

CITY OF MORRO BAY
HARBOR ADVISORY BOARD
SYNOPSIS MINUTES

The regular meeting of the City of Morro Bay Harbor Advisory Board was held Thursday, February 14, 2008 at 7:00 PM in the Community Center Multi-Purpose Room, 1001 Kennedy Way, Morro Bay, California.

I. ROLL CALL

Present Members: Gene Doughty
 Ed Ewing
 Michele Leary
 Bill Luffee
 Lynn Meissen
 Trudi O'Brien
 Jim Phillips
 Staff: Rick Algert, Harbor Director
 Polly Curtis, Office Assistant

II. MINUTES

Mr. Phillips asked the Board if there were any changes to the December 6, 2007 Harbor Advisory Board minutes. With none stated, the Board agreed by consensus that the minutes be approved as submitted. Mr. Phillips introduced Ms. Trudi O'Brien as a new member of the Harbor Advisory Board, and welcomed her to the Board.

III. ORAL COMMUNICATIONS

Mr. Joe Racano voiced his opinions against the building of a boat yard anywhere in the bay. Mr. Greg Barker stated his support for the concept of a boat yard, requesting that technology better than a Travel Lift be looked at, in order to accommodate wider vessels such as a trimaran or catamaran.

IV. PRESENTATIONS AND ACTION ITEMS

IV-1. Election of Chair and Vice Chair

Mr. Ewing moved to elect Mr. Jim Phillips as Harbor Advisory Board Chair. The Motion was seconded by Ms. Leary and carried unanimously. Mr. Doughty moved to elect Mr. Bill Luffee as Vice Chair. The Motion was seconded by Ms. Meissen and carried unanimously.

IV-2. Workshop on Coleman/Embarcadero Area Capital Improvement Study

Mr. Algert reviewed the maps and photographs of possible locations for a boat yard, a dry storage yard, a boat haul out facility, as well as areas for Parks and Recreation. The maps showed: 1) Current Conditions, 2) Existing Ownership, 3) Existing Zoning, 4) 1996 Water Front Master Plan Map, 5) 1996 Water Front Master Plan Land Use Areas, and 6) RRM Design's new proposed Water Front Master Plan Land Use Areas design. Mr. Algert said the purple area shows the joint commercial boating facility with the Recreation and Parks areas; the green area represented the location solely for Recreation and Parks; the tan area represented the proposed dry storage area which is not designated as Environmentally Sensitive Habitat (ESH), and the light green area showing the currently off-limits Dune Enhancement zone.

Mr. Algert said after four or five months of hearing public comment and discussion by the Board, he would be interested in pursuing a detailed plan of either the mixed usage of zones, or the possibility of working with the Coastal Commission to change the ESH designation, as well as discussion with the Power Plant regarding the usage of their property.

Mr. Phillips opened discussion to the public. Mr. Dana Putnam of Surf Rider Foundation said he attended the Joint Harbor Advisory Board – Recreation and Parks Commission meeting in December. He submitted a handout and map to the Board, and placed the map on the overhead viewer in order to state his concerns on the location of a boat yard and haul out, and to offer possible alternative locations. He said the areas that need to be considered in deciding how to meet the needs of the City of Morro Bay include: recreation, coastal access, environmental, aesthetic and economic.

Mr. Putnam said he believed blocking the road between the proposed haul out and boat yard during a boat move would be disruptive, and offered the location adjacent to an existing pier and Great American Fish Company (GAFCO) as a better place for the haul out. He recommended the area adjacent to the south side of the Power Plant in the Front Street parking lot as a better location for the boat yard.

Mr. Ewing responded to Mr. Putnam, saying the area he suggested for the haul out between GAFCO and Harbor Hut is owned by the Power Plant, and the Coastal Commission requires parking spaces be located there. He said in Ventura the Harbor Walk is located right next to the boat yard. He said a boat yard is necessary in Morro Bay to prevent derelict boats from sinking, which would keep the bay clean, and that in a boat yard the water used to wash boats goes into a drain system that is kept out of the bay. Mr. Ewing said proposing a boat yard anywhere other than the current area of discussion would probably take eight to ten years in the required processes. He said funding may be secured from the Department of Boating and Waterways and possible federal funding. He said Measure D designated the zone from Beach Street to Target Rock as commercial and recreational fishing dependent usage, and a boat yard is needed in Morro Bay now.

Discussion ensued by the Board on the preferred locations for the boat yard, haul out, dry storage, as well as possible joint usage with Recreation and Parks.

Mr. Phillips said he would like to see incremental phased development, preferably in the following order: 1) A haul out/Travel Lift installed in the Coleman Park area, 2) Dry storage installed in the proposed “tan” area on the RRM map, 3) Pursuit of purchasing the Power Plant property, and 3) Re-designation of the Environmentally Sensitive Habitat by the Coastal Commission.

Motion #1: Mr. Ewing moved that Staff request RRM to design some scenarios for a boat yard in the Coleman Park area, and Travel Lift haul out on the rock revetment area. The Motion was seconded by Mr. Luffee and carried unanimously.

Further discussion ensued. Ms. Meissen suggested Staff or RRM talk with the Power Plant about the possibility of the City purchasing the property needed for the boat yard, as well as requesting RRM to have discussion with the Coastal Commission regarding changing the ESH; that both discussions are necessary. Mr. Algert said the City Attorney has indicated that the Power Plant may deem this property of little development value and might consider selling it to the City.

Motion #2: Mr. Doughty moved that Staff request RRM to look at the possibility for a boat yard located on the Power Plant property, east of the Coleman Beach Extension Road, and to have dialog with the Coastal Commission to investigate the Environmentally Sensitive Habitat status, as well as the ownership of the property, and report on their assessment at the March 6, 2008 Harbor Advisory Board meeting. The Motion was seconded by Ms. Meissen and carried unanimously.

V. INFORMATION ITEMS

V-1. Harbor Department Status Report

Mr. Algert Reviewed the following items:

Winter Storms

C-MANC Washington DC Meetings

Tall Ships

Surf Contest

Ships to Reefs

Summer Beach Lifeguards

DBW Equipment Grant

Green Wave Energy Application

VI. ADDITIONAL COMMENTS

Ms. Leary said there seem to be many issues with the Green Wave Energy, such as fish habitat and salmon sensitivity to electricity; and she believes this needs to be reviewed. Ms. O'Brien said the Central Coast Women for Fisheries is holding a fund raiser, offering albacore enchiladas; the pick up day is Sunday, March 2nd at the Community Center; please contact Jackie at 772-8281. She said the Central Coast Women for Fisheries is a non-profit organization dedicated to fostering and promoting a sense of the living culture of our fishing communities by providing education, training, research and support for the public, fishermen and their families.

Mr. Ewing said he thought the Cable Committee should be mailed a copy of the Green Wave Energy information.

VII. FUTURE AGENDA ITEMS

March: RRM Report on Boat Repair Yard
CPI Fee Increase

April: Green Wave Energy

May: Harbor Dept. Budget
State Park Marina Update

June: Harbor Dept. Budget Continued
Dye Tabs for Liveaboards/Liveaboard Ordinance Enforcement

VIII. ADJOURNMENT

This meeting was adjourned at 9:05 PM

Submitted by,

Polly Curtis
Harbor Department