



AGENDA NO: B-1

MEETING DATE: May 2, 2017

Addendum to Staff Report

DATE: April 27, 2017

TO: Planning Commission

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Addendum to April 26, 2017 staff report for Amendment (#A00-045) to Conditional Use Permit (#CUP30-99)

The Applicant's Agent has submitted the attached correspondence received April 27, 2017 as an addendum to the April 26, 2017 Planning Commission staff report.

Prepared By: ___CJ___

Department Review: _____



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APR 27 2017

City of Morro Bay
Community Development Dept.

April 27, 2017

Ms. Cindy Jacinth
City of Morro Bay Public Services Department
955 Shasta Street
Morro Bay, CA 93442

RE: 845 Embarcadero Road project, #A00-045

Dear Cindy,

I read the staff report today and noticed that under the "Project Background" section that my initial draft description of the seawall collapse had been edited for the report.

I believe a more detailed description of the "background" of this project is necessary to properly cover this subject:

The seawall located at Lease Site 89/89W which supports the harbor walk and adjacent structures partially collapsed in 2015. The seawall collapse began as a result of a broken irrigation pipe located in a planter situated above the seawall, which resulted in a widening of cracks in the existing seawall.

Due to the ensuing tidal activity, the cracks began to widen and the foundation of the seawall began to fail – causing a secondary collapse.

Since a seawall does not generally collapse simply because a sprinkler head "breaks" in an adjacent planter, an extensive review was conducted subsequent to the initial cracking and seawall collapse.

It was discovered that the Boat Yard seawall had been previously identified as being in a state of "progressive failure" and was "structurally unsound" pursuant to a detailed engineering report produced by Bruce Elster of Shoreline Engineering, which was received by the City of Morro Bay on October 9, 2001 (prior to the assignment of the 89/89W Master Lease from Joseph Steinmann). However, the structure of the seawall had never been repaired, even during the redevelopment of the entire Boat Yard by Mr. Steinmann in 2003 and 2004.

After the initial collapse, but prior to the discovery of the Elster Report and subsequent exploratory on-site excavation, there was an initial analysis written up by Paul Gillen of Associated Pacific Constructors, which has been included in this report. Given that the collapsed seawall is part of a tentative new Master Lease Agreement between the City and the Applicant, there is no reason to further elaborate. When the seawall is properly repaired, the history and background will become moot.

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Additionally, there is an apparent error on Page 3. The Section labelled "CUP 30-99" states that in 1989, the previous structures were destroyed by fire. The fire actually occurred on February 13, 1999 as indicated in 1st paragraph of the Coastal Development Permit Application filed by Kurt Steinmann on June 4, 2001.

Thanks for your time and consideration in this matter.

Sincerely,



Cathy Novak
Project representative

cc: Mr. Cliff Branch
Mr. Paul Gillen
Mr. Scot Graham
Mr. David Buckingham
Mr. Eric Endersby