



STAFF REPORT

TO: Property Committee

FROM: Suzy Watkins, Harbor Director
Chris Munson, Facilities Manager

DATE: November 10, 2022

SUBJECT: **Fat Cat's Lease Site Improvements**

Recommendation / Proposed Motion

- **Recommendation:** District Staff recommends the Property Committee review the proposed lease site improvements from Fat Cat's Café and staff recommendations

Policy Implications

Port San Luis Harbor District, Port Master Plan
Port San Luis Harbor District, Code of Ordinances

District Major Objective/Goal

Objective #1 – Sustain and enhance the Harbor's finances – provide for needed infrastructure, expand revenue sources and pay down long-term liabilities.

Fiscal Implications / Budget Status

None at this time.

Alternatives Considered

The following actions were considered but are not recommended at this time:

- None at this time.

Background

On May 24, 2022, the Board of Commissioners approved an amendment to Fat Cat's lease that would allow the use of public space adjacent to their lease site for outdoor dining. Final acceptance of the amendment was subject to District approval of design for a delineating fence, and Lessee agreement with conditions for site use.

Carl Barbettini, the owner of Fat Cat's, proposed installing a rollaway fence to delineate the space and provide a wind break. The Board rejected this proposal, citing previous

guidance for decorative bollards. The Board instructed Fat Cat's to bring a different idea to the Property Committee at a future date.

Discussion

District staff has worked with the Fat Cat's owner to come up with a solution to be more in line with what the Board intended. Staff provided the following guidance for the decorative bollards:

- Bollards are to be removable
- There is to be a 'way in' to the seating area from the public area; it cannot appear to be fully enclosed, to preserve public access. If the bollards are connected by nautical rope or chain, there needs to be at least a 36" opening at the beginning and end for passage
- The sidewalk is to remain at 48". The lip on the concrete will need to be ground down
- Bollard spacing should maintain minimum 36" pass through. Spacing should not exceed 60".
- District to provide burial depth for the in-ground bollard sleeves.

Below are some examples of decorative bollards that staff and the owner thought would be suitable. A site plan showing their placement is included as an attachment.



Conclusion

Staff recommends the Property Committee provide feedback on the decorative bollard style and placement. The recommendations will be brought to the full Board for consideration.

Attachment: 1. Site Plan - Fat Cat's Conditional Use Area Improvements