



AGENDA NO: A-5

MEETING DATE: June 28, 2016

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

6/28/16 meeting
Item A-5

Dana Swanson

RECEIVED
City of Morro Bay

From: Christine Johnson
Sent: Monday, June 27, 2016 10:10 AM
To: Dana Swanson; Brooke Austin
Subject: Fw: Carbon Fee & Dividend Resolution on Consent Agenda

JUN 27 2016

Administration

Hi,
FYI...agenda correspondance.
Sincerely,
Christine

Christine Johnson, Councilmember
City of Morro Bay
805.305.3759
cjohnson@morrobayca.gov

From: Tyler Conrad <[REDACTED]>
Sent: Friday, June 24, 2016 11:54 AM
To: Christine Johnson
Subject: Carbon Fee & Dividend Resolution on Consent Agenda

Dear City Council Member Johnson:

I was pleased to read on the Consent Agenda for the June 28th Morro Bay City Council Meeting that Resolution No. 51-16 Supporting the National Revenue Neutral Carbon Fee and Dividend Program was listed as item A-5. Would you like any additional information about this issue so that you can support the resolution? I would be glad to provide you the information you may desire.

Thank you for your consideration of the National Revenue Neutral Carbon Fee and Dividend Program resolution.

Sincerely,

Tyler Conrad, volunteer
Citizens' Climate Lobby-SLO Chapter



AGENDA NO: B-1 and C-1

MEETING DATE: June 28, 2016

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

Dana Swanson

RECEIVED
City of Morro Bay

From: Jamie Irons [REDACTED]
Sent: Tuesday, June 28, 2016 10:13 AM
To: Dana Swanson
Cc: Jamie Irons
Subject: Public Comment for items B-1 and C-1

JUN 28 2016

Administration

Attachments available until Jul 28, 2016

Dear Ms. Swanson,

Please submit this email and attachment to City Council as public input for tonight's City Council meeting.

Thank you.

Jamie Irons

Click to Download

Letter to CC 6:28:16.doc
28 KB

Click to Download

2004 GP update timeline and CCC letter.pdf
26.6 MB

Click to Download

PMP parking * copy.pdf
921 KB

Click to Download

resolution 39-08.pdf
88 KB

Click to Download

Goals.pdf
289 KB

Public Comment

RECEIVED
City of Morro Bay

JUN 28 2016

Administration

Dear Council,

I ask that council consider a different course of action in proceeding forward with the proposed Secondary Unit Ordinance item B-1 and Suspending Parking in Lieu Fee's in the Waterfront and Downtown item C-1. I ask that council review the attached documents and input submitted.

Use the two year GP/LCP, Downtown/Waterfront Strategic planning process now under way to inform the Parking, Parking in Lieu program and Secondary Unit Ordinance. The first attachment provides a timeline and a California Coastal Commission letter outlining the City's previous attempt at updating our GP/LCP. In November of 1997 the City designated a total of \$117,752 dollars in grants and city funds to start the process of updating the GP/LCP. The first workshop took place in August 1998. In February of 2004 some six years later the City Council adopted resolution 17-04 officially adopting the City's new updated GP/LCP. The updated GP/LCP was submitted to the California Coastal Commission as required by law for certification. The letter included in the attached document from the CCC dated February 28, 2011 explains the journey and failure of the city's attempt at updating the GP/LCP over a decade ago.

It's important to point out history because the city must commit and stay the course and complete a new GP/LCP over the next two years. The City will continue to face Land Use issues due to the many inconsistencies of the GP/LCP and the outdated needs and desires of the community. These issues being raised are a good thing. Secondary Units, Affordable Housing, Parking, Water Reclamation, Downtown and Waterfront Specific Plans, Vacation Rentals. I am asking Council to allow these issues and concerns to be part of the greater dialogue and discussion in updating our GP/LCP. There was a request for a Building Moratorium over neighborhood compatibility and design guidelines over a year ago. As a result an interim ordinance was crafted and approved by the city but with the City's limited staffing the city must be careful in taking on issues that the GP/LCP will define.

Public Comment

The Secondary Unit Ordinance has been the lightning rod for the vacation rental issue and affordable housing, all good discussions. However with the decision to have a moratorium on vacation rentals over the next two years while using the GP/LCP update as a venue to inform vacation rental regulations it also is a great opportunity to forego the secondary unit ordinance update until the vacation rental regulation is in place. The GP/LCP should be informing the ordinance not the other way around. Interestingly the current vacation rental ordinance allows someone to rent out a bedroom (Air b and b) yet someone is not allowed to rent out a guest house as an Air b and b in the proposed secondary unit ordinance, both are bedrooms. Still bewildering is the restriction on AG zones not being allowed to build a secondary unit for their own family. Does the city not want to allow a farming family to build a secondary unit (granny unit) for a mother or father? According to our current Housing Element only seven secondary units have been built in the last five years and out of 50 permitted secondary units 5 are registered as vacation rentals. Are we asking the right questions about our secondary unit ordinance and is the city creating restrictions that make building a secondary unit unaffordable?

Waiving Parking in Lieu fee's. As a citizen and property owner I am in support of the "Grandfathering Parking" recommendation for item C-1, however I do not support the waiving of the parking in lieu fees. I feel the **Parking Management Program (PMP)** identifies valid strategies. In addition previous council adopted a parking in lieu fee reduction program for five years with little success and with little planning and outreach. The waive fees and they will come strategy didn't work. I have attached the previous resolution and pertinent information from the PMP.

I ask that council consider number 1 below. Should council desire to waive fees I ask that you consider number 2.

- 1) Do not waive the fees and direct staff to implement phases of the PMP parking program such as angled parking see attachment from PMP document. Implementing a couple of the angled parking (City Goal 7.c 2016/16 and City Goal 7.b 2016/17) features would be a great way to engage the community in the GP/LCP update AND the Downtown/Waterfront strategic plan.
- 2) Waive the in lieu fees for businesses only. Document and record every business that applies for the specific number of parking spaces. The in lieu parking spaces stay

Public Comment

with the business. If the business moves they take the in lieu parking spaces with them to their new location within the same business district, if the business closes the in lieu parking spaces go away and do not stay with the property.

Please do not support waiving parking in lieu fees for any building. Stay the course and complete the GP/LCP AND Downtown/Waterfront strategic plan. Those documents will be the catalyst to the strategic and cohesive revitalization of the Downtown and Waterfront, building, parking, and bike/pedestrian enhancements, developing, as the result of good planning from an updated GP/LCP and new Downtown/Waterfront Strategic Plan. The GP/LCP should be informing our ordinances, two years will go by quickly let's maintain focus on the GP/LCP update and not be distracted allowing a two year time frame to slip to a decade allowing an updated GP/LCP to fail as it happened in the past.

Sincerely,
Jamie Irons
Citizen
Morro Bay

General Plan Timeline

June 1997	Grant Application to Update the GP/LCP
Nov 1997	Coastal Resources Grant of \$65,000 awarded; City match of \$52,752; total \$117,752.
April 1998	RFP issued - Crawford, Multari, Clark & Mohr hired
Aug 26, 1998	Planning Commission Workshop
Oct 20, 1998	Council, Commissions and Boards Joint Workshop
Mar 4, 1999	Workshop 2
Mar 29, 1999	Planning Commission Public Hearing
July 13, 1999	Planning Commission Public Workshop – Review of Draft Goal Statements
Aug 7, 2000	Planning Commission Plan Update Orientation
Jan 17, 2001	All Boards/Commissions GP/LCP Workshop
Jan 31, 2001	PC/PWAB GP/LCP Workshop
Mar 14, 2001	PC/HARBOR ADVISORY BOARD GP/LCP Workshop
Mar 28, 2001	PC/REC & PARKS COMMISSION GP/LCP Workshop
April 30, 2001	PC GP/LCP Workshop
June 4, 2001	PC – Visual Resources & Scenic Highway Element
June 19, 2001	PC – Visual Resources & Scenic Highway Element
July 2, 2001	PC – Consultant/City Attorney
Sept 12, 2001	PC – Access and Recreation Element
Oct 1, 2001	PC – Harbor Resources Element
Oct 15, 2001	PC – Harbor Resources Element
Oct 22, 2001	CC – GP/LCP Update

Nov 19, 2001	PC – General Plan Update
Dec 3, 2001	PC – General Plan Update
Dec 17, 2001	PC – Safety Element
Jan 7, 2002	PC – Safety Element
Feb 4, 2002	PC – General Introduction to Land use & Circulation Elements
Feb 19, 2002	PC – General Introduction to Land use & Circulation Elements and review of past action on Public Facilities and Services Element
March 4, 2002	PC – General Introduction to Land use & Circulation Elements
March 18, 2002	PC – Land Use Elements
April 1, 2002	PC – Land Use Elements
April 15, 2002	PC – Land Use Elements
May 6, 2002	PC – General Introduction to Land Use & Circulation Elements
May 20, 2002	PC – Land Use, Conservation and Open Space and Circulation Elements
June 17, 2002	PC – Circulation and Land Use Elements
July 1, 2002	PC – Circulation and Land Use Elements and/or Conservation and Open Space Element
July 15, 2002	PC – General Introduction to Land Use
Aug 5, 2002	PC – Land Use, Circulation and/or Conservation and Open Space
Sept 3, 2002	PC – General Plan Update
Sept 16, 2002	PC – General Plan Update
Oct 21, 2002	PC – Consultant's comments on Safety Element and General Plan Update
Nov 4, 2002	PC – General Plan Update
Nov 18, 2002	PC – General Plan Update

Dec 2, 2002	PC – General Plan Update
Jan 6, 2003	PC – Bike and pathways, dog-park and Duke text
Jan 21, 2003	PC – General Plan Update
Feb 3, 2003	PC – General Plan Update
Mar 3, 2003	PC – General Plan Update
April 21, 2003	PC – General Plan Update
June 16, 2003	PC – General Plan Update
July 7, 2003	PC – General Plan Update
July 21, 2003	PC – Public Hearing
Oct 6, 2003	PC – Review of Planning Commission Direction
Oct 20, 2003	PC – Review of Planning Commission Direction
Nov 17, 2003	PC – Public Hearing
Jan 26, 2004	CC – Public Hearing
Feb 23, 2004	CC – Resolution 17-04
Nov 28, 2005	Submittal to California Coastal Commission
Jan 13, 2006	Response from Coastal Commission
Apr 10, 2007	Work Program Proposal Submittal to California Coastal Commission
July 25, 2007	Response to Coastal Commission

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
5 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877

**RECEIVED**

MAR 02 2011

February 28, 2011

City of Morro Bay
Public Services Department

Rob Livick, Public Services Director
City of Morro Bay
955 Shasta Street
Morro Bay, CA 93442

Copies to:
Kathleen Wald
Rob Schultz
Andrea Lueker

Subject: City of Morro Bay Local Coastal Program Update

Dear Mr. Livick:

This letter is to formalize our previous discussions on the status of the City of Morro Bay's Local Coastal Program (LCP) Update. As you know, the City adopted an update to its certified LCP in 2004, and this update was submitted to the Commission in late 2005 for review and potential certification (LCP Amendment MRB-1-05). Subsequently, Commission staff informed the City that the amendment package was incomplete, and identified the additional information that the City would need to provide to allow the amendment to be filed, reviewed, and set for a Commission hearing. Following identification of information gaps and over the course of multiple years, Commission and City staff engaged in a series of discussions regarding information gaps, Commission staff's substantive concerns with the update, and the best way to move the process forward. The City was not willing at that time to provide the information requested, and instead inquired about different means of resolving gaps and issues. Ultimately, the two staffs together honed in on a strategy of working cooperatively to draft a new update that could go through the City's process and then be re-submitted for Commission certification. Unfortunately, however, City staff was apparently not in a position to spend time on re-drafting efforts, and nothing ever came of that approach. When we met last year in Santa Cruz in an attempt to restart that stalled re-drafting attempt, we all agreed that it still made sense to approach the issues from a new starting point as a means to best move things forward. Although we have not to date seen any materials from the City in the time since our meeting last year, we still believe that that is the best approach to LCP update in Morro Bay.

The purpose of this letter is two-fold. First, to formally inform the City that LCP Amendment MRB-1-05 is deemed withdrawn for lack of activity and because it does not meet the Coastal Act's minimum public participation requirements for LCP amendments (which provide that an LCP amendment must have been subject to local public hearings on the amendment within four years to allow the amendment to be filed for Commission review and action, presuming first that all other information has been provided). With respect to the latter specifically, the City's update is the result of a public process that is now bordering on a decade ago, and well past the minimum required 4-year time period. As a result, we will keep the materials submitted to date in support of LCP Amendment MRB-1-05 for reference in our inactive files, but that amendment file is considered closed, and the amendment itself will not be the subject of any future Commission hearings. Second, and perhaps more importantly, we remain available to work with City staff on a new LCP update, and continue to believe that this provides the most appropriate

Rob Livick, Public Services Director
Morro Bay LCP Update
February 28, 2011
Page 2

means to bring the City's update vision to reality. Recent review of projects in the City indicates that the City's certified LCP is outdated in certain respects, confusing and internally inconsistent in certain ways. In addition, the LCP lacks an updated vision for the City's coastal zone that is reflective of significant changes since LCP certification, including in terms of limited water supply, sensitive habitat protection, and an economy that is moving away from coastal-dependent industrial development and commercial fisheries and towards visitor-serving opportunities embracing tourism. In fact, even if the City is not interested in pursuing a complete LCP update at this time, another option may be to pursue more focused updates to specific elements of the LCP as a means of updating the LCP in parts over time (e.g., an update to the Waterfront Master Plan that was incorporated, in part, into the LCP in 1997, that would allow the City to address the evolving character of the Embarcadero, which is the focal point of the City's visitor-serving amenities). Obviously, the choice is the City's to make, but we strongly encourage the City to build on recent efforts to help make the LCP update part of the City's immediate planning future. The City, including its residents' visions for what the City should be and how the LCP should be structured to help make that happen, deserves nothing less.

We look forward to continuing to work with you during the process of updating your LCP. Please do not hesitate to contact me if you would like to discuss this matter further.

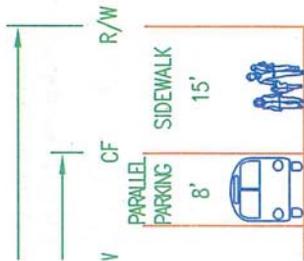
Sincerely,



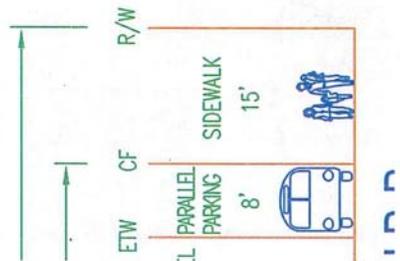
Madeline Cavalieri
Coastal Planner



AT MAIN ST.



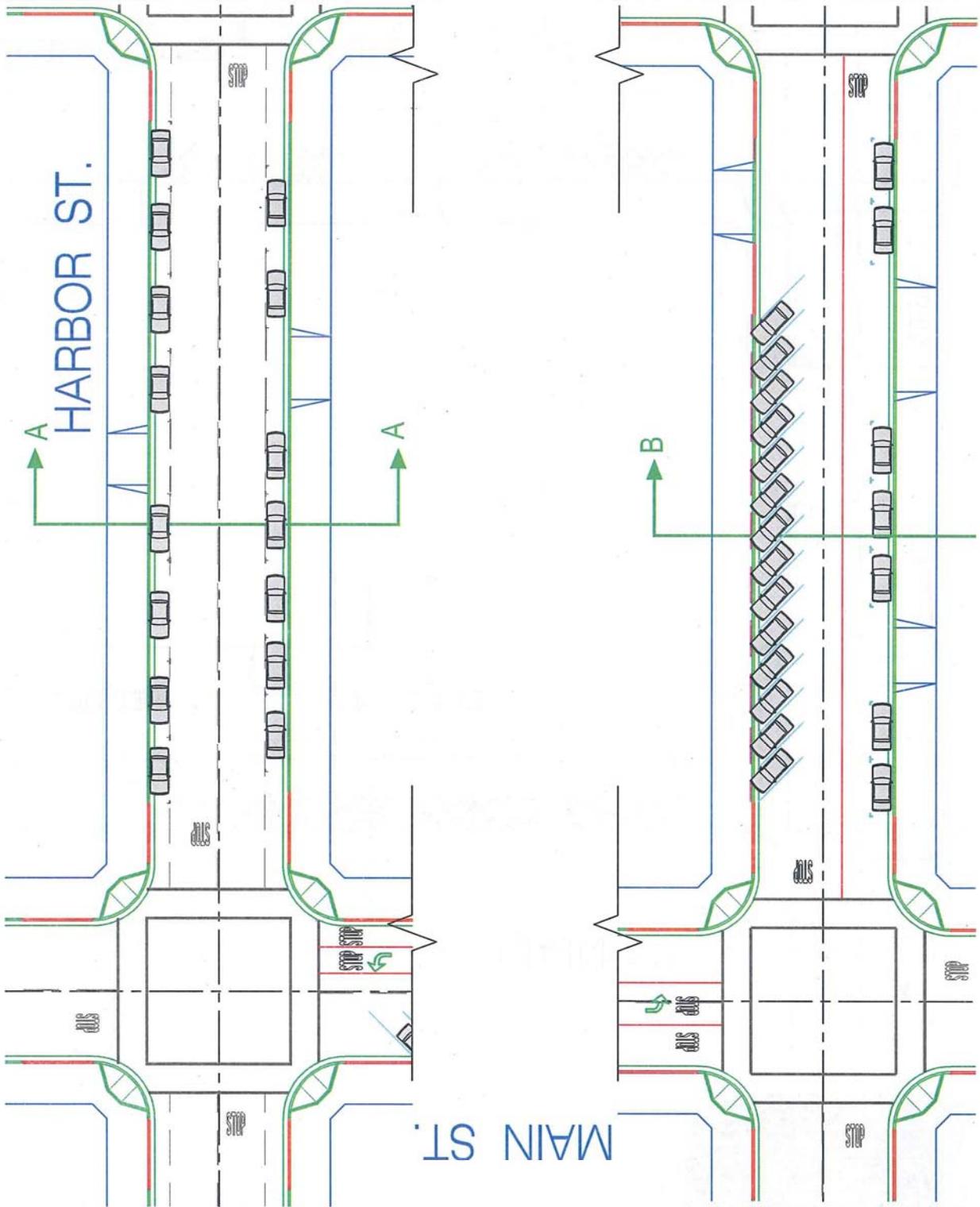
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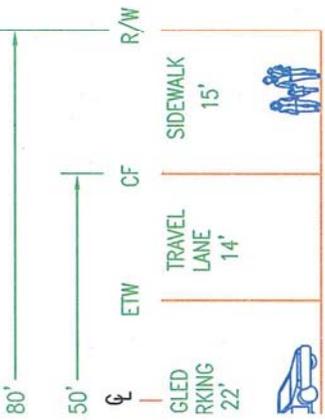


- SEE FIGURE 13 FOR DETAIL OF ANGLED PARKING STALL.
- SEE SAMPLE PARKING LAYOUTS STANDARDS FIGURE 17.44.020(B) BAY PARKING MANAGEMENT PLAN.

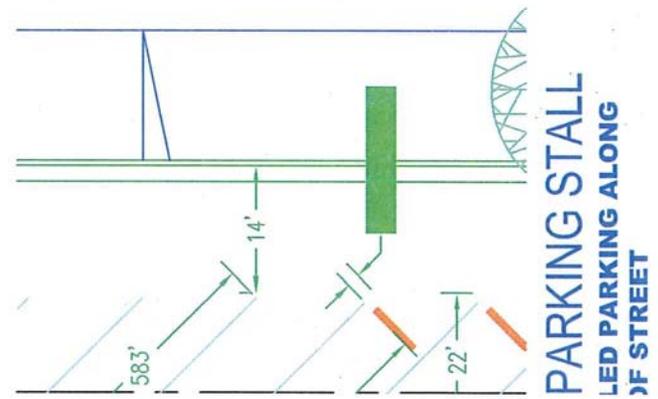
ESTIMATED PARALLEL STALLS	7	6	5	13	31
ESTIMATED ANGLED STALLS	14	13	11	21	59
NET GAIN:	7	7	6	8	28

** ALSO SEE FIGURES 13 & 14

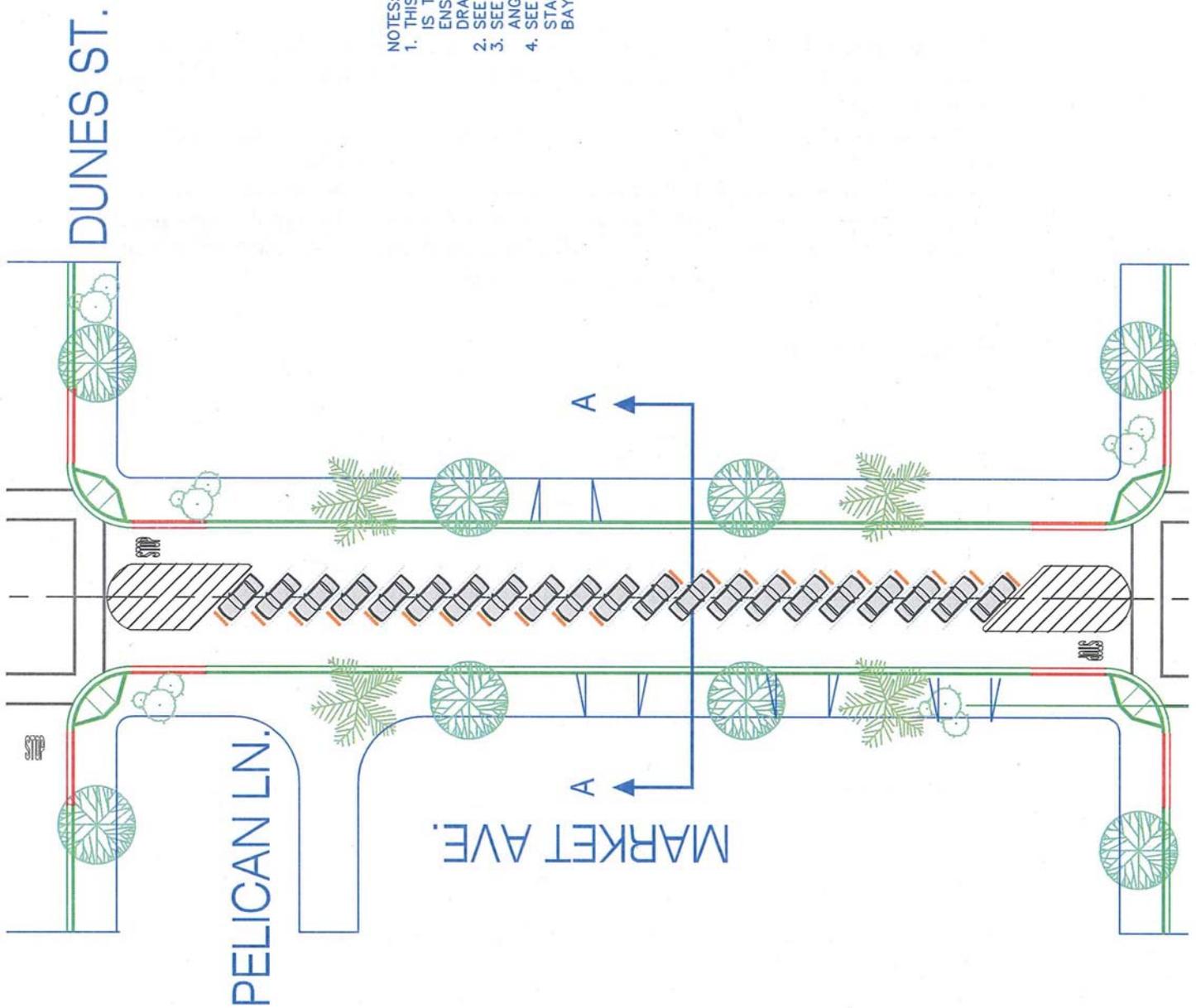




SECTION A-A
GLEDED PARKING ALONG
OF STREET
 1" = 20'



PARKING STALL
GLEDED PARKING ALONG
OF STREET



- NOTES:
 1. THIS DRAWING IS FOR THE RESPONSIBILITY OF THE ARCHITECT. ENSURE THE ACCURACY OF THE DRAWING.
 2. SEE FIGURE 12 FOR PAVED PARKING.
 3. SEE FIGURE 13 FOR DIAGONAL PARKING.
 4. SEE SAMPLE PARKING STANDARDS FIGURE 17 FOR PARKING MANAGEMENT.

10. Public & Private-Public Partnership Parking

- A. Develop a policy to authorize City acquisition of strategically located properties within the downtown upon which to provide surface public parking on an interim basis until future development.
- B. Encourage partnerships with private development entities downtown to gain additional public parking through shared parking or dedicated parking arrangements.
- C. Utilize opportunities specific to the Embarcadero to form public-private partnerships with such as with potential future convention center or with Dynegy Energy Plant (formerly Duke Energy Plant) to gain additional parking facilities for shared public and private use.
- D. Disallow "reserved" private use parking lots to encourage joint use.

11. In-Lieu Fee Parking

- A. Retain the current In-Lieu Fee but continue to periodically review and adjust the amount as deemed necessary based upon relevant market factors, but reduce the burden of the in-lieu fee by lowering the number of spaces a developer must provide by:
 - 1. Implementing new parking requirements in Draft Zoning Ordinance.
 - 2. Encourage more shared parking options
 - 3. Provide credit for on-street parking in front of proposed project sites. Additional credit can be given for development of additional on-street parking proximate to the project site.
- B. Enlarge the in-lieu parking district to include areas of potential new downtown business development or redevelopment (consistent with current general plan) coterminous with the Study Area Boundary utilized in this Plan.

12. Green Parking

- A. In areas where over-flow parking or environmental protections may be beneficial, allow utilization of impervious materials and engineering solutions that reduce storm water runoff.
- B. Identify potential locations where green parking lots could be provided in lieu of conventional parking lots.

RESOLUTION NO. 39-08

**RESOLUTION AMENDING THE PARKING IN-LIEU FEE
IN THE COMMERCIAL DOWNTOWN AREA**

**THE CITY OF MORRO BAY
City of Morro Bay, California**

WHEREAS, the City Council has adopted a Parking Management Plan and Morro Bay Municipal Code Section 17.44.020, which authorizes the establishment of Parking In-Lieu Fees by Resolution of the Council; and

WHEREAS, in-lieu of parking fees allow for more efficient use of land for commercial purposes and preservation of the pedestrian ambiance and architectural character of Downtown Morro Bay; and

WHEREAS, in compliance with the Parking Management Plan and Morro Bay Municipal Code Section 17.44.020, the City Council does hereby consider and estimate an amount necessary to provide parking in the downtown area; and

WHEREAS, the City of Morro Bay also has a variety of goals and policies to enhance the economic strength and physical appearance of the downtown area; and

WHEREAS, the City Council recognizes that payment of total costs at one time would exceed an amount the typical business or new development could afford; and

WHEREAS, in furtherance of these goals, the City Council hereby desires to establish a reduced parking in-lieu fee for the Downtown Area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, that the Parking In-Lieu Fee of \$2,000 per space is hereby established in the Downtown Area for five years.

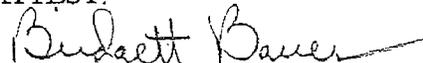
BE IT FURTHER RESOLVED by the City Council of the City of Morro Bay, that the area shall be described as the Commercial Downtown Area impacted by parking in-lieu fees and shall only apply to projects that have not received any entitlements or permits.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 23rd day of June 2008, by the following vote:

AYES: DeMeritt, Grantham, Peirce, Winholtz, Peters
NOES: None
ABSENT: None



JANICE PETERS, Mayor

ATTEST:


BRIDGETT BAUER, City Clerk

Parking

2015/16 Goals and Objectives

Goal #7 - Improve City Infrastructure, Facilities and Public Spaces.

- a. **Old Town Link.** Design and bring to Council for approval a specific plan to link the Embarcadero with Old Town at Centennial Parkway. If approved, begin work as soon as resources allow.
- b. **Embarcadero Promenade.** Develop constraints and cost analysis, then pilot, design and bring to Council for decision, an Embarcadero Promenade project to widen the west side Embarcadero sidewalk to ~15 feet as part of a Waterfront Master Plan.
- c. **Parking.** Leveraging the 2007 Parking Management Plan, begin implementation of specific parking management and improvement actions, including enforcement and targeted use of pay parking. Consider implementation of 60/90-degree angle center aisle parking to increase parking density. Consider lease of vacant lots for parking. Convert the "triangle lot" to temporary parking and plan for its future use.

2016/17 Goals and Objectives

Goal #7 - Improve City Infrastructure, Facilities and Public Spaces.

- a) **Market Street Bluff / Centennial Parkway Area Revitalization.** Begin a public process and bring to Council ideas for revitalization of the city owned properties adjacent to Centennial Parkway, including the Front Street parking lot, the Branigan's / Distasio's building, and the City-owned parking lot at Market and Pacific.
- b) **Implementation of Concept Plans.** Depending on public input and funding, complete design, research funding tools and begin implementation work on various projects including Centennial Parkway revitalization and the Embarcadero Promenade concept.