



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Wednesday, June 15, 2011

Chairperson Rick Grantham
Vice-Chairperson – John Solu
Commissioner Paul Nagy
Commissioner Jamie Irons
Commissioner Jessica Napier
Rob Livick, Secretary

- I. ESTABLISH QUORUM AND CALL TO ORDER
- II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
- III. PLANNING COMMISSIONER ANNOUNCEMENTS
- IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

- V. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

- VI. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on June 1, 2011

- VII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. None

- VIII. PUBLIC HEARINGS

A. **Case No.:**UP0-319

Site Location: 1185 Embarcadero

Applicant/Project sponsor: George Leage, Great American Fish Company

Request: Temporary use of an existing dock for Virg's Sport Fishing at GAFCO for both sport fishing (passenger for hire) as well as commercial fishing. The configuration of the dock will allow only one boat to be berthed overnight however during the day up to four boats will temporarily dock to load and unload passengers for the daily fishing trips. The temporary use is proposed to begin on May 1.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally Approve Temporary Use Permit #UP0-319.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

IX. UNFINISHED BUSINESS

- A. Current and Advanced Planning Processing List

X. NEW BUSINESS

- A. None

XI. DECLARATION OF FUTURE AGENDA ITEMS

XII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, July 6, 2011 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours, Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking action on a decision.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not

This Agenda is available for copying at ASAP Reprographics and at the Public Library

repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.

4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed.

The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

AGENDA ITEM: VI-A

DATE: June 15, 2011

ACTION: _____

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
June 1, 2011

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner Jessica Napier

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present with the exception of Commissioner Solu.

Staff Present: Rob Livick and Sierra Davis.

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Commissioner Irons led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

New Commissioner Jessica Napier introduced herself.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the May 24th meeting and also regarding agenda items for the upcoming June 14th City Council meeting.

V. PUBLIC COMMENT

- Paula Radke, resident and business owner of Morro Bay spoke to express concern about activity occurring at a neighboring property on Market Street and the potential adverse impact to neighbors.

VI. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on May 18, 2011.

Irons asked to correct the minutes on page 3 to include Rob Livick's comments regarding the checks and balances in place which ensure Cloisters project do indeed meet the design guidelines.

MOTION: Irons moved to approve the minutes as corrected. Nagy seconded the motion. The motion carried unanimously 4-0.

VII. PRESENTATIONS - None

VIII. PUBLIC HEARINGS

A. Case No.:UP0-317

Site Location: 305 Bernardo Avenue

Applicant/Project sponsor: Carol and Robert Swain

Request: Addition to a non-conforming house. The addition will be the second addition to the non-conforming house therefore requiring a Use Permit. The addition consists of 130 square feet of new living space and addition of decks and pergola. The project site is not located within the Coastal Commission's Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally Approve Conditional Use Permit #UP0-317.

Staff Contact: Sierra Davis, Assistant Planner, (805) 772-6270.

Davis presented the staff report.

Grantham opened the Public Comment period.

- Robert Swain, Applicant, spoke to request the Commission approve his project noting his project will improve the neighborhood.
- Homer Alexander, neighbor of Applicant, spoke in favor of the proposed project.
- Barbara Barcek, neighbor of Applicant, spoke in favor of the proposed project.

Hearing no further comment, Grantham closed the Public Comment period.

Commissioners spoke in favor of the proposed project and agreed the project looks great.

MOTION: Nagy moved the Planning Commission adopt the findings included as Exhibit A and approve the Conditional Use Permit #UPO-317 at 305 Bernardo Ave, subject to the conditions included as Exhibit B and the Site Development Plan dated April 26, 2011.

Grantham seconded the motion. The motion carried unanimously 4-0.

IX. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Staff reviewed with Commissioners the environmental projects on the Work Program.

X. NEW BUSINESS – None

XI. DECLARATION OF FUTURE AGENDA ITEMS - None

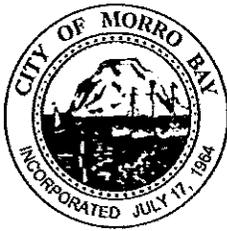
XII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 6:25p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, June 15, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: VIII - A

MEETING DATE: June 15, 2011

Staff Report

TO: Planning Commission

DATE: June 15, 2011

FROM: Kathleen Wold, Planning Manager

SUBJECT: Temporary Use Permit for Use of Existing Dock for Virg's Sport Fishing at GAFCO for both Sport Fishing and Commercial Fishing at 1185 Embarcadero.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit "A";
- B. Approve Temporary Use Permit #UP0-319, subject to the Conditions included as Exhibit "B" and the site development plans on file with the Public Services Department.

PROJECT DESCRIPTION:

Utilization the existing Great American Fish Company (GAFCO) floating dock for Virg's Sport Fishing boat tie up and passenger loading and unloading.

APPLICANT:

George Leage, Great American Fish Company

ATTACHMENTS:

- A: Findings
- B: Conditions
- C: Graphics/Plan Reductions
- D: Neighbor Letters
- E: Business Owners Letter

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt pursuant CEQA Guidelines, section 15301, class 1, for existing facilities. This class exempts permitting or leasing of existing facilities. There are no

Prepared By:

Dept Review:

City Manager Review:

City Attorney Review:

known sensitive environmental resources on the project site; consequently, this exemption is appropriate for this project.

BACKGROUND:

Virg's Landing is a recreational fishing company that has passenger-fishing vessels for near shore fishing. The boats are used for whale watching tours, sport fishing, and pleasure cruises. This business operation was originally located at 1215 Embarcadero for some 57 years. Due to unforeseen issues the business vacated the 1215 Embarcadero premise and is now looking for a temporary location to operate out of during the fishing season. Salmon season began on April 1 and rock cod season began on May 1.

The applicant, the owner of Great American Fish Company, has applied for an administrative temporary use permit for Virg's Sport Fishing Company to locate their operation at the GAFCO's lease site. The project was noticed for a Temporary Use Permit on May 13, 2011 with the 10 day public comment and review period. During the 10 day comment and review period a letter in opposition was received by the Public Services Department on May 23, 2011 from neighboring business owners. The owners were concerned about the impacts that the project may have on parking for the both the Embarcadero lease site parking lot and the Front Street parking lot. The opposition feels that patrons of the Virg's Landing will utilize the parking stalls located directly in front of other businesses and because they are gone for an extended amount of time out in the water these parking stalls are encumbered for the entire business day.

The subject area is governed by Measure D. Measure D was passed in 1981 as Ordinance 207 that was an initiative ordinance by the community that was certified and placed in the Zoning Code. Measure D restricts specific areas on the water (the H zone) and an area on Embarcadero north of Beach Street (the CF zone) and limits new passenger for hire boats and new restaurants within these areas. It further states that all of the uses which currently exist there are considered non-conforming and shall not be expanded or enlarged. This subject site is located in the H zone (water side) and the CF zone (land side).

Traffic and parking studies were conducted for the area by Orosz engineering for the Great American Fish Company, Virg's and Harbor Hut revitalization plan. According to this study in the general vicinity there are 325 off-street parking stalls, 46 on-street spaces and a 100 spaces overflow lot on the eastside of Embarcadero. The parking spaces along the harbor side of the parking lots generally have a 4-hour limit on parking. There are (3) 15-minute spaces near the Dockside restaurant. The remainder of the parking spaces has no time limit. The parking spaces in the overflow lot across the street have sign posted with "No Overnight Parking or Camping" restriction. The lease sites themselves do not provide any parking on-site.

SITE CHARACTERISTICS:

Adjacent Zoning/Land Use			
North:	CF/PD and H	South	CF/PD and H
East:	CVS/PD/S.4	West:	Harbor

Site Characteristics	
Site Area	9,507 s.f.
Existing Use	Restaurant and Docks
Terrain	Level, sloping downward to the west
Vegetation/Wildlife	None
Archaeological Resources	No known cultural resources
Access	Embarcadero

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Commercial / Recreational Fishing
Base Zone District	Commercial/Recreation Fishing
Zoning Overlay District	Planned Development
Special Treatment Area	none
Combining District	N/A
Specific Plan Area	Waterfront Master Plan Area 2
Coastal Zone	Coastal Commission Original Jurisdiction

DISCUSSION:

The applicant proposes to utilize the existing Great American Fish Company (GAFCO) floating dock for Virg's Landing Sport Fishing boat tie up and passenger loading and unloading. The boats that will tie up at the docks are for both Virg's commercial fishing and sport fishing (passenger for hire) fishing operations. The docks at GAFCO have capacity for one boat to be berthed overnight and four boats utilizing the facilities during the day for loading and unloading passengers, one boat at a time.

The property is located in the Measure "D" area which encompasses the Embarcadero North of Beach Street. The commercial and recreational fishing category is intended to implement Measure "D" of the June 2, 1981, by city ballot, passed by the citizens of Morro Bay, which states in its full text:

"The City shall not grant any permit, authorization or other approval of any state owned tidelands subject to city lease between Beach Street and Target Rock, unless such development or use is primarily for the purpose of serving or facilitating licensed commercial fishing activities or noncommercial recreational fishing activities, or is clearly incidental thereto. For purposes of illustration only, but not by way of limitation, no approval shall be granted for any new passenger-for-hire boats or supporting facilities, or

for any new restaurant, café, gift shop or other retail establishments serving the general public, and any existing such uses shall hereafter be considered nonconforming and shall not be expanded or enlarged.”

The Applicant’s agent submitted an undated letter attached to the application dated April 28, 2011 stating that GAFCO Master Lease Article 3, section 3.01 Permitted Uses it states, “The premises shall, during the term of this Lease, be used for the purposes of operating and conducting therein a restaurant, bar, fish market and slips for boats of any other uses subsequently approved for the premises by the City.” Please note that as of the date of this report a sublease has not been granted for this activity.

In regards to the Measure D and parking issues the Applicant has indicated that subject area has always been utilized for either commercial fishing and/or recreation fishing. This combination of uses have been documented in this area as far back as the 1950s. Over the last 50 to 60 years the uses within the harbor have been a mix of recreational fishing and commercial fishing with the ratio of the mix dependent upon the fishing seasons, the economy and availability of facilities. As such while the impacts to parking may vary season to season or year to year, historically parking has been provided for the highest intensity use which would be the recreational fishing and therefore no new parking is required.

While Measure D does prohibit new commercial recreational uses north of Beach Street, if the Planning Commission were to agree that recreational fishing uses have historically existed in the area and have not been abandoned then this would not be considered a new use.

It should be noted that the Planning Division received two letters in opposition of this permit. Both letters are included as attachments to your packet. The issues of opposition are the impact of the use on the parking within the immediate vicinity and the safety (of the docks) issues.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on June 3, 2011, and all property owners of record within 300 feet of the subject site were notified of this evening’s public hearing and invited to voice any concerns on this application.

CONCLUSION:

The Planning Commission must determine if the temporary use requested by the applicant is subject to Measure D or if the temporary use is a continuation of a historic use and therefore allowed under Measure D. If the commission decides that the use is historic and there is not an intensification of the use then no new parking will be required.

EXHIBIT A
FINDINGS

Temporary Use Permit #UP0-319 located at 1185 Embarcadero: Utilization of exiting docks at 1185 Embarcadero for Virg's Sport Fishing loading and unloading of passengers and commercial fishing operations.

Staff recommends that the Planning Commission make the following findings:

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. UP0-319 is Categorically Exempt, CEQA Guidelines Section 15301 Existing Facilities, as indicated in the attached staff report.

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood because passenger loading and commercial fishing are permitted uses within the zoning district applicable to the project site.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood because the use is consistent with the City regulations applicable to this development.
- C. The project will not be injurious or detrimental to the general welfare of the City because the use is a permitted use within the zone district and plan designation applicable to the site and there will be no new impacts beyond those that have historically been at the site.

EXHIBIT B
CONDITIONS OF APPROVAL

Temporary Use Permit #UP0-319 located at 1185 Embarcadero: Utilization of exiting docks at 1185 Embarcadero for Virg's Sport Fishing loading and unloading of passengers and commercial fishing operations.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced and described above, dated June 15, 2011, for a temporary use as depicted on the attached plans labeled "Exhibit C", on file with the Public Services Department, as modified by these conditions of approval for a period of 3 months.
2. Inaugurate Upon Receiving Final Approval. This temporary Use Permit shall be valid for a period of three months from the date of final approval. Up to one three month extension may be granted at the discretion of the Public Services director any additional requests for extensions shall require Planning Commission approval.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from

this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

7. Compliance with Morro Bay Standards: This projects shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

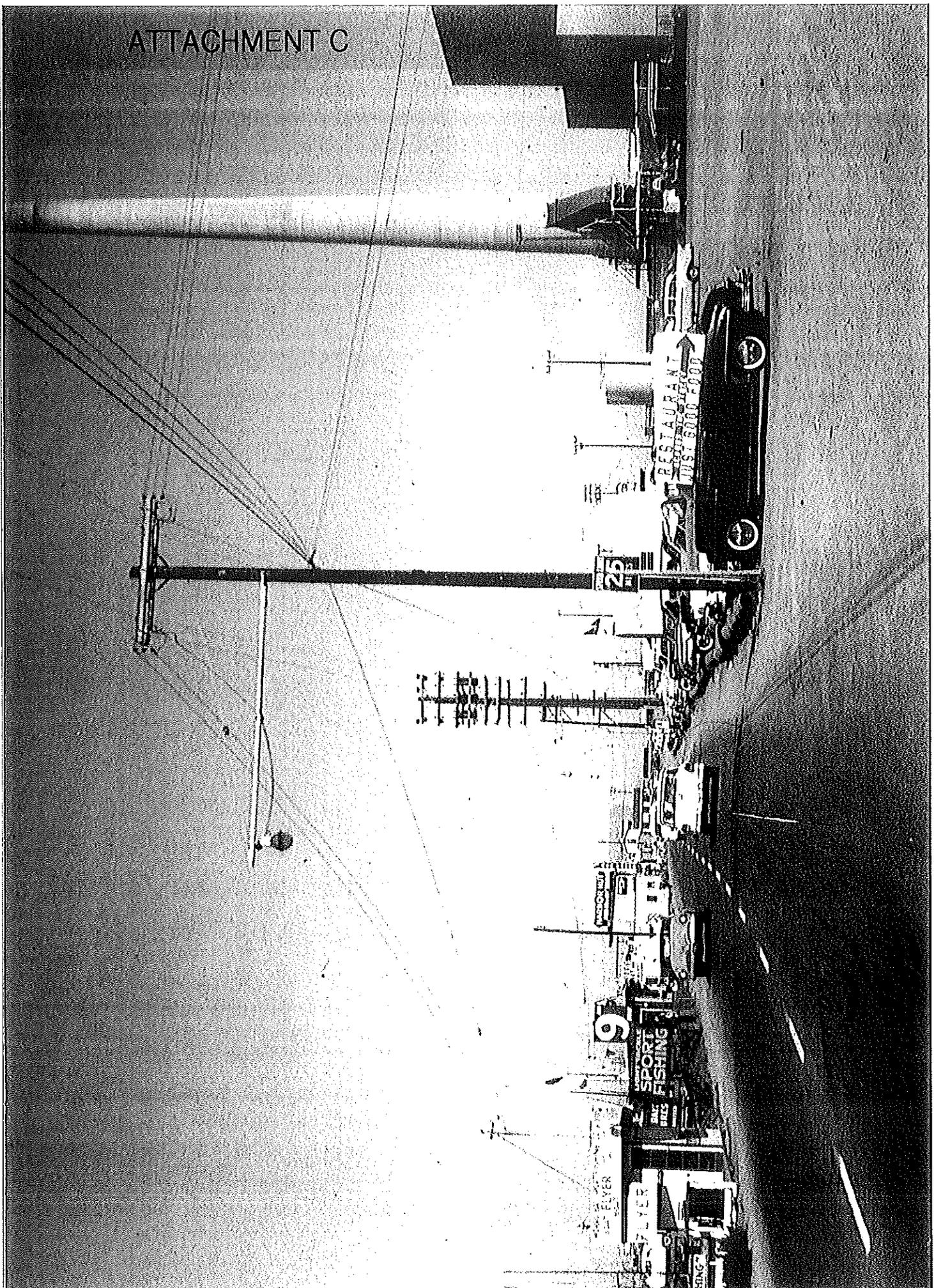
PLANNING CONDITIONS

1. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the Clerk's Office then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form. The Notice of Exemption along with the fee may be filed after the appeal period has ended and the planning permit is effective. This filing has the effect of starting a 30-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.

HARBOR CONDITIONS

1. The use is approved for the gangway and the first 45-foot section of dock (the most southerly one that the gangway lands on). The other two smaller dock sections shall not be used for this commercial use due to their very poor condition unless improvements are made to the satisfaction of the Harbor Department.
2. Prior to any operation of the temporary use a sublease shall be approved for the use.

ATTACHMENT C



ATTACHMENT D

RECEIVED

MAY 23 2011

City of Morro Bay
Public Services Department

5-23-11

To Whom it May Concern:

This is a request to stop the pending permit # UPO-319 at Great American Fish Company. We feel there hasn't been enough attention given to the parking and safety situation that has arisen since sports fishing opened May 1, 2011. The current arrangement is unacceptable to surrounding businesses. We would like a meeting to discuss this issue.

Thank You

West Coast Light Tackle

BEACH BUCKET TACKLE

Donald White

Yucca League

Ocean Front Donut Shop

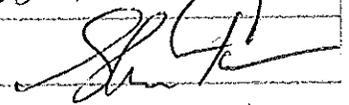
Ramona Tojomey

Azhiziam



Farmers Kites & Sweets

1108 Front St



Sierra Davis - Front Street Parking

From: "Peter Behman" <peter@performancelenders.com>
To: <kwold@morro-bay.ca.us>, <sdavis@morro-bay.ca.us>
Date: 6/8/2011 11:56 AM
Subject: Front Street Parking
CC: <williamyates@hotmail.com>, <alueker@morro-bay.ca.us>, <carlaborchard@ao...>

Hello Kathleen and Sierra,

I represent the property located at 1148 Front Street, Morro Bay, this property contains the Bayfront Inn a 16 unit hotel plus a 1 bedroom managers apartment also part of this property is the popular Frankie and Lola's restaurant. This is an older property with no onsite parking. In conversations with the planning department before we purchased this property several years ago we were told that this property because of it's density had entitlement to 32 in lieu parking spaces. I might also note that last year the Bayfront Inn made contributions to the TBID of just under \$25,000. The viability of the two businesses housed in this property is dependent upon close and convenient parking for it's customers.

Regarding the application for landing privileges for the Virg's Landing fishing boats and the plan to require that their patrons park in the parking lot that is adjacent and north of our property we would like to recommend that a very close look be taken of the convenient parking requirements of the businesses that have been established along Front Street for decades.

For the years that we have been involved in our property we have enjoyed an excellent relationship with the operators of Virg's Landing, often their patrons stay at our hotel because of the close proximity. We would encourage you to support allowing Virg's Landing to have landing privileges but that parking not be allowed by their patrons on the parking lot that is on the east side of the Embarcadero. A possible compromise might be to do a calculation of the in lieu parking requirements of all of the Front Street businesses and then place barriers in the parking lot that would allow Virg's parking on any remaining northerly section of the parking lot.

My very rough calculation of the existing businesses in lieu parking requirement are as follows:

1130 Front Street: Kite store (3), Donut shop (7), candy store (2), 2 apartments (4)

1140 Front Street: retail (3), Bakery (8), 2 hotel rooms (2), 1 apartment (2)

1148 Front Street: 16 unit hotel (17), resident managers apartment (2), restaurant (12)

TOTAL = 62 in lieu parking required.

These spaces should be designated for the Front Street business.

The Front Street business are critical to the vitality of the North Embarcadero and I would encourage your consideration.

Respectfully,
Peter Behman

ATTACHMENT E



SPORT FISHING & SCUBA DIVING

RECEIVED

MAR 08 2011

City of Morro Bay
Public Services Department

March 7, 2011

Ms. Kathy Wold
City of Morro Bay Public Services Department
955 Shasta Street
Morro Bay, CA 93442

RE: Virg's Landing temporary facility

Dear Kathy,

I am sure you have heard that Virg's Landing needs to relocate the tackle shop and sport fishing business for reasons beyond our control very soon. We have been an icon on the Embarcadero in this location for 57 years so it is unfortunate that we need to make this change.

As of now we have an offer from the Harbor Hut for a temporary use of the floating docks to load and unload our passengers. We are also looking for a permanent location however; we will need to work with the owners to provide the necessary facilities for us.

With that said, Virg's is in need of temporary place to sell boat tickets and fishing licenses to our passengers. It looks like the salmon season will begin on April 1 and the regular rock cod season will open on May 1. Our idea is to place a small portable trailer in the parking lot. I do not have a trailer at the moment but the idea is to have one in which we could open a side door or window to have our passengers come up and purchase their tickets and license. This trailer would not be used for any other activity than the sales. We can put the rental rods on the boats so that we do not have to worry about finding space for those as well.

We have looked around for other possibilities to put the make shift sales office but there is such limited space at the Harbor Hut and really no other area that we can use. It will be extremely important for us to have a temporary location near where we load the boats so that the fishermen can get their tickets and board the boats. The Dept. of Fish and Game is also changing its practice on how to issue fishing licenses by doing away with the paper license books and going with licenses via the computer. While all the bugs are not worked out with this, we

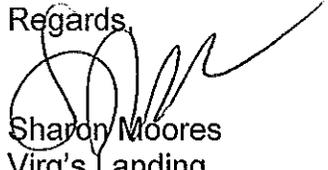
may find ourselves in a position that will require this temporary office be set up to have a computer to do the licensing.

So in conclusion, I wanted to seek help from the City to put a temporary trailer in one of the parking spaces near Harbor Hut and the existing tackle shop for our ticket sales. I do not know what type of permit may be required for this but, we are happy to fill out an application or other paperwork you will need.

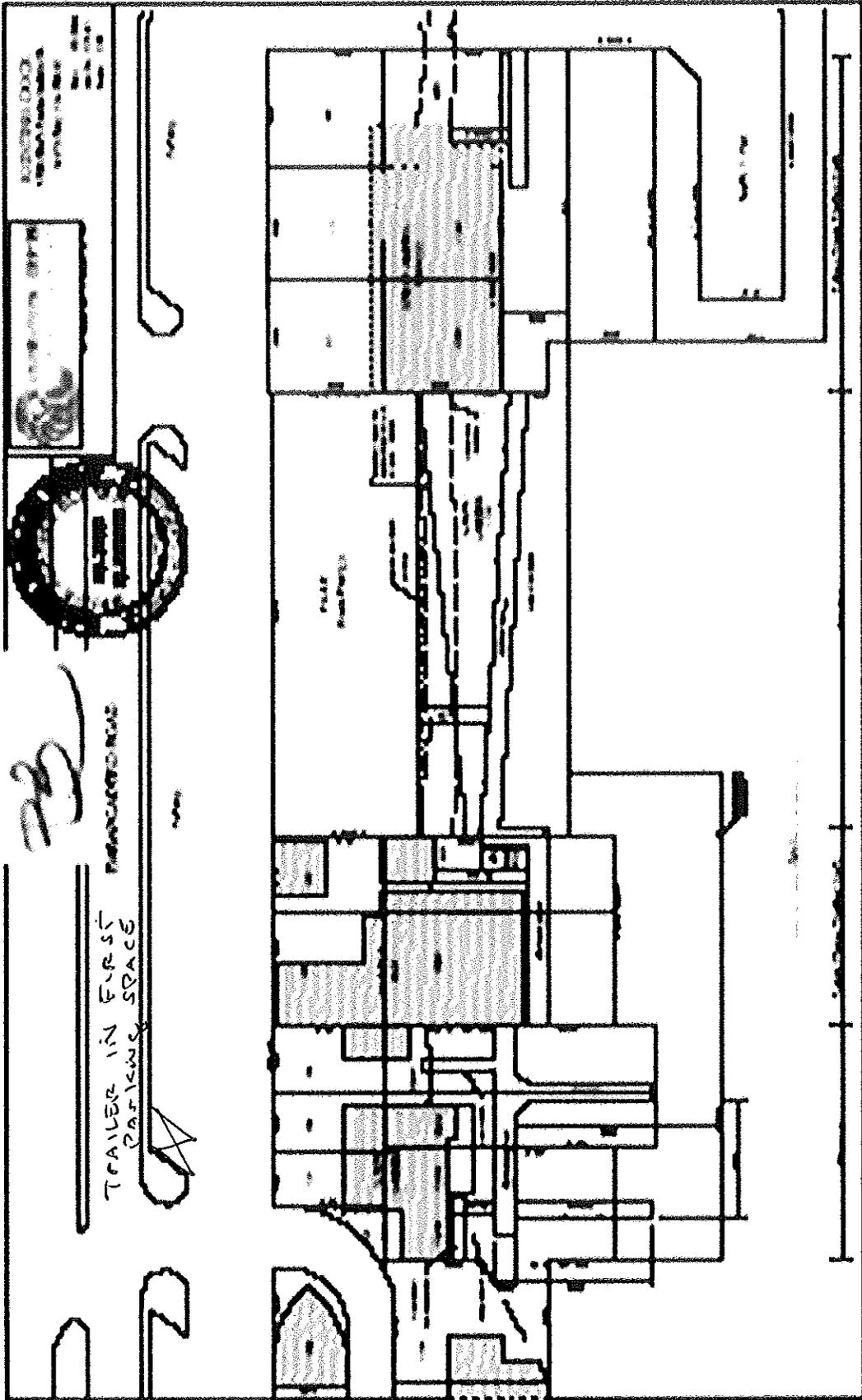
I have attached a couple of drawings of the parking lot to show you where we would like to put the trailer. We have chosen this location just to keep it out of the way of the parking area for the restaurant and other businesses. Additionally, I will be searching for a trailer soon and then will be able to provide you with a photograph or sketch of some kind so that you can see what type of trailer it will be.

Please let me know if you have any further questions. Thank you for your time and consideration in this matter.

Regards,



Sharon Moores
Virg's Landing



Existing Lease Sites

JUN 08 2011

City of Morro Bay
Public Services Department

June 3, 2011

Ms. Kathy Wold
 City of Morro Bay Public Services Department
 955 Shasta Street
 Morro Bay, CA 93442

RE: Virg's Landing boat operations

Dear Kathy,

I wanted to follow up on your request for additional information regarding the boat operations for Virg's. Below is the information for your review.

Maximum number of passengers per boat:

Admiral = 75 passengers
 Princess = 49 passengers
 Fiesta = 40 passengers

Fishing & whale watching average trip information by month:

May 2010	866
June 2010	1043
July 2010	1849
August 2010	1741
September 2010	1418
October 2010	769
November 2010	360
December 2010	0
January 2011	83
February 2011	360
March 2011	0
April 2011	76

In reviewing the average number of passengers, there are a couple of important items that need to be considered. First, the above numbers reflect the average from four boats however, Virg's is currently operating

GOVERNMENTAL & COMMUNITY RELATIONS • PLANNING

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only three boats because the Harbor Pathfinder will now be solely used for commercial fishing and no passengers. Secondly, from November 16, 2010 to April 30, 2011, the fishing season was closed and the only passengers carried were for whale watching. Thirdly, the numbers for April 2011 reflect only salmon fishing passengers. Fourthly, the 2011 rockcod fishing season will extend to December 31 and then close until approximately May 2012.

Rockcod fishing trip schedules:

Monday	¾ day boat		
Tuesday	¾ day boat		
Wednesday	¾ day boat		
Thursday	¾ day boat		
Friday	¾ day boat	All day boat	½ day boat
Saturday		½ day boat	Sundowner boat
Sunday	All day boat	½ day boat	Sundowner boat

½ day boat: 8 a.m. to 2 p.m.
 ¾ day boat: 7 a.m. to 3 p.m.
 All day boat: 6 a.m. to 4 p.m.
 Sundowner boat: 3 p.m. to 7 p.m.

Saturday to Sunday	Long range boat
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Long range boat leaves Saturday at 3 p.m. and returns Sunday at 5 p.m.

Please let me know if you have any further questions.

Regards,



Cathy Novak
 Project Representative



City of Morro Bay Public Services Current Project Tracking Sheet

Agenda Item : IX - A

Date: 6/15/11

Action:

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	<i>Leage</i>	1185 <i>Embarcadero</i>	4/28/11	<i>UP0-319</i>	<i>Temporary Use Permit, Sport Fishing at GAFCO. Noticed 5/13/11. Elevated to Planning Commission. Scheduled for 6/15/11 PC Meeting.</i>	<i>KW</i>	<i>PC</i>
2	<i>Ortega</i>	525 & 527 <i>Atascadero</i>	12/21/10	<i>CP0-340 UP0-308</i>	<i>Compact In-Fill Development. Requested additional documents from agent on 1/20/11. Environmental document completed and routed for 30-day review ending on June, 20, 2011. Planning Commission 7/6/2011.</i>	<i>SD</i>	<i>PC</i>
3	<i>Cotti Corporation</i>	1700 <i>Main Street</i>	1/24/11	<i>CDP-343</i>	<i>Coastal Development Permit for Demo and reconstruction of a fast food restaurant. Incomplete Letter 2/24/11. Applicant submitted arc report 3/15/11. Resubmittal 4/11/11. Environmental document completed and routed for 30-day review ending on June, 20, 2011. Scheduled July 2011 PC meeting.</i>	<i>SD</i>	<i>PC</i>
30 -Day Review, Incomplete or Additional Submittal Review							
4	<i>Dan Reddell</i>	550 <i>Morro Bay Blvd</i>	6/14/10	<i>UP0-293</i>	<i>Farmer's Market . Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project. City staff waiting on applicant's agent to resubmit. Resubmittal 3/4/11. Incomplete Letter 4/28/11. Applicant's agent submitted response letter 5/20/11.</i>	<i>SD</i>	<i>PC</i>
5	<i>Morro Bay Chamber</i>	Main between Pacific and Harbor	8/9/10	<i>UP0-298</i>	<i>Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain so they can meet with stakeholders.</i>	<i>SD</i>	<i>PC</i>
6	<i>Romero</i>	291 <i>Shasta Ave</i>	1/19/11	<i>CDP-341</i>	<i>Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.</i>	<i>SD</i>	<i>AD</i>
7	<i>Daniels</i>	606 <i>Agave</i>	3/3/11	<i>CP0-338</i>	<i>Minor Modification to CDP. Incomplete letter 3/29/11.</i>	<i>SD</i>	<i>AD</i>
8	<i>Stepelmann</i>	361-363 <i>Main</i>	3/8/11	<i>CP0-347</i>	<i>Tree Removal. Incomplete letter 4/13/11.</i>	<i>SD</i>	<i>AD</i>
9	<i>Tellian</i>	3039 <i>Ironwood</i>	3/11/11	<i>CP0-348</i>	<i>New Single Family Residence. Incomplete Letter 4/15/11. Resubmittal 6/1/11.</i>	<i>SD</i>	<i>AD</i>
10	<i>Moore</i>	1169 <i>Market</i>	4/20/11	<i>UP0-318</i>	<i>Virg's Landing, MUP.</i>	<i>SD</i>	<i>PC</i>
11	<i>Fageol</i>	270 <i>Shasta</i>	4/22/11	<i>CP0-352</i>	<i>Remodel and Addition. Incomplete Letter 5/31/11. Resubmittal 6/6/11.</i>	<i>SD</i>	<i>PC</i>
12	<i>Botich</i>	206 <i>Main</i>	5/12/11	<i>AD0-062</i>	<i>Parking Exception. Exception to allow an increase in the percentage of compact stalls.</i>	<i>SD</i>	<i>AD</i>
13	<i>Carlstrom</i>	482 <i>Kern</i>	5/5/11	<i>CP0-354</i>	<i>Demo and Rebuild. Incomplete Letter 6/1/11.</i>	<i>SD</i>	<i>AD</i>
14	<i>Kircher</i>	350 <i>Java</i>	5/10/11	<i>CP0-353</i>	<i>Demo/Reconstruct SFR.</i>	<i>SD</i>	<i>AD</i>

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
15	City of Morro Bay	595 Harbor	5/13/11	CP0-355	Generator.	SD	AD
16	City of Morro Bay	3060 Ironwood	5/18/11	CP0-295	Tennis Court Improvements.	SD	PC
Projects in Process							
17	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND.	JH/KW	PC
18	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC
19	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. The item shall be brought back to City Council first meeting in November.	KW	PC/CC
Environmental Review							
20	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street.	KW	PC
21	Chevron	3072 Main	12/31/08	CP0-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. Requested Information submitted 2/9/11. Submitted requested documents 2/9/11. Contacted consulting firm to process environmental document.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Coordinating with Other Jurisdictions							
22	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010. City Council Meeting on January 11, 2011. Project heard before CCC on March 11, 2011, and additional studies and materials are required. City working with consultant to provide information.	RL	PC/CC/RW OCB
23	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
24	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive							
25	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
26	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
27	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
28	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
29	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
30	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
31	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal	KW	PC/CC/ CCC
32	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
33	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
34	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map, CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	SD	PC
35	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
36	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011. Dynegy has assigned new project manager, anticipates demo to commence 5/20/11.	SD	AD
37	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold.	SD	PC
Projects in Building Plan Check							
38	Tauras Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmittal 3/10/11. Planning variance noticed. Applicant needs to submit plans for building permit.	SD	N/A
39	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11). Resubmitted 3/16/11. Incomplete memo 3/28/11.	SD	N/A
40	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
41	Cotti Corporation	1700 Main Street	2/7/11	Building	Taco Bell Demo/Remodel. Incomplete, changes need to be made to planning permit, plans returned 3/7/11.	SD	N/A
42	Lapp	1548 Main Street	3/1/11	Building	Express Check. Wind and solar System. Incomplete Submittal 3/15/11. Resubmittal 3/3/11. Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
43	Abbot	843 Quintana	3/1/11	Building	Express Check. Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
44	Lankford	2780 Juniper	3/3/11	Building	Single Family Remodel/Addition. Incomplete memo 4/12/11. Resubmittal 5/16/11.	SD	N/A
45	Swain	350 Bernardo	3/14/11	Building	Express Check. Incomplete letter 3/24/11. Scheduled for 6/1/11 PC meeting for use permit. PC approved. Submittal 6/7/11.	SD	N/A
46	Piper	2998 Greenwood	4/11/11	Building	Demo/Rebuild. Noticed 4/20/11 for CDP. Incomplete letter 5/11/11. Mailed deed restriction 5/13/11.	SD	N/A
47	Rowland	2630 Maple	4/14/11	Building	Elevator. Denied project because elevator was located in 20'x20' garage, where 2 covered and enclosed parking spaces are required, letter sent 4/18/11. Resubmittal 5/25/11.	SD	N/A
48	Kimbrell	323 Shasta	4/15/11	Building	Stairs and Railing Replacement. Incomplete Letter 4/18/11.	SD	N/A
49	Olson	2740 Dogwood	5/4/11	Building	SFR Remodel and Addition. Incomplete Memo 5/17/11.	SD	N/A
50	Fitness Works	500 Quintana	5/10/11	Building	Exercise room on mezzanine. Incomplete memo 6/1/11.	SD	N/A
51	Lebbad	2720 Cedar	5/12/11	Building	Bedroom Addition. Incomplete Memo 6/1/11.	SD	N/A
52	Salwasser	781 Market	5/24/11	Building	T.I. for Wine Bar.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Aging Building Permits - No response from applicant in more than 90 days.							
53	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
54	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
55	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
56	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
57	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
58	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10.	SD	N/A
59	Mike Wilson	957 Pacific	8/24/10	Building	Demo/Rebuild. Incomplete letter 8/26/10.	SD	N/A
60	Frantz	499 Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A
61	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
Final Map Under Review							
62	Zinngarde	1305 Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval.	KW	CC
Projects & Permits with Final Action							
63	Leage	833 Embarcadero	5/2/11	Building	Demo Portion of Building.	SD	N/A
64	Swain	305 Bernardo	3/31/11	UP0-317	Addition to nonconforming residence. Incomplete letter 3/21/11. Deemed complete and noticed 5/19/11. Approved by Planning Commission 6/1/11.	SD	PC
65	City of Morro Bay	715 Harbor	4/25/11	Building	Fire Station Phase II. Deemed complete 6/1/11.	SD	N/A
66	Hansen	221 Dunes	5/10/11	Building	Single Family Alteration. Incomplete Memo 5/17/11. Resubmittal 5/24/11. Deemed complete 6/1/11.	SD	N/A
67	Cade	1190 Main Street	4/19/11	SP0-134	Sign.	SD	AD
68	Robbins	450 Morro Bay Blvd	4/26/11	SP0-135	Sign. Called applicant to revise sign permit. Issued Permit 6/1/11.	SD	AD



City of Morro Bay
 Public Services
 Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	2/16/11	11/1/11			50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800