



AGENDA NO: B-1

MEETING DATE: October 10, 2023

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

Heather Goodwin

From: j t <[REDACTED]>
Sent: Tuesday, October 10, 2023 2:16 PM
To: Council
Subject: Morro Bay Garbage Service rate increases

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

City Council Members,

I have already walked into City Hall today my written protest for the exorbitant Morro Bay Garbage Service rate hike of an additional 38.5% on top of last year's increase of 14.5%.

I strongly encourage the Council to reconsider their support of this rate increase, especially at this time when inflation has hit homeowners and landlords very hard. We are only allowed to increase our rents 10% a year by law. Where is our protection from exorbitant utility increases?

John Thompson

Morro Bay property owner and resident



AGENDA NO: B-2

MEETING DATE: October 10, 2023

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

Dana Swanson

From: Phil Kispersky [REDACTED]
Sent: Tuesday, October 10, 2023 1:40 PM
To: Carla Wixom; jbarton@morrobayca.gov; Jennifer Ford; Zara Landrum; Cyndee Edwards
Cc: Dana Swanson
Subject: Objective Design Standards

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I am asking that the City Council slow down the process of approval of the ODS.

Old downtown Morro Bay is part of the charm and one of the reasons many of us choose to live here. I ask that you consider what charming San Luis Obispo looked like a few short years back and consider the modern ugliness it is becoming.

Two and three story buildings with no or minimal setbacks do not offer the look of an older coastal community and there is no need to force more density and the parking problems that it will bring.

I do not hear *anyone* talking about how much the downtown needs to be "upgraded".

The reason that most of us live here is that Morro Bay's charm comes from the funky buildings of our yesteryears. The sterile look of San Luis Obispo's newer high-rise buildings is not a model that we need to emulate. We accept our look-warts and all-and don't need to prepare Morro Bay to grow beyond what it needs.

All projects that may be proposed can be submitted, reviewed and denied or approved on an individual basis giving the local community input.

Thank-You,
Phil Kispersky
Morro Bay

Heather Goodwin

From: Scot Graham
Sent: Wednesday, October 4, 2023 1:20 PM
To: Dana Swanson; Heather Goodwin
Subject: FW: Objective Design Standards (ODS) - Memo
Attachments: Objective Design Standards Final.pdf

Hi Dana/Heather,

Mike Rodriguez is submitting the attached as agenda correspondence for the forthcoming agenda...it related to Objective Design Standards. Mike abstained from the PC recommending vote on this.

Scot

From: Mike Rodriguez [REDACTED]
Sent: Wednesday, October 4, 2023 12:35 PM
To: Scot Graham <sgraham@morrobayca.gov>
Subject: Objective Design Standards (ODS) - Memo

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Hi Scot,
I know the City Council will be reviewing the ODS in the near future. I was wondering if you could include my updated informational memo (I made a few edits but the content is the same as presented to the PC) as part of this item?
Thanks,
Mike
(Ps. Great meeting last night!)

August 15, 2023

Objective Design Standards

Comments and References by

Morro Bay Planning Commission Vice-Chair *Mike Rodriguez*

During my **32 years** as a civil servant and my volunteer work serving on various Boards & Commissions, including serving as Planning Commissioner for the Cities of Santa Clara and Morro Bay, I have gained valuable experience as a professional planner.

- Working for the California Public Utilities Commission (CPUC), I served as Legislative Liaison in leading the efforts to deregulate California's Electric Utility markets (AB 1890, 1996); Governor Wilson signed the legislation and California voters ultimately approved a ballot initiative;
- In 2004, I was recruited by the Santa Clara Valley Water District (Valley Water) to work on planning, enhancing and expanding Water Supply for the Silicon Valley region; in fact, Governor Schwarzenegger came to our HQ Campus (in San Jose) in 2009 to announce a \$11.1 Billion water bond measure for California. The Bond measure was ultimately approved by California voters;
- I served on Caltrain's Citizen Advisory Committee to promote train service from San Francisco to San Jose, and ultimately Gilroy. I also worked on a Citizens Working Group to plan and expand the Bay Area Rapid Transit (BART) system in the Bay Area & Silicon Valley region;
- Lastly, I taught a graduate course in Urban Affairs and Planning.

Articles: (*San Jose Mercury News*)

- California's housing war is becoming complicated (August 10, 2023)
- Golden State's Glow is Fading (July 26, 2023)
- Could Alameda deal be a blueprint for housing? (August 7, 2023)
- City Council to consider leaving PG&E, form own power department (August 13, 2023)
- Tale of 2 home projects marred by fraud (August 6, 2023)
- "Nuclear Option"? (June 25, 2023)
- Parking lots could be hundreds of homes (July 31, 2023)
- Housing tower project pushes ahead with real estate deal (August 11, 2023)

Other:

- Assembly Bill 1033: would allow cities to decide whether to allow property owners to sell ADU's separately, as condos, from the primary home.
- Assembly Bill 976: would permanently prohibit local ordinances that require owners to live in their ADU.
- ADU construction has led to **20K** fewer homes being built **annually** in California.

Handouts:

- 1) San Jose Citywide DESIGN STANDARDS AND GUIDELINES – **No** Objective Design Standards adopted
- 2) Town of Los Gatos – Objective Design Standards adopted

Final Comment: There is a direct correlation/relationship between Housing, Energy and Water in California. During hot weather months, Californians have experienced blackouts/brownouts due to lack of energy supply; and during droughts, voluntary and mandatory water conservation mandates have become the "norm" due to lack of water supply! Without the expansion of **Energy & Water** supplies, building the proposed **2.5-3 million homes** statewide will exacerbate **California's** energy and water crisis!

Dana Swanson

From: betty winholtz <[REDACTED]>
Sent: Tuesday, October 10, 2023 2:30 PM
To: Carla Wixom; Laurel Barton; Jennifer Ford; Zara Landrum; Cyndee Edwards
Cc: Scot Graham; Nancy Hubbard; Dana Swanson
Subject: agenda item b-2

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Dear City Council,

The Object Design Standards on non-controversial items reference the Zoning Ordinance. The items that could change Morro Bay forever I comment on here.

1. On page 11 of the proposed ordinance, there is the topic of Massing. It requires setbacks on second stories and higher, but by only 90%. When you combine the required setbacks with cantilevering (balconies) over the sidewalks, the benefit of setbacks are cancelled by the handovers. Cantilevers should be eliminated.

On page 12 is a discussion of roofs. One option is "flat with parapets." I live in a neighborhood of flat roofs. We do not have parapets because we need to access our gutters to clean. When I raised this topic at the Planning Commission hearing, it was stated that the parapets were for hiding elements on the roof, air conditioners, etc. I would point out that on page 17, screening is addressed, so there is no need for parapets. Please eliminate "with parapet."

Page 15 of the proposed ordinance addresses window requirements. Many of these requirements add cost to a project. Are we building for affordability or just building for more units regardless of what kind? What's the goal?

On page 16 is the requirement for the first floor to be 12 feet in height. This is too high. It does not fit our current downtown or other business districts. It might "look good," but it is wasted space. This number needs to be lowered, particularly when you combine it with the requirement that entrances must be raised 2 feet. Only height is being added to these buildings, the number one controversy. What is the average interior height now?

There is no height protect for "old town" Morro Bay Blvd and Main St. This area should be excluded from anything over 2 stories between Pacific and Surf on Main, and Market to Kern on Morro Bay Blvd, excluding current buildings.

Finally, someone in the audience at one of the Planning Commission hearings suggested photo simulations or 3-D examples of the visual changes these Objective Design Standards would make, including shadowing. These have not been provided. Simulations are required on specific projects, why not here, so the Council and the public can see the consequences of what you are deciding?

Sincerely,
Betty Winholtz