

Notes

August 7, 2025 – WMPAC Waterfront Tour

<p>Attendance</p>	<p>City Staff and Consultants</p> <ul style="list-style-type: none"> • Amy Sinsheimer, PlaceWorks • Olivia Liljegren, PlaceWorks • Autumn Paynton, PlaceWorks • Airlin Singewald, CMB • Susana Toner, CMB • Lee Ackerman, CMB • Lori Thompson, CMB Harbor Department <p>WMPAC</p> <ul style="list-style-type: none"> • Stephen Peck, Chair • Mark Tognazzini, Vice-Chair • Cherise Hansson • Paul Donnelly • James Constanzo • Melodie Grubbs • Mary Witkowski • Gene Doughty (absent) <p>City Council</p> <ul style="list-style-type: none"> • Mayor Wixom • Council Member Landrum • Council Member Edwards • Council Member Eckles • Council Member Luffee <p>Total of more than 30 people including those listed above, not including the speakers who didn't travel with the group</p>
<p>Tidelands Park 3:00pm</p>	<ul style="list-style-type: none"> • Opened in 1993 • Tune in Tidelands – music event – Thursday evenings in September • Facilities for fish washing, fishermen, and liveaboards (restrooms/showers) • Dec. – boat ramp refurbished • Comments <ul style="list-style-type: none"> ○ Hard to get out of kayaks (dock height). CC Luffee mentioned that Friends of Morro Bay Harbor have funded 2 kayak stations and they will be installed soon. ○ Would love more cool stuff in the playground ○ City: changes typically made for ADA compliance or safety regulations – sand is not compliant ○ Keep the ship and mast in playground • City staff: hearing preserve and maintain <ul style="list-style-type: none"> ○ For those on liveaboards – the restrooms and showers could use improvement.
<p>Former WWTP Site</p>	<ul style="list-style-type: none"> • Airlin: Designated Visitor-Serving Commercial

<p>(Trolley arrived at 3:25pm, presentation began at 3:30pm)</p>	<ul style="list-style-type: none"> ● Demaris: Agreement will be needed about ownership/use of the property after demolition with Cayucos CSD ● Built before incorporation, now 10 acres → Decommissioned (Oct/Nov 2022) ● Had to relocate ~3 yrs ago due to coastal hazards ● Pump Station + Corp Yd next door ● New plant ~3 mi. uphill on the other side of Highway 1 ● This site flooded in January 2023 storms ● Pump Station by Lemos Pet Supply ● Zoning → visitor serving (for potential new development) ● A small structure along the front of the street is still actively being used as part of the sewer system. ● They are unsure how much land remediation will be needed for development. ● Questions from Members of the Public: <ul style="list-style-type: none"> ○ level of contamination and clean-up process for development ○ relationship with Cayucos
<p>Coleman Park (Trolley arrived at 3:50pm, presentation began at 3:55pm, began walking to Tog's at 4:05pm)</p>	<ul style="list-style-type: none"> ● 2021-2022 Concept Plan – amenities ● State Parks Grant (\$1m) received ~3 years ago to implement Concept Plan ● Since the grant was received construction costs have gone way up ● The City is rescoping the grant items and prioritizing ● Once that is finished they'll go to the Recs and Parks Commission and then the WMPAC to align visioning ● Then the final plan for the phased approach for implementing the concept plan will go to Planning Commission for approval (conditional use permit) ● Comments <ul style="list-style-type: none"> ○ CC Luffee: Can the top priority be replacing the bathroom without waiting much longer? <ul style="list-style-type: none"> ▪ Old restroom was red tagged, plan is to build new one along with other amenities ○ What other amenities? <ul style="list-style-type: none"> ▪ First priority: ADA pathways to bathroom, playground/exercise equip. If they have the funds, they would like to add cultural/tribal plazas and a stage. ○ How is the sauna business doing? <ul style="list-style-type: none"> ▪ It's a pilot program through the Harbor Dep't ▪ It's going well ▪ Commenter said it and similar things that bring in revenue should be encouraged

	<ul style="list-style-type: none"> ○ Multiple Community Members said they do not want an amphitheater that would disrupt the natural sounds from the bay and potentially bother wildlife.
<p>Tognazzini’s Dockside (Presentation began at 4:13 pm)</p>	<ul style="list-style-type: none"> ● Mark T.: Measure D – passed in 1981. Mark Tognazzini shared a copy of the pros and cons of the ballot measure from the voter guide from 1981. <ul style="list-style-type: none"> ○ What can be done/allowed in the Measure D area has been “massaged” over the years ○ Measure D was written by Giannini and Ewing ○ Measure D passed because the community wanted it, not necessarily the staff/City Council ● Mark T.: The commercial fishermen’s Joint Cable Committee makes lots of grants to the City. They have gotten \$100k and \$400k in grants to preserve the docks and for city improvements. ● Comments <ul style="list-style-type: none"> ○ Chair Peck: What does the commercial fishing industry need? <ul style="list-style-type: none"> ▪ Mark T.: the dock at Tognazzini’s needs repair. The ice machine needs work frequently (owned by the City) ○ Would Measure D pass if it was on the ballot today? <ul style="list-style-type: none"> ▪ Mark T.: not sure but thinks yes ○ Would he make any changes to Measure D if it was put on the ballot today? <ul style="list-style-type: none"> ▪ Mark T.: no ○ Are there any young commercial fishermen? <ul style="list-style-type: none"> ▪ Mark T.: not many, Garrett (Rhodes?) is new-generation fisherman doing great work ○ What about the oyster farms? <ul style="list-style-type: none"> ▪ Mark T.: they do well, Mark buys oysters from both Grassy Bar and MB Oyster for his restaurant ○ Striping/pedestrian improvements? <ul style="list-style-type: none"> ▪ Mark T.: would love to see the boardwalk connect through Measure D area ▪ Someone mentioned the idea of one way pedestrian traffic on the oceanside of Dockside Restaurant
<p>Harborwalk Inn (Presentation began at 4:33pm, began walking to</p>	<ul style="list-style-type: none"> ● Cherise: <ul style="list-style-type: none"> ○ Thinks there should be a parking structure across the Embarcadero – reasonably sized & accessible distance. Right now, new parking is not included with development. (Coastal Commission prioritizes pedestrians and public access over parking for projects) ○ The city is not responsible for upkeep of the public restrooms, which can cost more than \$1,000 a month just

Market Plaza at 4:50pm)

in water. The bathroom has been decommissioned twice due to the wind and vandalism. Currently, it is not operational because someone broke the door lock and that is a costly repair. Cherise thinks more bathrooms are not needed along the Harborwalk, as many are planned for construction. Each City Lease Site has at least one public restroom.

- Formula: hotels upstairs, public downstairs (retail & restaurants). The hotel brings in TOT tax while the public uses engage people on the street.
- Height & compactness a problem, if building up, need to sink improvements to meet view corridor requirements in current WMP. *Staff note: Buildings taller than 17 feet have a larger view corridor requirement (nothing taller than 3' for 30% of lease site, which is why the Harborwalk Plaza playground was sunk to accommodate play equipment taller than 3'.*
- Horizontal fencing on boardwalk/docks is a “ladder for kids”
- It is encouraged that properties on the Waterfront have docks, these are expensive. Cherise wonders how we can incentivize property owners to include docks.
- Many of the piers are rotten and the revetments need to be fixed.
- Idea: include a “menu”/list of public benefit items in updated WMP so businesses don’t get asked to keep doing more and more (“significant” = ambiguous and ends up at huge cost to investors)
- Vandalism has been a problem during construction

- Comments
 - Member of public: Who is responsible for keeping the pilings and building in proper condition?
 - Lease holder for pilings within their lease site, City is responsible for the ones in the public ROW (at the street ends)

Market Plaza/ Centennial Staircase (presentation began at 4:52, began walking to Estero Bay

- 4 parcels – all owned by the City
 - Former DiStasio’s building – upstairs rented to yoga/ wellness tenant, downstairs in disrepair
 - Centennial Parkway
 - Unpaved parking lot
 - Other parking lot parcel
- Airlin:
 - Ideas for this opportunity site in the DWSP and also RRM prepared concepts for Centennial Parkway.

<p>Inn at 5:03pm)</p>	<ul style="list-style-type: none"> ○ Currently, the plaza is underutilized and amenities are not accessible (chess pieces locked, have to call the city or look at city website to get them). ○ City Council last discussed Market Plaza in October 2024 ○ The WMP will make recommendations for this site – land use alternatives – what is the best return on investment for the City? ○ Updated design guidelines will be in WMP. Will address view corridors, massing/form, amount of public benefits required. ○ Was a catalyst effort for a higher-end hotel with some public parking, but decided not to move forward until WMP updated. There have been thoughts of expanding the health and wellness industry in this area. ○ Vacant lot on the other side of Sun’n’Buns is vacant and owned by Blue Sail Inn above the vacant lot. ○ Comments <ul style="list-style-type: none"> ○ Cherise: Would City sell/lease as one property or separate? <ul style="list-style-type: none"> ▪ Airlin: Council discussed last fall. No final determination. ○ Member of Public: Define ‘health and wellness’? <ul style="list-style-type: none"> ▪ Let’s Get Tuned owner John answered ▪ People have expressed to John that they want something to do other than passive walking/ shopping/eating and that’s why they enjoy his studio. ○ Question about the overall RFP process <ul style="list-style-type: none"> ▪ Airlin gave an explanation on RFPs
<p>Estero Bay Inn (presentation began at 5:11 PM)</p>	<ul style="list-style-type: none"> ● Melodie: <ul style="list-style-type: none"> ○ National Estuary Program – 501(3)(c) non-profit ○ Need clear guidelines re: eelgrass vis a vis development ○ Address values of visitors and those who fish/make their livelihoods on the bay ○ Chorro and Los Osos Creeks flow into the estuary. ○ NEP monitors coastal runoff into the bay. ● Comments <ul style="list-style-type: none"> ○ CC Luffee: Is NEP’s federal funding in question? <ul style="list-style-type: none"> ▪ Melodie: A lot from EPA, ok for now ○ Walter Heath: what is the situation with ag pollutants going into the estuary? Has it improved? <ul style="list-style-type: none"> ▪ Melodie: NEP is not regulatory, mostly that monitoring is done by the SWQCB but they do work closely with each other.

	<ul style="list-style-type: none"> ○ Any thoughts about possibly dredging all the way to Los Osos (mudflat)? During low tide the back bay becomes a mud flat. <ul style="list-style-type: none"> ▪ Melodie: hasn't heard that idea proposed. ▪ Back Bay is dredged every 7 years, does not include the SP Marina. ▪ NEP works closely with the oyster companies. Mentioned a website with good data.
<p>Bayside Landing (presentation began at 5:24)</p>	<ul style="list-style-type: none"> ● Paul G.: <ul style="list-style-type: none"> ○ Project has been 5 years in the making ○ Will have multiple buildings <ul style="list-style-type: none"> ▪ Replica of the 1 story shake shingle existing building will go in vacant area at the south end of the site. Expected to house a wine bar or café and will have the beginning of the Harborwalk north out of Tidelands Park. <ul style="list-style-type: none"> ● The existing building can't be saved due to termite damage ▪ Main wooden 2-story building will stay – shell will remain the same <ul style="list-style-type: none"> ● Few hotel rooms in this building ▪ 5 hotel units adjacent to old wood 2-story building. 10 total hotel rooms at site. ○ Boat slips and marine service access <ul style="list-style-type: none"> ▪ Can dock their barge and load piles ▪ Aluminum dock system ▪ Small kayak rental – 10-15 kayaks ▪ Pumpout facility <ul style="list-style-type: none"> ● Melodie: NEP involved with pumpouts going in – they are a public benefit ▪ Main dock – 65' – should be open all the time ○ Proposing maximum allowed building height ○ Harborwalk will connect to the existing small park/parklet on the north side of the site ○ Will have 3 public bathrooms onsite ○ “Building will be easy compared with permitting” ○ Pump outs are needed and expensive, including one in your project should be considered a public benefit. ○ This project will make the Harborwalk continuous along all of the bay.

	<ul style="list-style-type: none"> • Comments: <ul style="list-style-type: none"> ○ Cherise: Would Paul make any edits to the WMP based on his experience permitting his project/going through the lease site process? <ul style="list-style-type: none"> ▪ Paul: Working with the Council has been good. Challenge has been lack of clear list of tasks/objectives – especially for the public benefits and development standards. This has improved a lot over the course of the project. ○ Paul: important to support marine contractors ○ Airlin: this project is a great example of providing a lot of public benefits ○ Airlin: WMP guidelines will be revised with more clarity/objectivity re: what is a public benefit ○ Airlin: expects the project application will go back to Planning Commission in September
<p>Wrap Up Meeting adjourned at 5:37PM</p>	<ul style="list-style-type: none"> • Airlin: summary of input will be in the background report