

CITY OF MORRO BAY

JOINT HARBOR ADVISORY BOARD - RECREATION AND PARKS COMMISSION

SYNOPSIS MINUTES

The regular meeting of the City of Morro Bay Harbor Advisory Board was held Thursday, December 6, 2007 at 6:00 PM in the Veteran's Hall, 209 Surf ST, Morro Bay, California.

I. ROLL CALL

Present:

Harbor Advisory Board Members

Chair: Roger Anderson

Gene Doughty

Michele Leary

Bill Luffee

Lynn Meissen

Jim Phillips

Ed Ewing

Recreation & Parks Commissioners

Christi Hale

Jeff Hensley

Judy Mahan

Johnny Munoz

Joan Solu

Chair: Leabah Winter

Absent: Stan House

Staff: Rick Algert, Harbor Director
Polly Curtis, Office Assistant

Andrea Lueker, Interim City Manager
Joe Woods, Acting Rec. & Parks Director

II. HARBOR ADVISORY BOARD MINUTES

Mr. Phillips moved the November 1, 2007 Harbor Advisory Board minutes be approved as submitted. The motion was seconded by Mr. Luffee and carried unanimously.

RECREATION & PARKS COMMISSION MINUTES

Commissioner Munoz moved the November 1, 2007 Recreation & Parks Commission minutes be approved as submitted. The motion was seconded by Commissioner Solu and carried unanimously.

III. ORAL COMMUNICATIONS

Ms. Nancy Castle of AGP Video, said she has been taping these Board meetings for twelve years and this is the first time she has seen a joint meeting with the Harbor Advisory Board and the Recreation and Parks Commission. She said this is exciting and shows it is time to move forward through collaboration. Ms. Castle said she and Mayor Janice Peters are starting to plan a "Fund Raiser Follies" for Saturday night, February 23, 2008. She said the funds raised could cover city services fees for community events. Ms. Castle requested the Board members and Commissioners to get together and create humorous skits that run from three to five minutes. She is looking for about twenty acts for the Follies, and rehearsal would be on the Friday before the Follies as well as the Saturday of the event. She requested people contact her via cell phone: 441-5770.

IV. PRESENTATIONS AND ACTION ITEMS

IV-1. Presentation/Workshop on Coleman/Embarcadero Area Capital Improvement Study

Mr. Algert, Harbor Director, reviewed the history of the area northwest of Morro Bay Power Plant and past plans for considering the area as a site for a boat yard and boat storage area as well as a travel lift, launching area and parking space. He said plans had not moved forward due to some of the property (Den Dulk) being in private hands and the possibility of Power Plant modernization. He said in 2004, funds of \$40,000 were designated for preliminary planning of a boat yard and storage. Mr. Algert said the current HarborWalk project and designation of the

dunes as Environmentally Sensitive Habitat (ESH), as well as some of the Den Dulk property being turned over to the City have all combined to change the previous idea of a location for the boat yard.

Ms. Lueker, Interim City Manager, reviewed the history of Coleman Park, saying the playground equipment and swings have been removed, and something needs to be done with the area. She said there is no current Master Plan for Coleman Park, and creating a Master Plan is the process other parks such as Tidelands Park have used in the past. She said now that the HarborWalk is being installed, it is time to look at the area. Ms. Lueker said Mr. Algert met with her and proposed the idea of a collaborative effort, which had been suggested by Harbor Advisory Board member Ewing at a recent meeting.

Mr. Mike Sherrod of RRM Design Group gave an outline of his slide presentation which will show greater definition of the locations being discussed, as well as show the various changes and evolving elements to the road and the dunes:

- Boundary of resource enhancement of dune area
- Zoning/ownership – Open Areas 1-3 showing commercial and recreational purposes
- 1996 Waterfront Master Plan (MP)
- 1996 Waterfront Master Plan map of eastern area
- Combined land use areas overlay map to show existing conditions
- Proposed waterfront MP land use areas
- Possible land use area for Coleman Park (Target Rock area and base of Morro Rock)
- Possible land use area for boat lift and separate boat yard (current Coleman Park)
- Master Plan and Vision 2020 goals

Mr. Sherrod also presented two separate display boards listing the many possible options for “Visitor/Resident Serving” and “Coastal Dependent Commercial Serving” purposes, and then asked the Board and Commission for comments or questions.

Mr. Algert said the Board and Commission should openly voice their opinions about the options presented. Chairman Anderson said he sees many benefits boating facilities can bring to the community, but he does not want to micro-manage the Recreation and Parks aspect or plans for Coleman Park.

Chair Winter said the Commissioners are completely unfamiliar with this current plan, and would prefer not to make any decisions tonight. Commissioner Munoz said he was not aware of the plan to move Coleman Park to the Rock area, as the ground in that area is very rough. Chairman Anderson said he understands those concerns of the rough area, but a comparison can be made with the before and after physical conditions of Tidelands Park.

Commissioner Mahan asked if the move included the skate park, and Ms. Lueker replied the skate park will eventually be relocated to the former miniature golf course behind the Teen Center. Chairman Anderson said he believes the kids would rather not have the sand in the wheel bearings of their skates, which blows off the dunes. He said Coleman Park in the past was being considered as the ideal location for a future Harbor Office because of the direct view of the entrance. Commissioner Hale said she needs to go on-site and walk the suggested area before making any decisions, but it appears that more space is being gained in the new area. Ms. Lueker said this is the first time the Harbor Advisory Board has seen this plan, as well as the Commission, and it is fine to not make decisions tonight as this is just a brainstorming session, a first step.

Discussion ensued with the Board, the Commission, Staff, and Mr. Sherrod on the following topics:

- Concern for placing any buildings in the pristine area below Morro Rock
- Preferred restroom location near the Harbor Office rather than out at Morro Rock
- Zoning restrictions would not allow development close to Morro Rock
- Consistency of desired elements with allowable land use
- Future funding possibilities for Coleman Park and a boat yard
- Best location for boat yard is at current Coleman Park
- Importance of creating Master Plan (design plans) before grant funds available
- Necessary to use all of area of current Coleman Park for future boat yard
- Public viewing of boat yard is a benefit to community
- Review of history of boating facility losses in Morro Bay (yard, fuel dock, chandlery)
- Public does not want to lose parking area for viewing entrance and boats
- Opinion that current HarborWalk configuration merges five different vehicular directions where all pedestrians will be walking, which is dangerous
- Boating facilities are shrinking; fisheries are shrinking; current Coleman Park area appears to have enough space for a boat yard
- Long wait (two-years) for vessel haul out in Port San Luis; long wait for vessel to be returned to water; other haul outs distant (Ventura or Moss Landing); serious need for boat yard in Morro Bay
- Consensus that boat yard is necessary; great potential to combine recreational uses with commercial uses
- Important to keep area vital and rustic (by installing boat yard) since Morro Bay is a fishing town
- General agreement to work together on the proposed plans for both the recreational and commercial areas
- Example given of Tidelands Park as great marriage of facilities that meet both the needs of boaters and the community

Ms. Lueker suggested the Commissioners view the site as a group and then continue discussion at the January meeting, and Mr. Algert agreed to attend that meeting.

Chairman Anderson said this was his last meeting as a Harbor Advisory Board member, and that he has been involved on different Boards since 1980. He said he is still available to answer any questions, but is sure he is leaving the Board in very capable hands. He thanked the Board and community for allowing him to serve in this way. Mr. Phillips expressed his appreciation for the service Mr. Anderson has given over the years on the Harbor Advisory Board and all other capacities as well.

Commissioner Solu made three public announcements:

- Morro Heights Luminaries Festival of Lights will be this Saturday night at 5:30
- A good viewing of holiday lights is in the 300 block of Tulare in Morro Bay
- Congratulations to Morro Bay High School for being written up in *U.S. News & World Report* as one of the 100 best high schools in the nation to enroll your child

V. INFORMATION ITEMS

V-1. Harbor Department Status Report

None.

VI. ADDITIONAL COMMENTS

Mr. Algert requested the January 3, 2008 Harbor Advisory Board be cancelled. The Board members agreed by consensus.

VII. FUTURE AGENDA ITEMS

**February: Presentation/Workshop on Coleman/Embarcadero Area Capital
 Improvement Study
 Election of Chair and Vice Chair**

VIII. ADJOURNMENT

This meeting was adjourned at 7:45 PM

Submitted by,

Polly Curtis
Harbor Department