those of us who have lived here for many years. While I understand the need for more space and that means going up, this property's addition is too big and would block multiple streets' views of the ocean. I am asking for this address remodel to be denied and to make modifications that are within reasonable limits to the neighborhood and surrounding houses. There can be happy mediums that match the asthenic of the area while adding the space the homeowner needs without ruining the area we all are here for and love in the process.

Thank you for your time and consideration.

The Blackburn's

 Morro bay

From: [Craig Owens](#)
To: [Council](#)
Subject: 429 Tulare
Date: Tuesday, June 22, 2021 9:54:00 AM

Hello,

To whom it may concern:

The house renovation being proposed at 429 Tulare is too massive & does not conform with the other homes in the neighborhood. It needs to be sent back for modifications.

Thank you,
Craig Owens
Homeowner at [REDACTED], Morro Bay

From: [chip and nanette schamp](#)
To: [Council](#)
Subject: 429 Tulare Street, Morro Bay
Date: Tuesday, June 22, 2021 3:20:36 PM

Regarding the remodel of the above property, we respectfully request that the project be denied or modified since it negatively impacts the views of nearby properties and diminishes the character of the Morro Bay neighborhood.

Thank you for your consideration.

Chip and Nanette Schamp

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MB