# CITY OF MORRO BAY
# HARBOR ADVISORY BOARD
# AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life. The City shall be committed to this purpose and will provide a level of municipal service and safety consistent with and responsive to the needs of the public.*

**Regular Meeting - Thursday, December 5, 2013**
**Veteran's Memorial Building - 6:00 P.M.**
**209 Surf Street, Morro Bay, CA**

Jeff Eckles, Chair

Bill Luffee, Vice Chair
Jim Phillips
Lynn Meissen

Gene Doughty
Dana McClish
(Vacant)

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

PUBLIC COMMENT PERIOD
Members of the audience wishing to address the Commission on City business matters other than scheduled items may do so at this time. To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Harbor Department's Office Assistant at (805) 772-6254. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. CONSENT CALENDAR

A-1 Approval of Minutes from Harbor Advisory Board meeting held on November 7, 2013.
**Staff Recommendation: Approve minutes.**

B. PUBLIC HEARINGS, REPORTS, AND APPEARANCES

B-1 Harbor Department Status Report
**Staff Recommendation: Receive and file.**

C. UNFINISHED BUSINESS

C-1 None.

D. NEW BUSINESS

D-1 Request for Proposals Review and Evaluation of Proposal Received from Virg's Sportfishing to Develop Currently Vacant Lease Site 107W-108W
**Staff Recommendation: Review and evaluate the Request for Proposals (RFP) submittal from Virg's Sportfishing and make recommendations, if any, to City Council. The proposal as received from Virg's is deemed compliant with the RFP, and as such is a qualified proposal recommended by staff as worthy of further consideration.**

D-2 Cancelation of the January, 2014 Harbor Advisory Board meeting.
**Staff Recommendation: Cancel the meeting.**

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

This agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the agenda posted at the Morro Bay Harbor Department, 1275 Embarcadero, for any revisions or call the department at 772-6254 for further information.

Materials related to an item on this Agenda are available for public inspection during normal business hours at the Harbor Department and at Mill's/ASAP, 495 Morro Bay Boulevard, or online at www.morro-bay.ca.us. Materials related to an item on this Agenda submitted to the Board after publication of the Agenda packet are available for inspection at the Harbor Department during normal business hours or at the scheduled meeting.

AGENDA NO: A-1

MEETING DATE: December 5, 2013

# CITY OF MORRO BAY

# HARBOR ADVISORY BOARD

# SYNOPSIS MINUTES

The regular meeting of the City of Morro Bay Harbor Advisory Board was held Thursday, November 7, 2013 at 6:00 PM in the Veteran's Hall, 209 Surf ST, Morro Bay, California.

## ESTABLISH QUORUM AND CALL TO ORDER

| | | |
|---|---|---|
| Present: | Members: | Gene Doughty |
| | | Jeff Eckles |
| | | Bill Luffee |
| | | Dana McClish |
| | | Lynn Meissen |
| | | Jim Phillips |
| | | (Vacant Seat) |
| | Staff: | Eric Endersby, Harbor Director |
| | | Polly Curtis, Office Assistant |

## MOMENT OF SILENCE

## PLEDGE OF ALLEGIANCE

## CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

Chair Eckles thanked all Veterans for their service and called for remembrance of Veterans on the upcoming November 11th Veteran's Day. He also reminded everyone of the upcoming event "Morro Bay Sings Elvis!" at the Community Center on Saturday, November 9th at 5:30, which benefits the Morro Bay Community Foundation who give scholarships to kids under the program, "Every Child Deserves Recreational Opportunities."

Chair Eckles said it is approaching the end of the year, so he reminded people to bring all issues regarding the harbor or the City to any Harbor Advisory Board member for consideration at upcoming Board meetings. He's hoping for a full agenda next year.

Mr. Doughty said John Lindsey is predicting rain next week; so boaters need to be sure their mooring lines are secure in preparation for winter storms.

## PUBLIC COMMENT

None.

## A. CONSENT CALENDAR

### A-1 MINUTES

Mr. Luffee moved the October 3, 2013 Harbor Advisory Board minutes be approved as submitted. The Motion was seconded by Mr. Phillips and carried unanimously.

## B. PUBLIC HEARINGS

### B-1 Harbor Department Status Report

Mr. Endersby briefed the Board on the following topics:

**New Harbor Patrol Vessel and Fire Pump**
**Recent Training:**
- **Rescue Watercraft Training Oct 22**
- **Multi-Agency Fire Drill on North T-Pier Oct 30**
- **Random Night Patrols by HPOs**

**Lease Site News:**
- **Caldwell -- Embarcadero Grill**
- **Redican -- Rose's Landing**

**Coin-Op Showers**
**North T-Pier Update**
**New Book by Mick Kronman, Santa Barbara Harbor Ops Mgr, "From Hooks to Harpoons"**
**Events:**
- **Harbor Festival October 5-6**
- **Outstanding in the Field November 3**
- **Lighted Boat Parade December 7**

Discussion by the Board and Mr. Endersby on possible camera surveillance outside the public showers due to the vandalism of coin boxes; night operations by Harbor Patrol; compensation to the Harbor Dept for vessel assistance to the event "Outstanding in the Field;" percent-gross revenue from leaseholders and sublease holders; revenue from new slips at lease sites; and Coastal Commission approvals for new slips on lease sites.

### B-2 Report on Status of Liveaboards and Liveaboard Permits in Morro Bay

Mr. Endersby briefly reviewed the item for the Board, saying the last liveaboard review was at the August 2011 meeting. He said liveaboards are a good asset to have on the water, as they have often reported and assisted with incidents in the bay. He then introduced Ms. Becka Kelly, Harbor Patrol Supervisor.

Ms. Kelly reviewed the estimated number of liveaboards on the bay, current legal permits that have been issued and when they expire, and the number that are in process. She said there are two currently under investigation or delinquent. She explained the definition of a liveaboard, which is the vessel owner who stays four or more days/nights on their boat in any seven-day period. Non-vessel owners are not allowed to be issued liveaboard permits.

Ms. Kelly said Harbor Patrol had issued no citations this year; however, last year several administrative cites had been issued, followed by Police "Notice to Appear" citations. All of those people cited came into compliance with the liveaboard regulations.

Ms. Kelly reviewed the changes to the Liveaboard Ordinance in 2009; the permit was changed from one year to two years, all liveaboard permits expire on the same date of June 30th in a given year, and the liveaboard inspection that was previously only performed by the Harbor Patrol could now be performed by other qualified surveyors. She said of the 27 liveaboard inspections this year, 22 were performed by outside sources, not the Harbor Patrol.

Ms. Kelly said possible future changes to the Liveaboard Ordinance might be to allow qualified commercial fishermen to live on their vessels on the T-Piers. Some of the commercial fishermen who are not based out of Morro Bay stay in the harbor for months at a time when their fishery is open in this area. Another possible future change could be that the use of the pumpout be demonstrated during the inspection, rather than just verifying that a holding tank or Port-a-Potty exists on the vessel.

Discussion by the Board, Ms. Kelly and Mr. Endersby on the status of the pumpout vessel; the use of dye tabs during inspection; the difference in the fee for inspection by Harbor Patrol versus other surveyors; the question of what accreditation marine surveyors should have in order to perform liveaboard inspections; and the difference in standards between Harbor Patrol and other surveyors on vessels being operable and seaworthy.

## C. UNFINISHED BUSINESS

### C-1 Overview of State Park Marina Major Maintenance Plans

Mr. Endersby briefly reviewed the item for the Board and then introduced Mr. Paul Gillen of Associated Pacific Constructors, the State Park Marina concessionaire. Mr. Gillen gave the Board an overview of the Major Maintenance Program of the State Park Marina for the current years 2012/13, and said the utilities have been upgraded, two docks have been rebuilt, and two more docks (#5 & #6) will be rebuilt within the next two years. He said the safety and integrity of the Marina are the priorities. He said the electrical conduits are marine grade, and the fire hoses and outlets comply with local fire code.

Mr. Gillen said the Marina is in good shape and is self-funding, which is something most other marinas cannot claim. His company, Associated Pacific, performs work on many marinas up and down the West Coast, and he has seen no other marinas that are self-funding.

Discussion by the Board and Mr. Gillen on future dredging issues and disposal sites; the revenue generated toward the Major Maintenance Budget; the number of slips in the Marina; the length of waiting time for a slip; and the full-time Marina maintenance man who works six days each week onsite.

There was no public comment.

### C-2 Status of State Park Marina Operating Agreement as it Relates to City Operations and Management of the Marina, Including Future City Involvement

Mr. Endersby reviewed the item for the Board. He said the major obligations of the City under the Agreement are to:

1. Actively pursue the agreed-upon dredging and renovation projects.
2. Continue to operate the marina as-designed.
3. Manage the Associated Pacific Constructors concession including receipt of revenue and continued major maintenance planning and execution.

Mr. Endersby concluded by saying that Staff is seeking any input from the Harbor Advisory Board regarding whether the City should continue in the Agreement and pursue the additional dredging and renovation; and whether the City should negotiate with the State for a new or revised Agreement; and if there is interest or desire by the City to pursue a more permanent Agreement to operate the Marina on a long-term basis with or without a concessionaire. He asked Mr. Gillen of Associated Pacific for his comments.

Mr. Gillen said he's spent a lot of time working at other marinas, and on reflection sees that the State Park Marina in Morro Bay is a very special spot; it is connected to the State Park with easy access for boaters; it has been upgraded to good standards and is currently very affordable. He said dredging has always been the main issue, but at an estimated cost of $10-20 million the project is not financially feasible unless it is grant funded.

Chair Eckles opened the topic up to public comment. Mr. Bill Martony of Morro Bay expressed his confusion over the Operating Agreement between State Parks and the City. He questioned the income percentage to the concessionaire and the length of the lease. Mr. Gillen responded to all of Mr. Martony's questions.

Discussion by the Board. Mr. Phillips said he had a boat in the State Park Marina for many years, and since 2005 when Associated Pacific became the concessionaire for the City, the Marina has achieved a number of improvements; he has noticed a lot of work being done. The State did not tend to show much interest in the upkeep of the Marina, but with the City's interest it has been much improved.

Chair Eckles said the State Park Marina does not appear to bring in significant revenues and is not a huge money-maker, but it does serve the boating community. He said the current concessionaire has deep knowledge and experience on maintaining marinas, and wondered about the ability of the Harbor Department to run and maintain that Marina. Mr. Endersby replied it is slim to none, and that there would not be current staffing for the Harbor Department to take over the business, which would mean investing in other contractors.

**Motion:** Mr. Phillips moved that the Harbor Advisory Board recommend to the City Council that the City continue in its Operating Agreement with the State of California until that Agreement expires, and that the City Council have the City Attorney investigate an extension of the current Agreement with improvements specifically related to the City being reimbursed for its hard and soft costs for improvements should the City terminate its Agreement with the State, and that the City Council continue its efforts to dredge and renovate the State Park Marina until the end of its Agreement with the State. The Motion was seconded by Mr. Luffee and carried unanimously.

Further discussion by the Board. Ms. Meissen said she has not heard as many complaints about the State Park Marina as years past, due to the concessionaire's upgrades and efforts. She said we should move forward and support the Marina as much as possible; and that dredging would always be a problem, as it's the nature of estuaries.

**Motion:** Mr. Phillips moved that the Harbor Department pursue extensions to all necessary permits related to the dredging of the State Park Marina before they expire, and continue to actively seek funding for future dredging of the Marina. The Motion was seconded by Mr. Doughty and carried unanimously.

**D. NEW BUSINESS**

None.

**E. DECLARATION OF FUTURE AGENDA ITEMS**

**Future:**

**Marine Mammal Center Informational Report**
**Morro Bay Community Quota Fund Update by Rick Algert**
**State Park Marina, Result of City Council Meeting**
**Harbor Advisory Board By-Laws Changes, Result of City Council Meeting**
**Review of Liveaboard Ordinance Regarding Marine Surveyor Certification and Standardization of Liveaboard Permit Inspections**

**F. ADJOURNMENT**

This meeting was adjourned at 8:05 PM.
Submitted by,

Polly Curtis

Polly Curtis
Harbor Department

AGENDA NO: B-1

MEETING DATE: December 5, 2013

# Staff Report

**TO:** Harbor Advisory Board **DATE: November 26, 2013**

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Harbor Department Status Report

## RECOMMENDATION

Receive and file.

## DISCUSSION

**New Harbor Patrol Vessel:** Although essentially ready for sea trials, problems with the fire pump/engine unit continue to plague the build. Though no fault of boat builder Don Radon, our delivery is being pushed back about another month.

**North T-Pier Maintenance & Repair:** The bid is let for the major maintenance and repair project on the North T-Pier, with an Engineer's Estimate of $429,670. That bid covers the core critical items, with additive alternates that we will choose from depending on how the bids come in dollar-wise. Bids were set to close December 3, but we have extended the bid approximately one month to close on January 14, 2014 in order to have more time to evaluate contractors' proposed pier access plans for construction. Seven firms attended the mandatory pre-bid meetings and site walk-throughs held on November 13 and November 20.

**Lease News:** The recommended walk-through for the Morro Bay Aquarium site Request for Proposals was held on November 20, with approximately ten people in attendance. All were associated with the Central Coast Aquarium's interest in the site.

**Events:** On Sunday, November 3 Outstanding in the Field, an outfit that specializes in catered-in-place local food events in farmers' fields and other unique locations, hosted an event on the end of the sandspit that featured locally raised Morro Bay oysters. By all measures the sold-out event was a success.

Saturday, December 7 will again see the Holiday Lighted Boat Parade beginning at 6:30 p.m. The boat parade begins at channel marker #16 in the Launch Ramp/Tidelands Park area, with the turn-around near Target Rock. The White Caps band will be playing live music at the South T-Pier beginning at 6 p.m. This year Morro Bay Rotary is organizing and putting on the event.

**Prepared By:** EE **Dept. Review:** EE

Waterfowl hunting season has begun in Fish & Game's Wildlife Area Hunt Zone in the back bay. The duck general season started on the 2nd Saturday in November and runs through January 26, 2014. The black brant goose season also began the 2nd Saturday in November, and runs for 30 days, closing Sunday, December 8.

On Saturday, November 16, Depth Perceptions Diving Services organized and put on a dive clean-up event at the North T-Pier. This event was featured on KSBY news, was a great success, and removed various items including tires, old electric motors, bottles, and other man-made debris and trash. Non-toxic items that served as homes to various critters were either left in place or the animals relocated to more suitable and natural habitats.

**Coast Guard Building Status:** The Coast Guard has been approved for approximately $1.4M to build approximately 5,000 square feet of additional building space. Staff and City Council members have met several times with the building and property folks at the Coast Guard, and identified possible locations, location issues, and possible ways for the Coast Guard to move forward. While discussions are ongoing and the Coast Guard has made presentations at two City Council meetings to date, no definitive location is identified as viable for all parties. Areas that continue to be looked at are the area immediately north of the power plant intake building, the intake building area itself, the area across the street from the intake building around or near the power plate gatehouse building, and the current location of the Harbor Department office.

**On Patrol:** On Thursday, November 21 the Harbor Patrol received a call for a vessel fire at the South T-Pier. Arriving on-scene patrol staff located the tugboat Point Estero with an electrical fire that was already put out. Thanks to the quick actions of Coast Guard personnel that were on the pier lifting an engine out of one of their vessels at the time, the call came in quickly through them and they were able to deploy fire extinguishers and hoses out of the pier's fire extinguisher cabinets.

**State Lands Commission and Morro Bay Tidelands Lease Issues:** Recent news reports are that the Harbor Enterprise Fund was not given $500k per year over the past approximate 9 years out of Duke Energy's Community Development Agreement and Outfall Lease Agreement made with Duke Energy back in 2003-2004 when the plant was planning for a major modernization of the facility. Staff will provide an oral update on this issue, and a memorandum from the City Manager to the City Council addressing the issue is being provided with this report..

# City of Morro Bay

## Office of the City Manager

595 Harbor Street ♦ Morro Bay, CA 93442
805.772.6206

**MEMORANDUM**

**TO:** Mayor and City Council

**FROM:** Andrea K. Lueker, City Manager

**DATE:** November 27, 2013

**SUBJECT:** **Brief Review of Power Plant Payments**

Two documents are helpful for this discussion: 1) the November 2004 - Agreement to Lease and Agreement Regarding Power Plant Modernization between the City of Morro Bay and Duke Energy Morro Bay LLC; and 2) the 2012 Amendment (both attached). In a nutshell, the City has received two payments in the past from Duke/Dynegy: $250K that was designated as the Outfall Lease Payment and used in the Harbor budget, and $500k that was designated as Community Development Funds and used in the General Fund/General Fund Emergency Reserve (use of those funds is not restricted).

In recent years, the City has been working to curtail the use of the 250K funding from the Harbor Operations budget and put it in Harbor Reserves, and/or use for Harbor Department capital projects. This was done in order to wean the dependency off the funds, and prepare for potential plant closure and cessation of funding.

Similarly, up until about 2009, the City used the $500k funding for operations in the General Fund. Based on the likely closure of the plant, with the 2009/10 budget, City staff recommended, and the City Council approved, pulling $100K from the General Fund operations that year (and with an additional $100K each subsequent year), and putting those funds in the General Fund Reserve. This foresight has placed the City in the position to have $0 dependency on the Community Development Funds for operations after FY 2014/15, and has enabled the General Fund Reserve to maintain its goal of 27.5% of the total General Fund expenditures.

It is the City's understanding that we will receive a Community Development Fund payment of $525K in January 2014 as well as an Outfall Lease payment of $260K. By late February 2014, there will be a decision whether to pay those amounts in 2015which is unlikely due to the potential plant retirement. There are also lease terms that allow the City to acquire certain private property.

I have not been notified of any State Lands Commission investigation. We do report annually to State Lands regarding the Harbor Budget, but that has been our extent of communication. However, based on the allegations that have been made in public, I contacted both Sheri Pemberton, Legislative Liaison with State Lands, as well as Executive Officer, Jennifer Lucchesi. Ms. Pemberton was the individual who was quoted in the Cal Coast New article. Ms. Pemberton

promptly returned my phone call and indicated State Lands has had two inquiries (one in 2011 and one more recently from a former City employee) and State Lands has reviewed the information. I inquired as to why the City had not been contacted regarding the "investigation" and she indicated that while the inquiries had been reviewed, the review had not been raised to the level of notification of the City or could even be called an "investigation". Ms. Pemberton also indicated that she was happy to discuss this issue with City Council members but in that case, she would have her legal counsel with her.

And finally, as you know, the Duke/Dynegy negotiations were within the purview of the City Attorney's office, and he would likely have been able to share additional information, however, the above is the basic "nuts and bolts." I am happy to answer other specific questions or work with the Interim City Attorney, Anne Russell, to locate additional information.

AGENDA NO: D-1

MEETING DATE: December 5, 2013

# Staff Report

**TO:** Harbor Advisory Board **DATE:** November 25, 2013

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Request for Proposals Review and Evaluation of Proposal Received from Virg's Sportfishing to Develop Currently Vacant Lease Site 107W-108W

## RECOMMENDATION

Review and evaluate Request for Proposals (RFP) submittal from Virg's Sportfishing and make recommendations, if any, to City Council. The proposal as received from Virg's is deemed compliant with the RFP, and as such is a qualified proposal recommended by staff as worthy of further consideration.

## FISCAL IMPACT

No fiscal impact at this time. Positive fiscal impact expected in future if vacant lease site is developed.

## BACKGROUND

During spring of 2013 three vacant lease sites were let out for RFP's to develop any or all of them. Proposals were due mid-August of this year, and only one proposal was received by the deadline; that of Virg's Sportfishing for the vacant water-only lease site 107W-108W between the South T-Pier and the commercial fishing vessels slips to the pier's south.

The RFP stipulates that competing proposals would be given review by a Selection Panel, and that Panel's recommendations would be made to the Harbor Advisory Board (HAB) for their consideration. In turn the HAB would make its recommendations to the City Council for their ultimate review and decision. However, staff believes that since there is only one proposal to review, the Selection Panel process that would have reviewed and ranked the proposals is moot and redundant, and the two reviews can therefore be combined into one HAB review and recommendation on the single proposal received. That recommendation, if any, would then be forwarded to the City Council. The RFP itself allows the City to amend the RFP process at any time, therefore this action is well within the parameters of the RFP.

Prepared By: EE Dept. Review: EE

**DISCUSSION**

Included with this staff report is the complete proposal as received from Virg's, as well as the RFP itself. The HAB is being asked at the December 5 meeting to:

1. Review the proposal, including an "interview" of representatives of Virg's present at the meeting. HAB members are encouraged to review the proposal and become acquainted with it prior to the actual meeting.

2. Evaluate the proposal using the criteria as set out on page 11 of the RFP. At the discretion of the chairman and board, this can either be by HAB rating consensus on each of the listed items, or an averaging of the ratings given by the individual HAB members.

3. Make recommendations and comments on the proposal, if any, to be forwarded to the City Council for their consideration.

**CONCLUSION**

Staff is seeking HAB input and evaluation of the sole proposal received for an RFP process on vacant lease sites begun earlier this year. Individual Selection Panel review and HAB review are being combined into one HAB action to review and grade the proposal received, and any HAB recommendations or comments will be forwarded to the City Council.

# City of Morro Bay
# Request for Proposals

**Development of**
**Lease Site 107W-108W**
**1155 & 1159 Embarcadero**
**Morro Bay, CA 93442**
**Project MB-2013-HRFP2**

May 17, 2013

Prospective Proposer:

SUBJECT: REQUEST FOR PROPOSALS FOR LEASE SITE 107W-108W 1155 & 1159 EMBARCADERO, MORRO BAY, CA 93442

The City of Morro Bay invites the submittal of proposals from qualified entities and/or operators (Proposer) to develop vacant land located on the Embarcadero for Lease Site 107W-108W located at 1155 & 1159 Embarcadero, Morro Bay, CA 93442.

The Harbor Department intends to select a Proposer to comprehensively develop this property. It is anticipated that this property will be available on a long-term ground lease basis.

Instructions and forms to be used in preparing the proposal are found in the information included in the Request for Proposals (RFP). The schedule for this RFP will be as follows:

| ACTIVITY/Key Steps | DATE |
|---|---|
| Issue Request for Proposals | May 17, 2103 |
| Mandatory Pre-Proposal Meeting and Site Walk-Through | June 14, 2013 |
| Questions Due | June 30, 2013 |
| Responses Posted by | July 15, 2013 |
| Proposals Due | August 15, 2013 |

If you cannot agree to the requirements exactly as set forth in this RFP, please do not submit a proposal.

For questions regarding this RFP, please contact Eric Endersby by email at eendersby@morro-bay.ca.us. Questions must be submitted by June 30, 2013. Responses to questions will be posted on the City's website at www.morro-bay.ca.us by July 15, 2013. It is the responsibility of any Proposer to review the City's website for any RFP revisions or answers to questions prior to submitting a proposal in order to ensure all proposals are complete and responsive.

Sincerely,

Eric Endersby
Harbor Director

**REQUEST FOR PROPOSALS**
**DEVELOPMENT OF LEASE SITE 107W-108W**
**1155 & 1159 EMBARCADERO, MORRO BAY, CA 93442**

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## *Purpose*

The City is seeking proposals from qualified entities and/or operators to develop vacant water located on the Embarcadero for Lease Site 107W-108W at 1155 & 1159 Embarcadero, Morro Bay, CA 93442, and hereinafter referred to as "Site." The property is available for long-term ground lease and the City will consider development proposals by one or more Proposer Teams (Proposer). The duration of the lease to be awarded as a result of this RFP will be negotiable, depending on the investment plan of the Proposer. The agreement will become effective once approved by the City Council.

## *Objectives*

The City Council has determined that it is in the best interest of the public to consider potential development proposals for the Site. The City desires to have the property developed in a manner which will provide an economic return to the Harbor Department. It is the City's objective to ensure that the Site is developed at the earliest possible time to meet modern design criteria and incorporates planning and building codes with uses that are the most beneficial to the Embarcadero business environment. Other key City objectives with this RFP are design improvements that include:

- Minimum 8-foot wide sidewalks
- Minimum 8-foot lateral public access along the waterfront
- Disabled access to second floor uses, if any

The City is seeking Proposers who have the proven experience, financial resources, and professional expertise to deliver the highest quality and economically feasible project that is consistent with and best implements the land and water uses approved in the City's Master Plan, Local Coastal Plan, and Harbor Department Lease Management Policy.

## SECTION I: SITE HISTORY

This Site is comprised of approximately 2750 square feet of water area (Lease Site 107W) and 2750 square feet of water area (Lease Site 108W) located at 1155 & 1159 Embarcadero in Morro Bay, California. The parcels are described in more detail in the attached Lease Site Map.

Tracing back to English Common law the Public Trust Doctrine establishes that navigable water or lands subject to tidal influence are "sovereign", held open to the public for commerce, fisheries or navigation. In 1942-44, the federal government constructed a revetment along the Morro Bay waterfront and filled most of the area now known as the commercial strip along the Embarcadero. The State of California claimed ownership of the newly created land as at least a portion of it had previously been below the high tide line. After many years of dispute with private property owners, who also claimed an interest in the land, most title issues were settled in the 1950s-1960s by designating those lands west of Embarcadero Road as public trust lands owned by the State, and those lands east of Embarcadero Road as privately owned.

In 1947, the State of California granted those public trust lands in Morro Bay to the County of San Luis Obispo. The City of Morro Bay assumed trusteeship of the granted lands upon incorporation in 1964-1965. The tidelands grant in Morro Bay is in perpetuity, provided the City conforms to the terms of the legislative grant. The granted lands must be used for commerce, fisheries, navigation, recreational purposes, parklands, public access, public parking and environmental protection or enhancement. Residential use of these public lands is specifically prohibited. The City may lease out these lands to private businesses for a period up to 50 years and all revenues from such leases must be expended within the area of the granted lands for the purposes of the public trust. Much of the granted lands were leased to established businesses in the 1960s on long-term leases that provided low rental rates in exchange for tenant investment in the business on the sites or settlement of previous land ownership or county lease disputes. Some of these old long-term leases have accrued significant "bonus" value to the benefit of the private party because waterfront property values have increased far in excess of the contractual rental return to the City.

The City desires to solicit proposals from interested parties to ensure maximization of public benefit from development and a long-term lease agreement for the Site.

## SECTION II: SITE DATA

Development property is Lease Site 107W-108W as delineated on Parcel Map of the City of Morro Bay No. MB-68-30, which was recorded on October 10, 1968, in Book 3 Page 10 of Parcel Maps in the Office of the County Recorder, San Luis Obispo County, California. Property is located within the visitor-serving Tidelands Trust granted lands. The designated site, located at 1155 & 1159 Embarcadero, has been surveyed and contains a combined total of 5500 square feet of water.

### A. Current Uses

The site currently has no active uses. There is a public boardwalk on the eastern boundary of the site.

### B. Topography/Soil Conditions

The Site is a rock revetment leading down to the water. Investigation of land, soil, revetment, and harbor bottom conditions for suitability of the proposed development shall be the responsibility of the Proposer; however, no untoward hazards or conditions are known to exist on the site.

### C. Hazards

The Site is subject to all conditions and hazards commonly associated with a bay/ocean-front setting including but not limited to:

1. Flooding: the Site is not in a designated flood zone.

2. Tsunami: the Site is within the tsunami 50-foot inundation zone.

3. Earthquake: the Site is within an earthquake hazard zone.

4. Storms: the Site is subject to periodic storm conditions.

5. Tidal Overflow: the Site can be subject to periodic tidal overflow.

### D. Archeology

The Site is listed and is within 300 feet of a known archaeological site.

### E. Hazardous Materials

It is the City's intention to deliver an environmentally clean Site to the Proposer, and no environmental hazards are known to exist beyond those normally associated with the daily operation of like businesses on the Site.

## F. Zoning

The Site is in the "Measure D" Commercial/Recreation (CF) fishing district. The purpose of the CF district is to promote and accommodate both the commercial fishing industry and noncommercial recreational fishing activities in appropriate waterfront areas. The full text of Measure D and particulars of the CF district zoning can be found on the City website and in Morro Bay Municipal Code Section 17.24.

## G. Parking

The Site currently has no parking spaces "grandfathered" in to the water leases.

## SECTION III: INVITATION TO PARTICIPATE

The City is seeking proposals from Proposers with experience in commercial facilities, with the financial resources and capabilities to fund a proposed project, and whose general development approach and concept for the site best meets the City's objectives in this Request for Proposals.

### A. Proposal Process

1. All proposals must be submitted per Section V, "Request for Proposals Submittal Package." All proposals become the property of the City of Morro Bay and will not be returned.

2. Submittals will be initially screened to ensure that they are complete and conform to this Request for Proposals. City staff will review and evaluate the qualifying proposals and make recommendations in a Staff Report.

3. The City will convene a Selection Panel to review the proposals, and to interview each qualified proposing party.

4. The Selection Panel will make Primary and Secondary Proposer recommendations to the Harbor Advisory Board, which in turn will review and make recommendations to the City Council.

5. The City Council will determine the final Primary and Secondary proposals.

6. City staff will at that time have authority to negotiate a long-term lease agreement with the proposing party for the Site. Upon approval of the Concept Plan by the City Council, City Staff would then recommend to the City Council for approval and execution. Proposing parties must assume that rental terms of a new lease agreement will be set forth as in the City's Harbor Department Lease Management Policy.

7. Any long-term lease shall include the requirement that the tenant, at the tenant's sole cost and expense, finalize all plans and permits, and obtain Precise Plan approval from the City Council prior to the commencement date of the lease.

### B. Project Costs

**ANY AND ALL DESIGN, ENGINEERING, OR PLAN SUBMITTAL COSTS FOR THE PROPOSAL WILL BE THE SOLE RESPONSIBILITY OF THE PROPOSING PARTY. THE CITY SHALL INCUR NO COST OR LIABILITY FOR ANY COSTS SHOULD THE PROPOSING PARTY BE UNABLE TO COMPLETE THE PROJECT APPROVAL AND/OR PERMITTING PROCESSES.**

## C. City's Right to Amend RFP

The City reserves the right to amend the RFP process and the selection procedures at any time. It is the responsibility of any Proposer to review the City's website for any RFP revisions or answers to questions prior to submitting a proposal in order to ensure all proposals are complete and responsive.

## D. Contact Person

Request for Proposal Packets and written inquires regarding the Request for Proposals or the project site can be obtained by contacting:

Eric Endersby, Harbor Director
Morro Bay Harbor Department
1275 Embarcadero
Morro Bay, CA 93442
805-772-6254
eendersby@morro-bay.ca.us

## E. Pre-Proposal Meeting and Questions

Attendance at the mandatory Pre-Proposal meeting and Site walk-through on June 14, 2013 is required to submit a proposal. For any questions posed, a response will be posted on the City website by July 15, 2013. All questions are due by close of business June 30, 2013.

## F. Submittals

Interested parties are required to submit their proposal to the City no later than 5:00 p.m. Verizon Time on August 15, 2013, per Section V of this RFP to:

City of Morro Bay
Attention: Harbor Director
595 Harbor Street
Morro Bay, CA 93442

Submittal envelopes shall be clearly marked "**MB-2013-HRFP2**." Postmarks will not be 2accepted.

## SECTION IV: SELECTION PROCESS

**The City reserves the right in its sole discretion to waive any defect or omission in any proposal that does not materially affect the terms of the response to this proposal. The City reserves the right in its sole discretion to reject any and all proposals submitted, to revise its selection process at any time, and to rescind this Request for Proposals at any time.**

### A. Criteria for Selection of Proposer

The City will select a proposal on the basis of maximization of public benefit in the proposed project, in addition to the proposing party's potential to bring the project to completion and successfully operate the lease based on financial capability and experience. The City expects to negotiate with the successful Proposer all aspects of the development program including a long term lease for the property.

Important elements influencing selection of a proposal are:

- Maximization of public benefit of the project and best utilization of both the land and water portions of the Site.
- Best balance between uses and requirements in the City's Master Plan, Local Coastal Plan, building codes, and design elements.
- The overall quality of the development team as evidenced by the professional reputations and experience of the principals and agents.
- Financial capabilities and expertise in commercial development.
- Experience in commercial leasing and property management.
- History of successfully completed development projects.
- The architectural excellence, engineering and overall quality of previous projects of like scope and scale.

Proposed uses on the lease sites shall be in conformance with the Tidelands Trust and consistent with current planning, zoning and land use policies of the City. The successful proposal will be subject to the normal planning and building approval process of the City.

### B. Proposer Selection

The City reserves its right to seek input from various community and business representatives, staff, and other agencies. In addition the City may utilize the services of leading consultants in the areas of design, architecture and engineering, real estate, economics, and law to assist in the evaluation of the proposals and to negotiate a new lease.

Deposits from proposing parties reviewed by the City will be held in trust during the proposal review period. After City Council selection, the City will refund deposits from parties not in Primary or Secondary position, if any. The City will hold the Deposits from the proposing party under final Primary and Secondary consideration in trust during the twelve month Concept Plan processing period. If the Primary Proposer successfully completes Concept Plan approval of their

proposal as outlined, all Deposits will be fully refunded. If the Primary proposing party fails to complete Concept plan approval within the specified time, the City will retain the Deposit as a processing fee and the Secondary proposal may ascend to Primary status and the remaining Deposit handled accordingly.

## C. Selection Methodology

In reviewing and evaluating the qualifications of the Proposers and their proposals, the following criteria will be considered:

1. The proposal complies with the Request for Proposals – **Pass/Fail**

2. Overall quality of the conceptual design of the facilities, overall Site plan and maximum utilization of Site square footage (land and water), and maximum benefit to the public – **up to 20 points**

3. Demonstrated understanding of the development constraints on the Embarcadero, and market knowledge of the Morro Bay and Central Coast local and visitor serving needs – **up to 20 points**

4. Proposed lease terms – **up to 20 points**

5. Proposer's financial strength and current relationships with financing sources, and demonstrated ability to finance the proposal through to completion – **up to 10 points**

6. "Green" and/or "LEED" building features including but not limited to site and landscaping, building materials, energy and water use, indoor air quality, lighting, and waste management – **up to 10 Points**

7. Overall Proposer and team qualifications and experience in similar projects – **up to 10 points**

8. Ability to secure and develop major sub-tenants as part of the proposal – **up to 5 points**

9. Proposed development schedule – **up to 5 points**

## D. Exclusive Lease Negotiation

The City intends to enter into a ground lease with a Proposer who is capable of planning, designing, financing, developing and operating the project as proposed. Proposers responding to the RFP will be financially responsible for all construction activities. It is not anticipated that any direct financial assistance will be available from the City. The Harbor Department's typical ground lease is "triple net" and includes base rent and percentage rent terms. Negotiations for a ground lease will be initiated with the selected Proposer.

The lease will outline roles, expectations, responsibilities, goals, objectives and timelines with regard to the proposed development and specific financial parameters to which both the selected Proposer

and City will adhere. Proposers will be responsible for all costs associated with the RFP process including all costs incurred by the Proposer associated with the negotiation and development of the lease, as well as all costs associated with the entitlement, permitting, CEQA processing, and development. The selected Proposer will work closely with the City to establish general design parameters for the proposed development

The City and the Proposer shall negotiate a long-term ground lease agreement not to exceed a term of 50 years.

## SECTION V: REQUEST FOR PROPOSALS SUBMITTAL PACKAGE

1. **Proposal Submittal.** All responses to this Request for Proposals must be received no later than **5:00 p.m. Verizon Time on August 15, 2013. Postmarks will not be accepted.**

Proposals shall be dropped off or sent to:

**City of Morro Bay**
**Attention: Harbor Director**
**595 Harbor Street**
**Morro Bay, CA 93442**

**Submittal envelopes shall be clearly marked "MB-2013-HRFP2." No fax or email proposals will be accepted.**

2. **Acknowledgement Form.** Each proposing party must review, complete, and sign the attached Acknowledgement Form and include it with their proposals.

3. **Deposit Check.** A $5,000 Deposit check or bank draft payable to the City of Morro Bay must be included with the proposal. Deposit disposition shall be in accordance with Section IV B.

**All Proposers must submit four (4) copies of the following information:**

A. **Proposer Information**

1. **Identification.** Name of Proposer and type of entity. Also provide known members of development team such as architect, engineer, landscape architect, major equity investors, consultants, etc., including project organizational and management roles in implementation of development.

2. **Experience.** Provide a brief description of the Proposer's and key team member's recent development experience. This experience should include projects in which the Proposer was instrumental and which are similar to the kind of project or similar project being proposed. Please be specific and indicate references for each project.

3. **Financial Data.** Provide information indicating Proposer has sufficient financial resources to undertake the project, including a statement of proof of financial capability to plan and construct the proposed project. Provide bank references where appropriate. The latter may be in the form of bank or financing institutions' letters of reference.

   The City will independently investigate the financial background of proposing parties as agreed to in the required Acknowledgment Form signed by the proposing parties.

4. **Prior Financing.** Provide information on financing for prior or current development projects. Please be specific. Include a current Credit Report with credit score.

B. **Proposal Narrative**

1. **Narrative.** The written narrative must be included in the proposal describing the redevelopment proposal for the Site; the type of development envisioned and its market orientation which best implements both the land and water elements of the Site.

2. **Design.** The narrative should include the basic design elements, especially as they pertain to the City's waterfront design criteria, and all current planning conditions and zoning standards. A description of proposed treatment of building facades and "Green Building" features shall be included. If appropriate, photographs of existing buildings with similar facades may be included to further illustrate the concept.

C. **Proposal Visuals**

**ALL DRAWINGS SHALL BE 24" X 36" BLACKLINE PRINTS WITH A HORIZONTAL LAYOUT. FOUR (4) SETS ARE REQUIRED.**

**EACH 24" X 36" DRAWING SHALL ALSO BE PROVIDED IN 8 ½" X 11" BLACK AND WHITE REDUCTIONS WHICH CAN BE PHOTO-COPIED.**

1. **Site Plan**. Site Plan illustrating at a scale of 1" to 40" the outline of all buildings and improvements, including proposed building locations, landscape and hardscape areas, adjoining public areas, and proposed public improvements. Tabulations in square footage and percentage of the following shall be shown on the Site Plan:

    a. Building footprint, landscaped areas and hardscaped areas.

    b. Individual building tabulations depicting gross floor area and gross leasable floor area as well as proposed use.

    c. Parking designated as standard, compact, handicap and loading spaces.

2. **4-Sided Elevations**. Four sided elevations shall be at appropriate scale and overall dimensions shall not exceed 24" X 36". All elevations shall be dimensioned to illustrate the height of roof and height of parapet. Material details shall be illustrated on these elevations.

3. **Section Drawings**. Section drawings shall be provided of all street frontages shall show true dimensions and shall show the outline of buildings on the adjoining lots. Section drawings shall include the adjacent roadway.

4. **Colored Site Plan Rendering**. A rendering utilizing the above mentioned Site Plan shall be provided. This Site Plan rendering is intended to provide a colored overall view of the entire project.

5. **Building**. A narrative description of proposed treatment of building facades and "Green Building" features shall be included. If appropriate, photographs of existing buildings with similar facades may be included to further illustrate the concept.

6. **Water Lease.** Proposals should include plans, elevations, etc. for the water portion of the Site as well.

**NOTE:** Plan will be considered a Conceptual Plan and will be subject to adjustment and City approval once a proposal has been selected and the details of the project are finalized through the planning, permitting, and negotiation processes.

## D. Pro Forma

The proposal shall include a ten-year pro forma for the entire development to include, but not limited to, construction, sublease, and stabilization. A description of the proposal financing as it pertains to the pro forma shall also be included. The proposal should include an estimate of the total value of the project, broken down into land and improvement values. The pro forma should reflect all income and expense line items including but not limited to ground lease payments, with sufficient detail and clarity, for the proposal to be properly evaluated by the City.

## E. Terms of Lease

The proposal should include the price and all lease and business terms the Proposer will commit to for development of the project and subsequent ground lease.

## F. Schedule

Include a preliminary time schedule including any proposed phasing. The schedule should include any financial scheduling, amortization, etc.

## G. Ownership of Materials

All drawings, plan documents, proposals and other materials submitted by the Proposer shall become the permanent property of the City.

## SECTION VI: TENTATIVE PROPOSAL SCHEDULE

| ACTIVITY/Key Steps | DATE |
|---|---|
| Issue Request for Proposals | May 17, 2103 |
| Mandatory Pre-Proposal Meeting and Site Walk-Through | June 14, 2013 |
| Questions Due | June 30, 2013 |
| Responses Posted by | July 15, 2013 |
| Proposals Due | August 15, 2013 |

## SECTION VII: ATTACHMENTS

A. **Attachment 1:** **Acknowledgement Form**

B. **Attachment 2:** **Proposer Information**

C. **Attachment 3:** **Lease Site Map**

Thank you for your interest in working with the City of Morro Bay for this service. We look forward to receiving your proposal.

## ATTACHMENT 1

## ACKNOWLEDGEMENT FORM
### REQUEST FOR PROPOSALS
### DEVELOPMENT OF LEASE SITE 107W-108W

**Initial Below**

1. _____ I have reviewed all of the information in this Request for Proposals and agree to all of the terms and conditions outlined therein.

2. _____I understand that each proposing party should review the City's General Plan, Local Coastal Plan, and any and all planning and permitting elements as they pertain to this lease site.

3. _____Any new lease with the City must be in the City's approved Master Lease format and should comply with the City's Harbor Department Lease Management Policy.

4. _____I have reviewed the City's Master Lease format and Harbor Department Lease Management Policy and agree that the lease policy and basic lease format is acceptable for any future lease negotiations.

5. _____I agree that the City of Morro Bay may take all steps necessary to investigate any financial information provided in response to this Request for Proposals. The City has my permission and consent to investigate such information however it deems appropriate.

6. _____Enclosed is a cashier's check or bank counter draft in the amount of $5,000 made out to the City of Morro Bay as a deposit and an indication of good faith interest for consideration in this Request for Proposals.

7. _____I agree that this check will be handled as outlined in this Request for Proposals including that the check may be retained by the City as a processing fee under certain conditions.

8. _____The parties signing below are all the parties in interest in our proposal to the City in response to this Request for Proposals, and, if part of a partnership or other entity, affirm that they have the authority to enter into this Request for Proposals.

| _____ | _____ | _____ |
|---|---|---|
| Printed Name | Signature | Date |
| _____ | _____ | _____ |
| Printed Name | Signature | Date |

## ATTACHMENT 2

## PROPOSER INFORMATION
## REQUEST FOR PROPOSALS
## DEVELOPMENT OF LEASE SITES 107W-108W

Include the personal information for all persons or entities submitting this proposal:

Name _____

Address _____

_____

Phone(s)_____ (home) _____ (work)

_____ (cell)

Email _____

Name _____

Address _____

_____

Phone(s)_____ (home) _____ (work)

_____ (cell)

Email _____

Name _____

Address _____

_____

Phone(s)_____ (home) _____ (work)

_____ (cell)

Email _____

Name _____

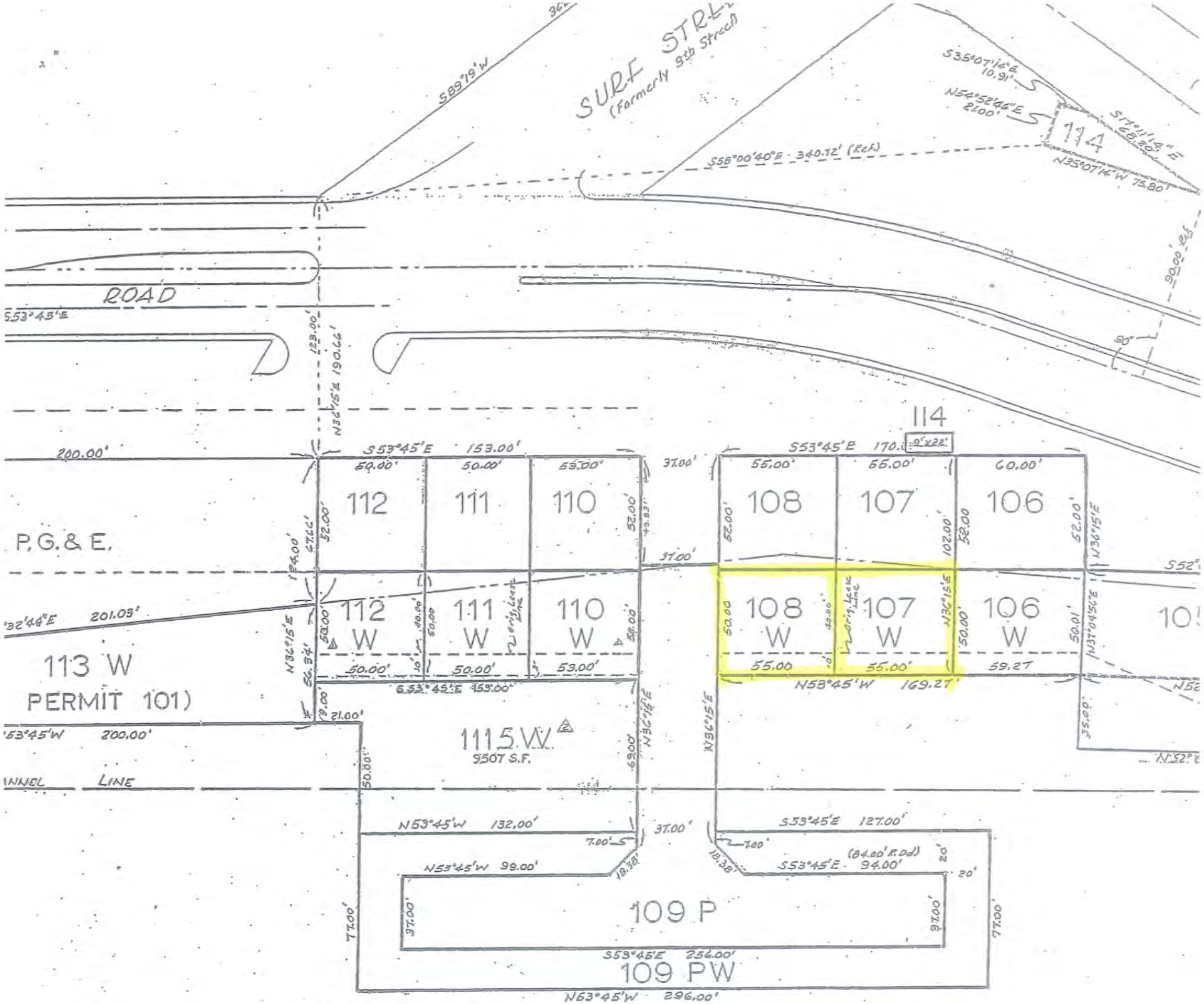
Address _____

_____

Phone(s)_____ (home) _____ (work)

_____ (cell)

Email _____




ATTACHMENT 3

1169 Market Avenue Morro Bay, CA 93402

# LETTER OF INTRODUCTION

August 14, 2013

City of Morro Bay
Attn: Harbor Director
595 Harbor Street
Morro Bay, CA 93442

**RE: MB-2013-HRFP2**

Dear Harbor Director and Selection Panel,

Attached please find my proposal for lease sites 107 & 108W. My objective is to construct a new building and floating dock to relocate Virg's Fishing back to the waterfront. Virg's has been a long-standing institution in Morro Bay and was the vision of my father back in the mid 1950's. I am committed to keeping the Virg's sport fishing business alive so that it can be passed down to further generations. Furthermore, I desire to enter into a new long-term lease with the City of Morro Bay.

This packet includes a project description, construction estimates, my qualifications, my financial capabilities and other pertinent information. The project includes a new tackle/retail shop, floating dock, public space and more. The plan as presented meets or exceeds the City's regulations and standards for development along the waterfront.

Please accept my project proposal and grant me a new long-term lease for this site. I will provide continuity of customer service and care of the lease site as I have shown over the years at my previous site.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Respectfully submitted,

Sharon Moores
President Virg's Landing Inc.,
(805) 772-1222

ATTACHMENT 1

ACKNOWLEDGEMENT FORM
REQUEST FOR PROPOSALS
DEVELOPMENT OF LEASE SITE 107W-108W

Initial Below

1. ____ I have reviewed all of the information in this Request for Proposals and agree to all of the terms and conditions outlined therein.

2. ____ I understand that each proposing party should review the City's General Plan, Local Coastal Plan, and any and all planning and permitting elements as they pertain to this lease site.

3. ____ Any new lease with the City must be in the City's approved Master Lease format and should comply with the City's Harbor Department Lease Management Policy.

4. ____ I have reviewed the City's Master Lease format and Harbor Department Lease Management Policy and agree that the lease policy and basic lease format is acceptable for any future lease negotiations.

5. ____ I agree that the City of Morro Bay may take all steps necessary to investigate any financial information provided in response to this Request for Proposals. The City has my permission and consent to investigate such information however it deems appropriate.

6. ____ Enclosed is a cashier's check or bank counter draft in the amount of $5,000 made out to the City of Morro Bay as a deposit and an indication of good faith interest for consideration in this Request for Proposals.

7. ____ I agree that this check will be handled as outlined in this Request for Proposals including that the check may be retained by the City as a processing fee under certain conditions.

8. ____ The parties signing below are all the parties in interest in our proposal to the City in response to this Request for Proposals, and, if part of a partnership or other entity, affirm that they have the authority to enter into this Request for Proposals.

| Sharon Moores | | 8/14/13 |
|---|---|---|
| Printed Name | Signature | Date |
| | | |
| Printed Name | Signature | Date |

ATTACHMENT 2

PROPOSER INFORMATION
REQUEST FOR PROPOSALS
DEVELOPMENT OF LEASE SITES 107W-108W

Include the personal information for all persons or entities submitting this proposal:

Name Sharon Moores

Address 1190 Las Tunas Ave
Morro Bay, CA 93442

Phone(s) 805 772 8555 (home) 772 (work)
805 464 9333 (cell)

Email tashi.mcgoshi@gmail.com

Name _____

Address _____

_____

Phone(s) _____ (home) _____ (work)
_____ (cell)

Email _____

Name _____

Address _____

_____

Phone(s) _____ (home) _____ (work)
_____ (cell)

Email _____

# PROJECT TEAM

## Proposer:

Ms. Sharon Moores
1169 Market Avenue
Morro Bay, CA 93402
(805) 772-1222

Virg's Landing, Inc.
facebook.com/virgslanding
info@virgs.com

## Background:

Virg's Landing established a presence on the Morro bay waterfront over 55 years ago. Virg and Freida moved from Newport Beach to Morro Bay and established Virg's Fish'n. Virg's introduced live bait to the Central Coast and became an instant success. The Albacore count that first year doubled for both commercial and sport fishing alike.

After studying business at the University of Colorado, Ms. Moores, and her family returned to Morro Bay. Ms Moores and her family spent the summer of 1970 opening the second Virg's location in San Simeon, California. Record-breaking lingcod were caught that year. She bought the Morro Bay business in 1976 and it has always been her intention to uphold this legacy.

Ms. Moores continued operating a successful business on the waterfront. In the early 2000's, Ms. Moores recognized the importance of revitalizing the tackle shop building and docks. So, she launched a plan to redevelop the site. She oversaw the progression of this plan for several years before she transferred the lease to her son for him to continue with the efforts.

A few years later, Ms. Moores made the decision to relocate the tackle shop away from the Embarcadero as building and dock rent increased. She was presented with a new opportunity at the Market Avenue location, which was the former site of Giannini's Marine Service.

Visitors were unable to find Virgs Landing on Market Avenue. Many people thought the business had closed and this was a serious problem that needed to be addressed quickly. Ms. Moores launched a multi-media campaign, putting every effort into getting back her customer base. On the home front dissemination efforts were re-doubled with delivery up and down the coast of printed Virg's flyers and pamphlets. Knowing a significant portion of customers are Valley residents, Ms. Moores utilized: television,

radio, Internet, newspaper, outdoor sporting shops and venues, and other printed media to reach these patrons. Literally, hundreds of half-off coupons rolled in the door. Ms. Moores accepted the loss of revenue associated with the coupons as part of a bigger picture and continued pushing her brand. Customers were finding the shop and returning to Morro Bay.

Once Valley patronage returned began returning, Ms. Moores turned her gaze upon the Internet. Her vision of a dynamic website and content-driven Facebook presence required updated procedures and employees both old and new be on board with these changes. All necessary staff was trained and cameras to the crew. Today, aside from daily fish counts, personal stories and back and forth dialog have established customer connection building an online community where people learn and share the excitement of fishing in Morro Bay. The results have been outstanding with several Facebook posts being described as "viral"!

The culmination of her efforts speaks to Ms. Moores's perseverance in the face of adversity. Positive attitude and unwillingness to give up have a proven benefit with a profit margin in 2013. In just three short years and despite set backs that might have crippled any other business, Ms Moores has not only persevered but rose above. She demonstrated her business acuity and strength in all areas.

Finally it must be noted that Mrs. Moores generous spirit, high regard for people, and the environment remain constant. No matter the financial scenario of her business, Ms. Moores continues with unfaltering support in the form of donations with crews, fuel, boats, bait, rental and equipment to organizations such as: Morro Bay Photo Expo, Cal Polly Tagging Trip, Kids at Sea, Boy Scouts, Girl Scouts, Junior Life Guards, Friend of the Elephant Seals. In addition to these groups, countless individual and trip passes are given out each season to many other fundraising efforts and organizations. Finally, Ms. Moores contribute to a number of environmental groups and local events and causes.

## Experience:

- Owner operator Virg's Landing, Morro Bay, Ca., - 40+ years.
- Owner and manager of multiple rental properties 30+ years.

## References:

- George Leage,Great American Fish Co, Morro Bay, Ca.
- Brad Leage, Virg's Landing, Captain of F/V Princess
- Greg Kauffman, RoboBank, Morro Bay, Ca
- Cathy Novak, Cathy Novak Consulting

- Mark Tognazzni, Dockside Morro Bay, Ca.
- John and Sharon Rowley
- Rouvaishyana, Morro Bay State Park-Museum of Natural History

*Reference contact information can be provided upon request.*

## Architect:

Chris Parker
630 Quintana Rd. #330
Morro Bay, CA 93442-1962

C.P. Parker, Architect
cpparkerarchitect@yahoo.com
www.cpparkerarchitect.com
(805) 772-5700

## Background:

Mr. Parker has been involved in the profession for over 15 years and has been a licensed architect for nine years. He has done numerous projects within the City of Morro Bay and outlying areas. Mr. Parker has the experience and working knowledge of the City of Morro Bay design guidelines and other regulations that govern the Embarcadero area.

## Experience:

Specifically Chris' experiences with waterfront projects are, but not limited to, the following:

- Remodel of Whale's Tale to Rocca's Surf Shack
- Harbor Walk Addition and Accessibility to the Salt Building
- Addition and Renovations to Great American Fish Co.
- Harbor Hut Restaurant – second floor office project
- Hotel, Retail and Restaurant for the former Outrigger Lease Site
- DeGarimore's Fuel and Ice Dock Replacement
- Repairs to the Dutchman lease site

## References:

- Mr. Abba Imani, Salt Building
- Mr. Stan Van Beurden, master lease holder at Rocca's site
- Mr. Jim Leage, Great American Fish Co.
- Mr. Troy Leage, Harbor Hut
- Ms. Violet Leage, Outrigger
- Mr. Giovanni DeGarimore, DeGarimore's Fuel and Ice

## Construction:

Mr. Danny F. Brebes
P.O. Box 1602
General Contractor lic#687457
Morro Bay, Ca 93443

Brebes Builders
brebesbuiders@yahoo.com
brebesbuilders.com
805-772-0661

## Background:

A long time Central Coast resident, Mr. Danny Brebes, grew up working on the boats and docks of his family owned business, Brebes Sport Fishing. He was a young man, when the family sold the business. He changed occupations and went into building construction. Mr. Brebes has worked diligently over the years mastering all faucets of residential and commercial construction. Mr. Brebes has been a licensed contractor fro 20 years and has completed hundreds of projects. These projects include custom hillside beachfront homes, additions, remodels, kitchen and bathroom renovation.

## Experience:

- Structural deck addition, Rennel St., Morro Bay, CA,
- Complete home remodel, Sandpiper, Morro Bay, CA
- Wine cellar and workshop, 1010 St. Mary, Cayucos, CA
- Family entertainment room addition, St., Los Osos, CA
- Major structural home remodel, Cayucos, CA
- Home remodel and dining room/roof deck addition, Mindoro Morro Bay, CA:
- Two custom homes on Piney Way, Morro Bay, CA:
- Great American Fish Co,. Bathrooms

## References:

- Dr. Kevin Glenn
- Deanna Richards, Edward Jones Associate
- Dr. Rick Elmore
- Richard & Judy Moores
- Dr. George G. Gowgani, California State University Board of Trustees
- Lee Johnson, City of San Luis Obispo, Economic Manager
- Christine Johnson, City of Morro Bay
- Christopher Bath, Co-Owner Coast Realty

- Chris Parker, Architect

## Financial Consultant:

Israel S. Dominguez, MBA
358 Taft Ave.
Cayucos, CA 93430

Home: 805-995-1231
Cell: 805-441-1763

## References

- Virg's, Harbor Hut and Great American Fish Company revitalization project
- Harbor Hut Restaurant – second floor office project
- Phillip Koziel, Branch Manager, Coast Hills Federal Credit Union
  751 Marsh St., San Luis Obispo, CA 93401
- Gary Rubin, Full-time Business Faculty, Cuesta College
  P.O. Box 8106, San Luis Obispo, CA 93403
- John Cascamo, Economic & Workforce Development/CTE
  Cuesta College, P.O. Box 8106, San Luis Obispo, CA 93403
- Mike Roessler, State Initiative Director, Business & Entrepreneurship Center,
  8918 Gulfport Way, Sacramento, CA 95826
- Sue Owen, Program Specialist, Cuesta College
  P.O. Box 8106, San Luis Obispo, CA 93403

## Planning & Governmental Relations

Ms. Cathy Novak
PO Box 296
Morro Bay, CA 93443-0296

Cathy Novak Consulting
(805) 772-9499
NovakConsulting@charter.net

### Background:

Ms. Novak's previous experience as City of Morro Bay Mayor and Councilmember and her current role providing Project Representation for corporations, local governments, and private developers for 15 years, has provided for a broad-based knowledge of the labyrinth of regulations, policies, and procedures on permitting local construction projects. Given this extensive background, Cathy has the unique skill set required. She prepares CUP/CDP applications, coordinates with stakeholders, works with multiple governmental agencies involved in the permitting process, gives presentations, and acts as an overall liaison to achieve the final work product.

### Experience:

Specifically Cathy's experiences with waterfront project are, but not limited to, the following:

- Virg's, Harbor Hut and Great American Fish Company revitalization project
- Harbor Hut Restaurant – second floor office project
- Stax's Wine Bar
- DeGarimore's Fuel and Ice Dock Replacement
- Mr. Stan Van Beurden, master lease concept for Rocca's (RFP)
- Harbor Center project
- Otter Rock Café
- Former Outrigger restaurant/hotel project
- Embarcadero Grill
- Flying Dutchman
- Aquarium
- Held/Violet project
- Salt Building project
- Estero Landing

References:

- Ms. Sharon Moores, Virg's Landing
- Mr. Troy Leage, Harbor Hut
- Mr. Jim Leage, Great American Fish Co.
- Mr. Giovanni DeGarimore, DeGarimore's Fuel and Ice & Stax
- Mr. Stan Van Beurden, Master lease holder at Rocca's site, Morro Bay, Ca.
- Mr. Smith Held, Harbor Center
- Mr. Joe Steinmann, Otter Rock Café, Morro Bay, CA
- Ms. Violet Leage, Outrigger
- Mr. Burt Caldwell, Embarcadero Grill
- Mr. Paul Van Beurden,Flying Dutchman
- Mr. Dean Tyler, Aquarium
- Mr. Abba Imani, Salt Building
- Mr. Ken Scott, Estero Landing

# PROJECT DESCRIPTION

August 14, 2013

## Setting & Summary: Sites 107W – 108W

The project site is on two City lease sites, 107W and 108W. The entire site size is approximately 5,500 square feet. The property is located on the western side of Embarcadero Road and adjacent to the City South T-Pier. A City owned and operated floating dock is to the south with the City South T-Pier and Great American Fish Company (GAFCO) to the north. Both lease sites are currently undeveloped however, there was a small sport fishing operation during the 1950's & 60's.

Virg's has been in business in this general vicinity since 1954 however they were required to move their operations over a lease site issue. The main tackle shop and retail store has been relocated to 1169 Market Street. The Virg's boats are currently moored in the bay and/or tied up at GAFCO floating dock. Virg's has been searching for appropriate and permanent building location to continue the sport fishing and whale watching trips.

The sport fishing operations are seasonal in nature in that the majority of business occurs in July and August. Additionally over the past few years, the rock cod fishing season has been limited by governmental action to May through December. It is unknown at this time if the regulations will change in future years to increase or decrease the fishing seasons. Whale watching season normally begins in December and runs through March as the whales migrate along the coast.

There are several reasons that Virg's has selected the lease sites 107W and 108W to construct a permanent building for their operations. First, Virg's is conscientious of picking a location on the north end of the Embarcadero to minimize any impacts to the main retail area located to the south.

Second, this location has had traditional uses with both commercial fishing and sport fishing operations. Please see more information under Historic Fishing Operations section.
In conclusion, this use by Virg's is consistent with the City Master Lease Policy and other City applicable regulations and policies

## Project Description:

**New Tackle Shop:** Virg's is proposing to construct a 1,450 sq. ft. building that will include a tackle shop (retail sales), ADA restrooms (one exterior for public access and one interior for employees and patrons), an administrative office, rental pole/storage and a public waiting deck with benches. The new building will remain within the existing boundaries of lease site 108W. The proposed lot coverage with the building and waiting deck is 31%.

**Floating Docks & Gangway:** The proposed project includes a 60 foot long by eight foot wide side tie dock. The docks will be accessed by an approximate 24 foot long gangway from the South T-Pier. The floating dock will be located on lease site 108W and a portion of lease site 107W.

**Navigation:** The floating dock has been designed to minimize encroachments on the existing City T-Pier and commercial fishing docks located to the south. The proposed dock will be approximately 93 feet from the T-Pier leg and 80 feet from the commercial fishing docks. This distance will provide enough room for safe navigation to the T-Pier and will also allow for continued use of all the slips at the commercial fishing docks.

**Pilings:** It is uncertain at this time the number of pilings that will be needed to support the building and docks but it appears that there will be approximately eight piles required. The new piles will be steel or similar material to avoid using any toxic wood treated materials.

**Eelgrass:** A land surveyor was hired to survey the lease site boundaries and surrounding area in order to provide an accurate location of existing structures. At the same time, the surveyor coordinated the work with a low tide so that the Eelgrass bed located in this area was exposed. The proposed plans reflect the location of the Eelgrass as best as possible without the benefit of an actual Eelgrass survey by a qualified biologist. If the proposal for this lease is accepted by the City, an Eelgrass survey done by a qualified biologist will be submitted during the appropriate permit processing timeline. Therefore based on the information at this time, the building and floating dock have been designed to avoid the Eelgrass bed.

**Harbor Walk:** The City constructed the new Harbor Walk along this portion of the Embarcadero just a few years ago. The project as proposed will leave the Harbor Walk in its current configuration and construct the building approximately four feet westward to avoid interfering with the walkway. There is no new addition proposed to the Harbor Walk since the South T-Pier provides for public access on the north and also the existing Harbor Walk to the east.

**Parking:** The City Zoning Ordinance requires that the parking requirements for "passengers for hire" be calculated at the rate of one space per 6.5 feet of boat length. In the case of the Virg's proposal, there will be one boat, Black Pearl at 58 feet. This would equate to a total of nine parking spaces.

In addition, the proposed project includes a 1,450 sq. ft. building of which 858 Sq. Ft. will be retail space, 204 sq. ft. of employee use area, 112 sq. ft. for an administration office, 115 sq. ft. for rental pole and tackle storage, and 161 sq. ft. for the interior and exterior restrooms. For the purposes of calculating parking, the 858 sq. ft. retail space would require one space per 300 sq. ft. which will equal three spaces.

Therefore and theoretically the proposed project would generate a calculation of 12 parking spaces per the above description. However in determining the appropriate number of parking spaces, there is sufficient data to support that this project will not generate any new parking impacts and also will qualify for previous parking credits from the prior and existing uses.

First, there has been a historic use of this site by sport fishing boats. The records indicate that Morro Bay Sportfishing operated the Flyer (Boat length 45') from a small tackle shop adjacent to the South T-Pier. Documentation for this is from an old photograph that was previously submitted the City when the request to continue sport fishing operations from GAFCO was approved. Applying the parking calculations would result in a parking credit of seven spaces for the previous use and leaves a deficit balance of two spaces.

Second, the GAFCO project approved by the City included three sport fishing boats from Virg's to operate from that location. Virg's will continue to operate two of those boats from GAFCO but will just merely relocate the third boat to the dock at the new site. Thus, there will be no additional parking impacts to this area since the parking has been previously considered and approved with the GAFCO project. Taking this into consideration, the two remaining parking spaces identified and mentioned above have been previously mitigated and would result in a zero balance for the sport fishing boat parking calculations.

Third, the City previously concluded that "Virg's recreational fishing boat has been a long established use, and is not considered a "new passenger-for-hire" boat." (Planning Commission staff report, October 17, 2012, page 4.)

Fourth, the City has previously considered and determined that this entire area had previously been home to over 12 passengers for hire or party boat vessels dating back as far as the 1950's. (Planning Commission staff report, October 17, 2012, page 4.)

Fifth, in December 2004, a parking study was performed for the GAFCO, Harbor Hut and then Virg's Landing project. The report concluded that "With the combination of the five parking lot improvements and operational changes, the proposed increases in lease

space as summarized in the project description can be accommodated without impacting the parking operation in the Harbor area."

Sixth, the City Parking Management Plan states the following "However, the data also shows the north end of the Embarcadero Area has 2 fairly expansive public parking lots and abundant on-street parking (providing a total of about 390 spaces, representing approximately 46% of all the parking within the Embarcadero Area, defined as Blocks 1-10). These spaces are within a relatively short 2-9 block distance from the predominantly core retail area of the Embarcadero (Blocks 3-7), a generally easy walking distance. The demand survey showed however, that the highest (peak) demand for these spaces was 84% for the 2-3:00 p.m. hour weekday; the average weekday demand was 77%. Only two other one-hour periods experienced demand over 80%, the hour before the 2-3:00 p.m. peak and the hour after the 2-3:00 p.m. In all other hourly intervals, whether weekday or weekend, demand for these spaces was below or well-below 75%. These isolated short periods and locations of critical parking demand, coupled with the abundance of available parking in nearby blocks during these peak demand periods suggests that these critical short-term parking demands may, in reality, be more the result of a variety of other factors besides an actual supply shortage, suggesting effective management techniques, not more supply, will benefit the situation."

In summary determining the appropriate number of parking spaces required for the Virg's tackle shop and floating dock project, it should be considered that the following points will also apply to this project. In the end all of this will provide mitigation for parking without impacting existing spaces or create any new impacts to the overall parking in this area.

1. This is a coastal dependent use and unlike a retail shop, the business cannot be moved to another location in Morro Bay.
2. This is a seasonal business and managed under government restrictions for fishing days. Currently the sport fishing is allowed to fish between seven and eight months out of the year.
3. Typically during whale watch season, there would be only one of the boats operating. During the off season, the boats would fish commercially and have no passengers for hire.
4. The operations do not always carry passengers to full capacity. The operations include private charters that predominantly carry less than a full load to provide more room for the sport fishers.
5. Both the private study and the study for the City's parking management plan conclude that the north Embarcadero location does not have a parking hardship and that there are approximately 390 spaces available in the immediate vicinity.
6. The City has constructed an additional 31 parking spaces in the northern Embarcadero area.
7. The City has now acquired a large parking area from the power plant which, could be used for parking by Virg's and satisfy the requirements of the Zoning

Ordinance that allows the use to be met partially or wholly upon a site other than the site which the use is located as long as the location is within 600 feet of the use to be served.

Lastly, the remaining parking space calculations for the new tackle shop building were identified above as requiring three spaces. As previously mentioned, a tackle shop was located within the lease site area and the shop is estimated at 64 sq. ft. This would result in one parking space credit from the previous use.

Therefore based on all the information provided, the proposed sport fishing/dock and tack shop building project would require two parking spaces. These spaces can clearly be accommodated with the new parking areas mentioned above and within 600 feet of this site.

**Water/Land Lease Line Encroachment:** The project as proposed encroaches over the existing lease site 108W with a five foot by eight foot entry way to the new tackle shop (connecting to the Harbor Walk) and a landscaped planter box between the entry and South T-Pier. In addition, a three foot wide landscaped area between the building and Harbor Walk is proposed that will extend the length of lease site 107W. This proposal will either require a lease line adjustment or an encroachment permit which, the City will need to determine.

**Additional Site & Project Characteristics:** Building Height: The proposed building is 17 feet above the South T-Pier. Roof Slope: A 3:12 slope is proposed which will lower the overall profile of the building to minimize any impacts to the view shed. Setbacks: There is a five foot front yard setback required however; this proposed building is designed at a zero foot from the interior lease line. Zoning: CF, H, Measure D & PD

**Uses:** Coastal/marine dependent uses are proposed which include commercial fishing, commercial/recreational passenger fishing vessels and support facilities.

**Green Building Techniques:**
The project as proposed will incorporate the following techniqies:

- Exterior Siding: Sustainably produced fiber-cement siding (Hardie Siding)
- Interior Walls: Gypsum Drywall manufactured by a sustainable company (PABCO)
- Painting: Low VOC Paints and Finishes to be proposed.
- Lighting: LED and/or High Efficacy Lighting

- Day-lighting: South-facing windows provide great views, but also wonderful natural lighting to help light the space during the daytime hours.
- Ventilation: Passive Ventilation can be achieved with the use of the operable clearstory windows and cross ventilation provided in the design.
- Flooring: Exposed concrete flooring that is integral to the structure to give the building thermal mass, and durability, reducing the need for additional flooring products.
- Decking: Composite Decking made from recycled content to be used on both the waiting deck and for the fabrication of the benches.
- Landscaping:Propose the use of succulents along the front portion of the lease sites to limit the requirements of watering (within city property)
- Plumbing Fixtures: Lo-Flow plumbing fixtures are to be used within the proposed structure.

## Historic Fishing Operations:

This site has historically been used for sport fishing and commercial fishing operations. During the 1950's - 60's and on, there were several boats that fished at the Glady I Landing (now GAFCO) and Morro Bay Sportfishing (lease sites 107W & 108W). They were the Lucky Strike, Glady I, Bottom Bandit and Flyer. A photo that shows this area with the tackle shops is part of this proposal. Additional boats also joined in at the Glady I Landing growing the fleet of sport fishing boats. Since this lease site has had historic operations of both commercial and sport fishing, it is consistent with the City policies and historic uses. Additional information has been provided in the parking section above.

## Measure D:

It is the opinion of the applicant, based upon the documents and information provided that this project is consistent with Measure D and compliance within the Commercial fishing (CF) and Harbor (H) district where the lease site is located. Measure D, an important recognition to support the commercial and recreational fishing industries, can potentially place restrictions on businesses located within those boundaries. With that in mind, the applicants feel that the proposed improvements not only promote the fishing industry as a whole but, go beyond and help with the City's general desire to revitalize this area.

## Permitting Requirements:

This project site is located within an area that has development constraints and will require multi agency approvals. Those approvals include a Conditional Use Permit from the City, a Coastal Development Permit CA Coastal Commission, and a Letter of Permission from the Army Corps of Engineers.

The lease site is zoned CF/H (PD) which limits the allowable uses and requires a higher level of review for the Planned Development (PD) Overlay. The PD Overlay requires City approvals for both a Concept Plan and Precise Plan. In designing a project of this nature it must be taken into consideration that along with the City's Zoning Ordinance requirements, the Waterfront Design Guidelines will also apply. There are added sensitivities such as view impacts, Eelgrass beds, public benefits and continued public access that were contemplated and incorporated within this proposed project design.

Moreover the applicant recognizes that the combination of all the laws, ordinances, regulations and design constraints requires an extra level of commitment for bringing a project such as this to fruition.

FLYER
9
LIGHT TACKLE
SPORT
FISHING
RESTAURANT
JUST GOOD FOOD

# Construction Cost Profile for Virg's Landing Proposal

Prepared by Brebes Builders

| | |
|---|---|
| Associated Pacific (Pilings, new pier, floating dock and gangway) | $330,000.00 |
| Framing and siding materials | $17,900.00 |
| Framing labor (includes window installation) | $24,900.00 |
| Siding labor | $16,200.00 |
| Insulation | $5,500.00 |
| Electrical | $12,660.00 |
| Plumbing (includes gas service, HW heater, water service on dock) | $15,100.00 |
| Roofing (50 comp) | $4,900.00 |
| Concrete floor stain | $6,000.00 |
| Sheetrock | $18,100.00 |
| Insulation | $5,600.00 |
| Windows and storefront doors | $14,700.00 |
| Doors (includes stainless steel hardware) | $1,850.00 |
| Tile (includes cove tile and 4' splash) | $4,900.00 |
| Paint (includes interior and exterior) | $10,500.00 |
| Signs (quoted $6,000.00 -$10,000= $8,000.00 average x4) | $32,000.00 |
| Heating and sheet metal (includes FAU and copper flashing) | $9,450.00 |
| Public benches | N/A |
| Subtotal | $530,260.00 |
| Contingency (5% of subtotal) | $26,500.00 |
| Contractor fees (18% of subtotal) | $95,500.00 |
| **Grand Total** | **$652,269.00** |

*Note: Agency fees, environmental and other related services such as architecture, engineering and specialty reports are not included in the overall construction estimate. This additional work is estimated at $100,000.*

1169 Market Avenu

Morro Bay, CA 93402

# CLOSING LETTER

August 14, 2013

Dear Harbor Director and Selection Panel,

Thank you as well as any other members of the City of Morro Bay who took part in this Request for Proposals (RFP) for the Lease sites 107W & 108W. For 55 years, Virg's Landing employees and patrons enjoyed a waterfront location. The possibility of re-establishing a tackle shop presence on the Embarcadero has meaning beyond what words are able to convey.

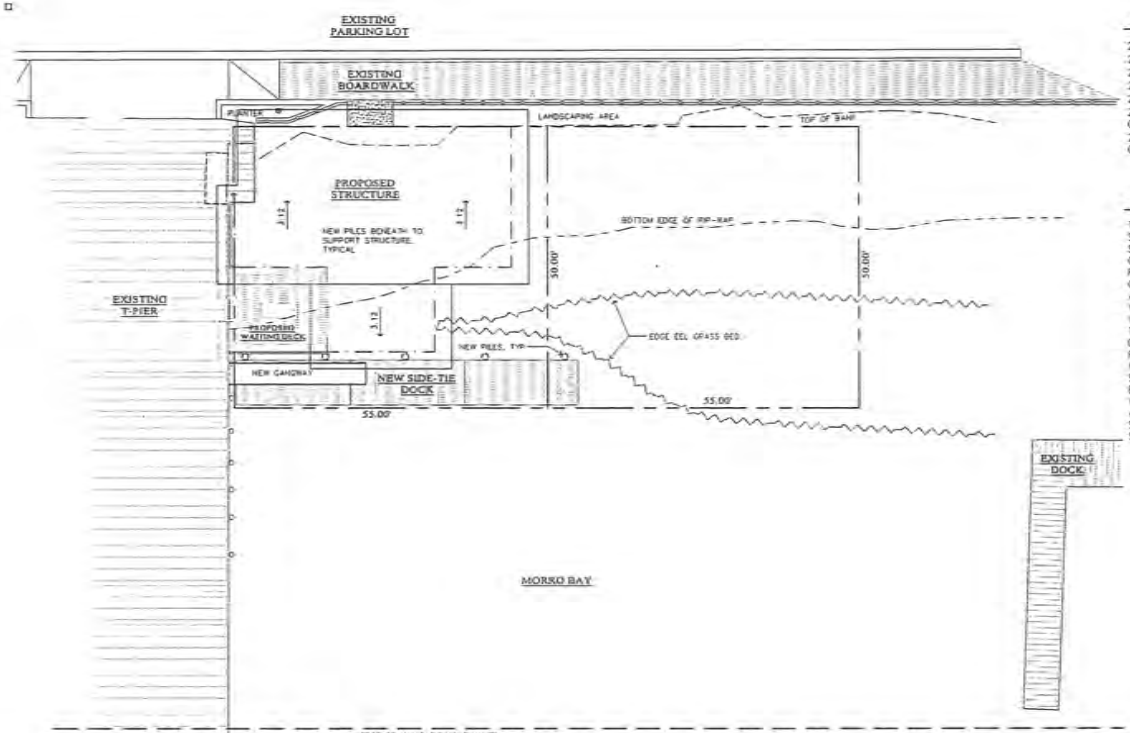
I have assembled a professional project team, one that is familiar with current planning and building codes. Our project design incorporates policies listed in the City's Waterfront Master Plan, Local Coastal Plan, and Harbor Department Lease Management Policy. Included in this RFP is documentation pertaining to my direct knowledge of a successful sport fishing and retail business as well as featuring my up-to-date marketing skills.

The Virg's team will endeavor to see that the site is developed at the earliest possible time while meeting all the necessary environmental regulations, the design criteria and other applicable policies. Due to the nature of permitting projects along the waterfront, it should be a reasonable expectation that the permitting phase of this project will take between 1 ½ to 2 years. Construction can begin soon thereafter and should take less than one year to complete. Costs associated with the development of this lease site, warrant my respectful request for a 50-year lease with the City in accordance to the terms outlined in the City's Master Lease Management Policy.

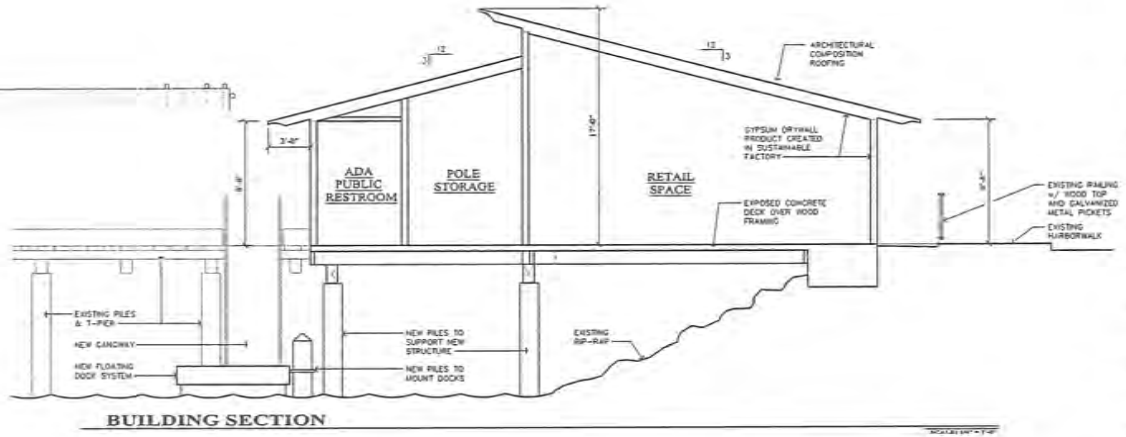
Finally, the Virg's crew, Project Team, and I recognize not only the opportunities this project can bring but also the responsibilities associated with it. If selected, all phases of construction and implementation will be considerate of the environment as well as the benefit not only to Virg's but also to the city as a whole.

Sincerely yours,

Sharon Moores
President, Virg's Landing, Inc.
1169 Market Ave.
Morro Bay, CA 93442
(805) 772-1222




SITE PLAN




BUILDING SECTION

## APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE (2009 IBC)
2010 CALIFORNIA RESIDENTIAL CODE (2009 IRC)
2010 CALIFORNIA PLUMBING CODE (2009 UPC)
2010 CALIFORNIA MECHANICAL CODE (2009 UMC)
2010 CALIFORNIA ELECTRIC CODE (2008 NEC)
2008 CALIFORNIA ENERGY CODE (v.2008)
CALIFORNIA GREEN BUILDING CODE
2010 CALIFORNIA FIRE CODE (2009 IFC)
CALIFORNIA REFERENCE STANDARDS CODE

## PROJECT SCOPE

THE PROPOSED PROJECT WILL FUNCTION AS A SPORT FISHING FACILITY THAT INCLUDES A STRUCTURE SITTING ATOP PILES OVER THE BAY CONTAINING A RETAIL SPACE AND CHECK-IN FACILITY ASSOCIATED WITH THE SPORT FISHING OPERATION, AND A FLOATING DOCK SYSTEM TO ALLOW FOR THE SIDE-TIE OF A SPORT FISHING VESSELS. THE NEW STRUCTURE WILL BE SIDED WITH A SUSTAINABLE FIBER CEMENT SIDING, AND THE INTERIOR WILL BE COVERED WITH A GYPSUM DRYWALL PRODUCT CREATED BY A SUSTAINABLE FACTORY. FLOORS WILL BE LEFT AS CONCRETE WHICH WILL BE PART OF THE STRUCTURAL SYSTEM, AND LIGHTING FIXTURES WILL BE HIGH EFFICACY IN THEIR RATING. THE STRUCTURE WILL ALSO UTILIZE CLEAR STORY WINDOWS THAT ARE SOUTH FACING TO HELP DAYLIGHT THE SPACE, AS WELL AS OPEN TO VENTILATE THE SPACE ON WARM DAYS.

## PROJECT INFO.

| | |
|---|---|
| PROJECT LOCATION: | LEASE SITE 107W & 108W |
| PROPOSED STRUCTURE: | 1,450 SQ. FT. |
| LEASABLE AREA: (LESS RESTROOMS) | 1,394 SQ. FT. |
| PROPOSED WAITING AREA (DECK): | 250 SQ. FT. |
| PROPOSED SIDE-TIE DOCK: | 60 FEET |
| PROPOSED ROOF HEIGHT: | 17'-0" ABOVE T-PIER |
| ROOF SLOPE: | 3:12 |
| LOT SIZE: | 2 LOTS AT 2,750 SQ. FT. EACH 5,500 SQ. FT. |
| LOT COVERAGE: STRUCTURE AND WAITING DECK | 31% |
| PROPOSED LANDSCAPING: AREA IN FRONT OF PROPERTY LINE | 382 SQ. FT. |

## SHEET INDEX


| | |
|---|---|
| A1.1 | SITE / ROOF PLAN & PROJ. INFO. |
| A2.1 | FLOOR PLAN |
| A3.1 | EXTERIOR ELEVATIONS |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C. P. PARKER
ARCHITECT

CHRISTOPHER P. PARKER
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(805)772-8700

STAMPS

CONSULTANTS

PROJECT

**PROPOSED BUILDING & DOCKS**

FOR

**VIRG'S LANDING**

LEASE SITE 107W & 108W
EMBARCADERO
MORRO BAY, CALIF.

DRAWING PHASE

**DESIGN DEVELOPMENT**

| | |
|---|---|
| Project No. | 13-112 |
| Drawn By | CPP |
| Dwg. Date | 08/05/13 |
| Updated | - |
| Scale | AS NOTED |

REVISIONS

SHEET TITLE

**SITE PLAN**

SHEET NO.

**A1.1**

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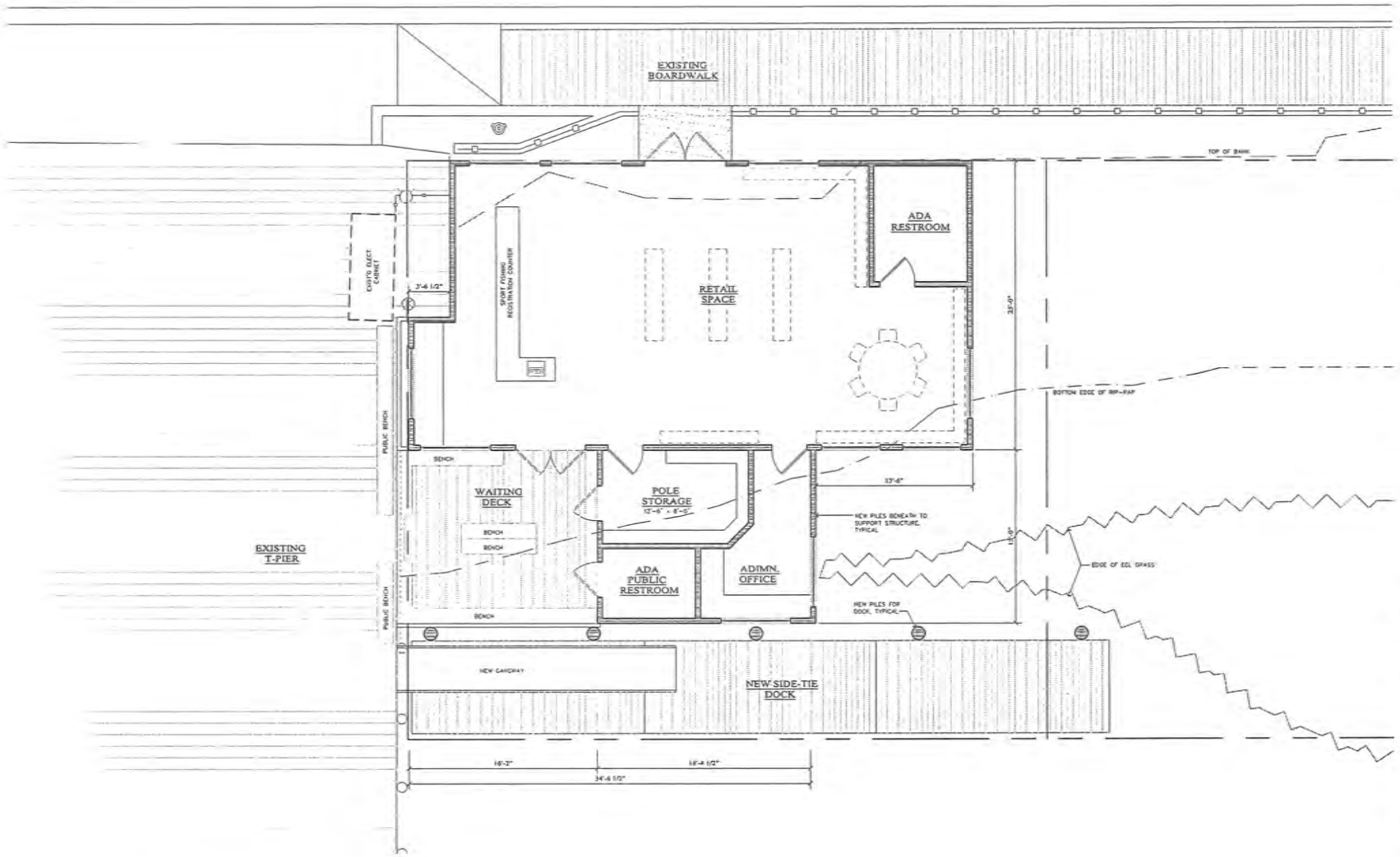


FLOOR PLAN

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STAMPS

CONSULTANTS

PROJECT

**PROPOSED BUILDING & DOCKS**

**FOR**

**VIRG'S LANDING**

LEASE SITE 107W & 108W
EMBARCADERO
MORRO BAY, CALIF.

DRAWING PHASE

**DESIGN DEVELOPMENT**

-

| | |
|---|---|
| Project No. | 13-112 |
| Drawn By: | CPP |
| Dwg. Date | 08/05/13 |
| Updated | - |
| Scale | AS NOTED |

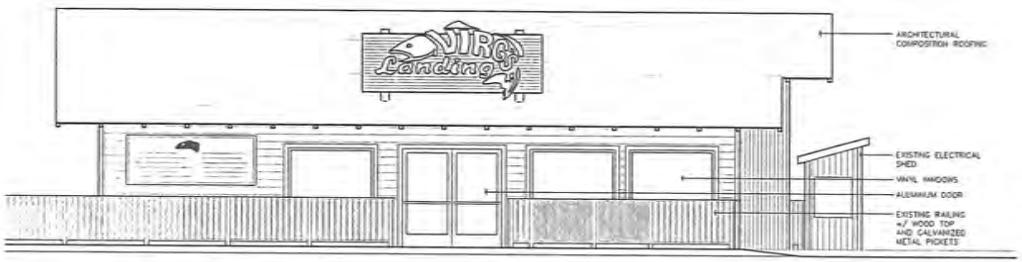
REVISIONS

SHEET TITLE

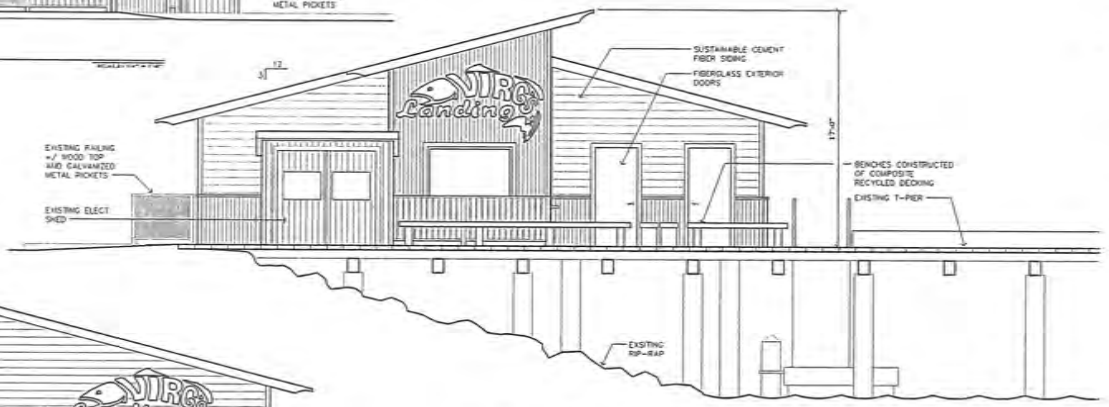
**FLOOR PLAN**

SHEET NO.

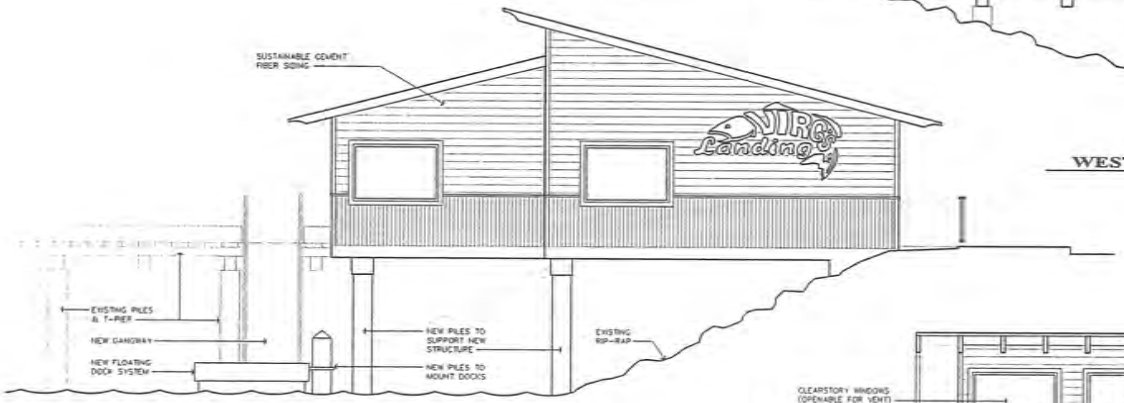
**A2.1**



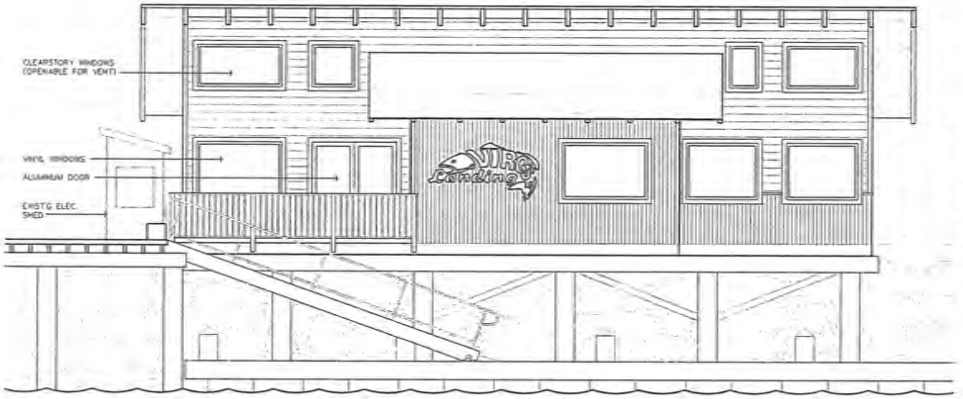

SOUTH ELEVATION




WEST ELEVATION




EAST ELEVATION




SOUTH ELEVATION

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STAMPS

CONSULTANTS

PROJECT

**PROPOSED BUILDING & DOCKS**

FOR

**VIRG'S LANDING**

LEASE SITE 107W & 108W
EMBARCADERO
MORRO BAY, CALIF.

DRAWING PHASE

**DESIGN DEVELOPMENT**

| | |
|---|---|
| Project No. | 13-112 |
| Drawn By | CPP |
| Dwg. Date | 08/05/13 |
| Updated | - |
| Scale | AS NOTED |

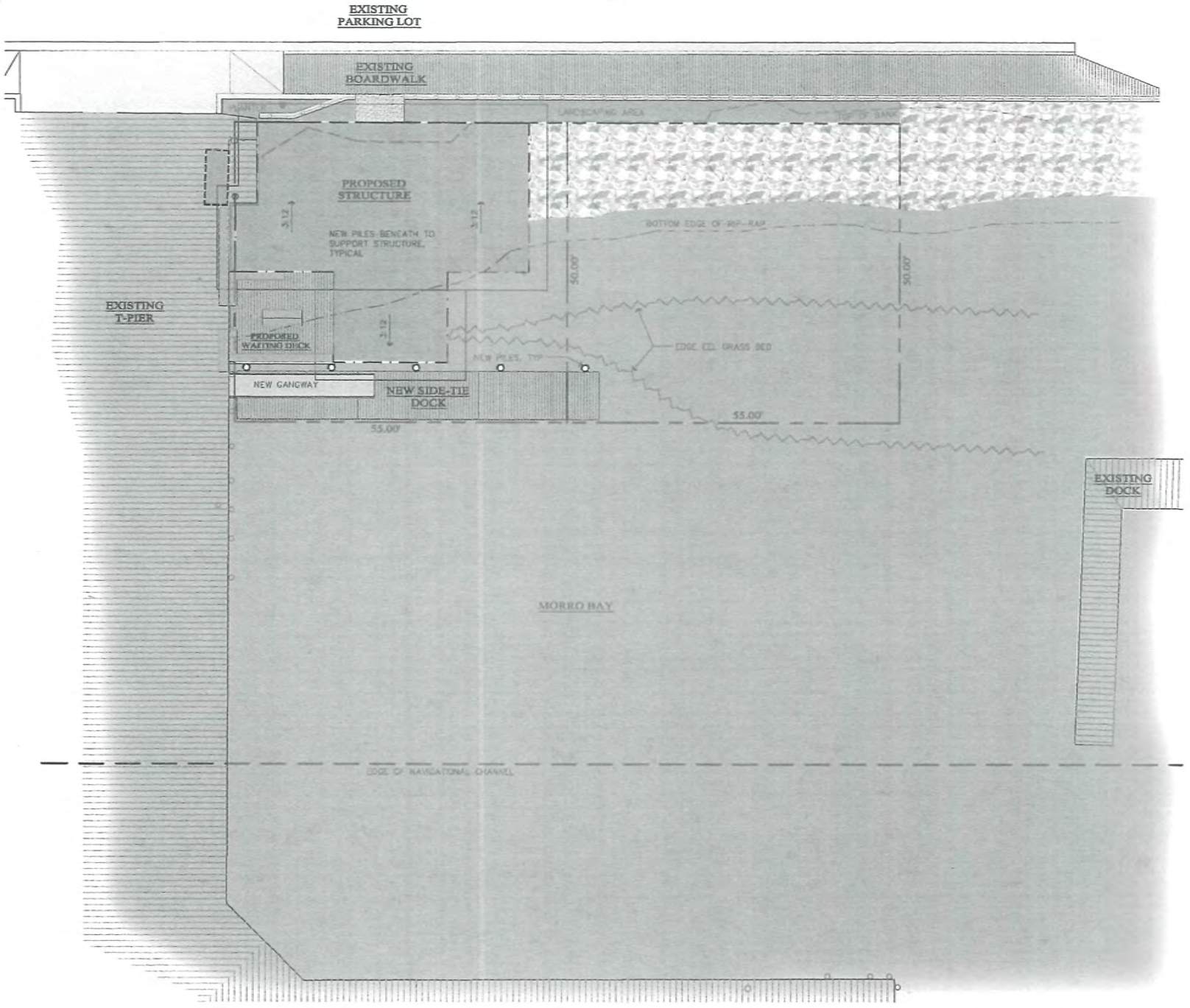
REVISIONS

SHEET TITLE

**ELEVATIONS**

SHEET NO.

**A3.1**




**SITE PLAN**

C.P. PARKER
ARCHITECT

AGENDA NO: D-2

MEETING DATE: December 5, 2013

# Staff Report

**TO:** Harbor Advisory Board **DATE:** November 26, 2013

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Cancellation of January, 2014 Harbor Advisory Board Meeting

## RECOMMENDATION

That the Harbor Advisory Board cancel the January, 2014 meeting.

## BACKGROUND

Due to the proximity of the January HAB meeting to the holidays and that the dead of winter is typically a quiet time of the year, this meeting is traditionally canceled.

## CONCLUSION

Staff recommends that the HAB cancel the January, 2014 board meeting.

Prepared By: EE Dept. Review: EE