



AGENDA NO: C-2

MEETING DATE: February 13, 2018

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

Dana Swanson

From: betty winholtz [REDACTED]
Sent: Monday, February 12, 2018 12:37 AM
To: Jamie Irons; Marlys McPherson; John Headding; Robert Davis; Matt Makowetski
Cc: Scott Collins; Dana Swanson
Subject: agenda item c-2

Dear City Council,

I would like to both agree and disagree with the recommendations brought to Council concerning storage on the Embarcadero.

Betty Winholtz

Goal 1, Objective (d), Work Program Element (WPE) 6; fee-based RV and/or boat/trailer storage parking in a portion of the Triangle Lot until some permanent use is allocated to the location.

As itemized in the Report:

- a. **Rates.** The City should not compete with the private sector. Rates should be markedly higher to give the private sector the advantage.
- b. **Security.** Obviously this is necessary if the City takes on storage of another's property. Storage lots are by definition unattractive. Add to this a chain linked fence and an eyesore is created in the city's most visited area.
- c. **Lighting.** Not only should directional lighting be used to not affect nearby neighbors, but to avoid night sky light pollution, as per our codes. The Coastal Commission was very conservative about what level of lighting was allowed on the Boardwalk, which begins in this area.
- d. **Issuing spaces.** First-come basis is fine, but how will it be advertised for equity? For what length of time will the lease/contract be good for?
- e. **Management.** Fine.
- f. **Revenues.** All revenues should stay in the Harbor Fund. Sharing with the General Fund is inappropriate.
- g. **Type of Storage.** This is my strongest disagreement. Boat storage can be justified as marine-related though potentially violating Measure D. RV storage cannot be justified as marine-related and definitely violates Measure D. Boat storage only should be permitted. "Temporary" in this case will be many years.
- h. **Priority.** What if one owns a house in Morro Bay but is not a resident, how does this fit into the levels of priority? Does a local jump to the front of the waiting list though s/he came late to the list? Priority is the benefit to the resident, no financial discount should be offered.
- i. **Other suggestions.** No subleasing. If a boat is moved out for a specified period of time (which needs to be pre-determined in the contract), the next person gets the spot, and the original person can get back in line. How many spaces can one person hold? Is there the potential for a middle-man-money-making scheme?

I would prefer a deposit to insurance to prevent abandoned boats.



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Dana Swanson

From: Sean Green [REDACTED]
Sent: Monday, February 12, 2018 10:20 AM
To: Council
Cc: Eric Endersby; HAB; Scott Collins; Dana Swanson
Subject: 2/13/18 Council Agenda Item C-2: Boat Storage

Council and Staff,

I'm writing to express my general support for the implementation of a boat storage facility laid out in Eric's staff report, but I do have a few suggestions and concerns as outlined below:

1. Revise 80/20 revenue split Harbor/Gen Fund to 50/50

To my understanding, the proposed property is City-owned, and the costs to construct are relatively minimal. Additionally, per the staff report, "management is relatively minimal once accounts are established." Thus, an 80/20 revenue split to Harbor seems to overcompensate Harbor and under-compensate the City for burdens assumed. If adopted as laid out in the staff report, please consider a 50/50 revenue split unless caveat #2 (below) is also adopted.

2. Mitigate triangle lot collection area eyesore

With Council's recent approval of additional private dumpsters on public property, the dump/collection area at the base of the Surf St steps continues to grow and present a highly visible eyesore to the public. Why the city might've originally chosen this location for permanent, catch-all storage is moot at this point, but right now seems like a perfect opportunity for a change. My suggestion would be to direct all staff (Harbor, PW, etc.) to identify which fixtures and loose items absolutely MUST stay in this location and which can be relocated. If the footprint of this space can be cut in half, moved back to the bathroom as westbound/southbound limit, and beautified with vertical dock lumber rather than chain-link tennis court fencing, it would go a long way toward improving an area that, with the opening of the Maritime Museum and newly constructed hotel, is destined to become a focal point of North Embarcadero for years to come. To sacrifice a similar size footprint in the southeast corner of the dirt lot (just behind the tree line) would seem to make so much sense for the City; if Harbor can make this happen to the City's satisfaction, I'd have no problem with the 80/20 split they're shooting for.

3. Pricing much too generous; 80-90% occupancy preferred

A personal test-posting for boat/RV storage on Craigslist last year in the \$150-200 range generated many immediate responses. Additionally, the kayak/SUP floating storage charges a full \$50/mo for a tiny "locker" and is at 100% occupancy. To charge only \$91.50 for this highly coveted service shortchanges the City and encourages squatters. The Harbor Dept current master fee of \$91.50 for 9x20 space equates to \$0.51/sf; at MINIMUM, use that same \$/sf rate for rent calculation, which, for a 10x30 space, would be \$154. Though I believe even that number is low, \$154/mo will likely result in 80-90% occupancy, discourage squatters, and absolutely maximize City revenue.

4. Boats and locals preferred

If Morro Bay is to continue pushing for a working waterfront image, please consider only allowing boats at this facility (and perhaps even encouraging foot traffic near the area), with preference going to:

1. Morro Bay residents (who have previously been reprimanded for front yard boat storage)
2. Morro Bay residents (all)
3. SLO County residents (all)

4. Other

The inclusion of RV storage at this facility will hurt the working waterfront mission, encourage squatters, and require additional enforcement to control sleepers.

5. Tighten lease/logistical stipulations

With demand already likely to exceed supply, no discount should be offered for city of residence. Instead, Morro Bay boat owners wishing to secure a space may move immediately to the top of the waiting list, if applicable.

Additionally, no subletting of spaces should be allowed, especially if low monthly rental rates, as this encourages the initially scooping up of storage spaces simply to secure space rights.

To further prevent squatters, absentee owners, and dilapidated watercraft, consider setting minimum usage requirement (monthly or quarterly) and moving quickly on lease terminations when necessary.

Additionally, to keep management and paperwork at a minimum, consider open access to the overall storage space but with individual access points to spaces. Though doing so may increase total linear footage of security fencing required, it would allow boat-loving foot traffic within secure, viewable distance while also putting the onus on individual leaseholders to execute in/out without need for central gate/office.

To summarize, Eric's staff report presents a rare and promising revenue opportunity for the City. Please consider maximizing it in every way possible, even if doing so requires further stakeholder input and a few more revisions to the proposed plan.

Respectfully,

Sean Green
Morro Bay, CA

Dana Swanson

From: [REDACTED]
Sent: Monday, February 12, 2018 10:20 PM
To: 'jheading@morrobayca.gov'; Matt Makowetski; Jamie Irons; Council;
'mmcpherson@morrobayca.org'; Robert Davis; Scott Collins; Eric Endersby
Subject: 2.13.18 - CC Meeting

CITY OF MORRO BAY – CITY COUNCIL – The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

Regular Meeting - Tuesday, February 13, 2018

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Dear City Council, Mayor, Harbor Director and Staff:

Please, include the following items for Council input and direction, along with those submitted by the Harbor Department staff:

- 1) Added that all storage facilities/commercial business require basic liability insurance, either offered by the Harbor Department OR provided by storage renter;

- 2) Added that the hours of operation/access be the same as Morro Bay City for construction and maintenance. Which is 7a-7p M-F, and 8a-7p Sa-Su.;

- 3) Added that regulating and enforcing of no 'overnight camping'.

All three of the above recommendations are for the "health, safety and welfare" of those living in and visiting Morro Bay.

Thank you, for the consideration, and opportunity provided for public input...and, apologies for the tardy submittal.

Sincerely,

Joyce Ford

