# WHARF MASTER PLAN



A Plan for Municipal Wharf #1 (Fisherman's Wharf) City of Monterey

### CITY OF MONTEREY WHARF MASTER PLAN

A Plan for Municipal Wharf No. 1

CITY COUNCIL

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Adopted by Resolution 86-226 December 16, 1986 Amended by Resolution 87-153 Amended by Resolution 88-105 Amended by Resolution 95-168 (11/7/95)

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#### **INTRODUCTION**

The purpose of the Wharf Plan is to establish the development regulations and permit procedures needed to maintain the uniqueness that makes the Cityowner Fisherman's Wharf a popular attraction for both local residents and visitors. There are a number of physical elements, which contribute to the uniqueness of Fisherman's Wharf and these physical elements can be generally summarized as follows:

- 1. A variety of buildings whose different sizes and shapes, colors and building materials, when combined with a variety of glimpses and views to Monterey Bay, the marina, and the surrounding hillsides, makes a visit to Fisherman's Wharf an interesting and entertaining visual experience.
- 2. Generally low-scale structures that are sited across from each other along the wharf in such a way as to create a compact; physical setting that is inviting to the pedestrian.





3. A variety of activities and goods and services related to the fishing industry commercial and recreational boating, and marine life in Monterey Bay that clearly distinguish Fisherman's Wharf from the traditional commercial area.

These physical elements that make Fisherman's Wharf unique were described in a Wharf Plan that was adopted by the City in 1971. The 1971 Plan called for these unique elements to be maintained, and the Plan contained a number of regulations that were intended to limit new uses and structures to those allied with fishing and maritime businesses and related or compatible activities.

Since 1971, the popularity of Fisherman's Wharf as a major local and visitor attraction has been continually increasing. This success has resulted in numerous requests to the City of Monterey by existing businesses to expand and by new businesses to locate on Fisherman's Wharf. Existing businesses have proposed to expand by enlarging existing structures, by taking over the structure of another existing business, and by building on existing open spaces. New-businesses have primarily proposed to locate on Fisherman's Wharf by replacing an existing use.

With the numerous requests to the City for business expansions and new businesses on Fisherman's Wharf, a need to update the 1971 Wharf plan has been identified. This plan updates the 1971 Wharf Plan. The policies in this plan, 1ike the policies in the 1971 plan, reflect the City's continued strong desire to maintain the unique character of Fisherman's Wharf.

In addition to the specific development policies contained in this plan, one should also be aware of City of Monterey Resolution 9000. Resolution 9000 specifically states the items which a lessee, his or her assignee, or sub-lessee of any concession on Fisherman's Wharf shall be allowed to sell. As with the policy language in all City plans, requests to change the policy language in the Wharf Master Plan may be made or appealed to the City Council.

#### I. PERMITTED USES

Unlike a number of other wharves along the California Coast, Fisherman's Wharf has not become just a row of restaurants and gift shops. Along with restaurants and gift shops, Fisherman's wharf has retained a variety of uses and activities related to the fishing industry, commercial and recreational boating, and marine life in Monterey Bay. The wide variety of uses presently existing on Fisherman's Wharf is shown in Figure 1 and listed in Appendix A. Shown specifically in Figure 2 are the marine-oriented activities that presently exist on Fisherman's Wharf.

Without the present variety of marine-oriented uses and activities Fisherman's Wharf would not be the unique, popular attraction that it is today. In order to maintain the existing and encourage new marine-oriented uses and activities on Fisherman's Wharf, uses permitted on the Wharf shall be controlled by the policies listed below.

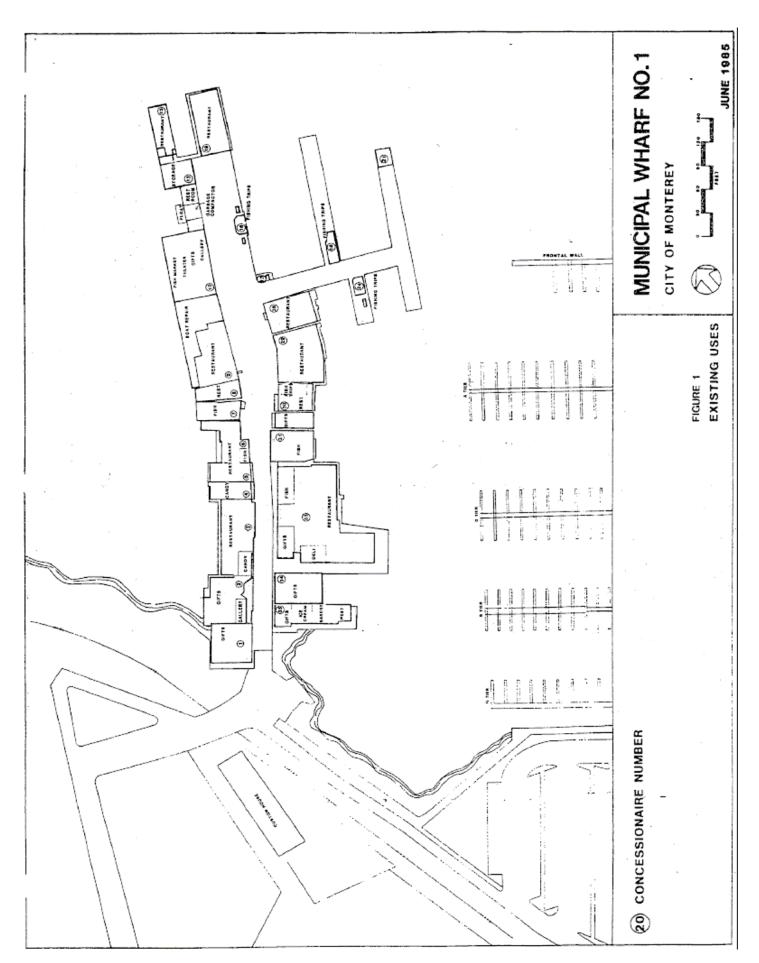
#### Permitted Use Policies

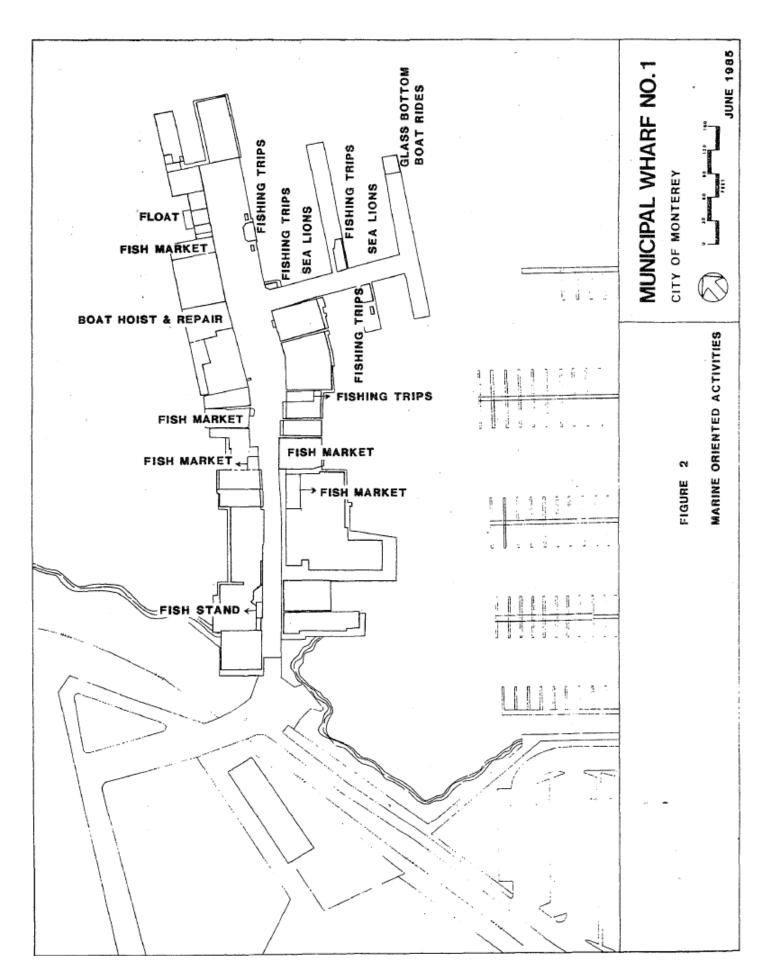
- 1. No more new restaurants; cocktail lounges; or gift shops will be allowed on the wharf.
- 2. Marine-oriented uses should be especially encouraged and shall receive special consideration by the City.
- 3. To especially encourage retail and wholesale fish markets; these markets may be allowed:
- additional building height not to exceed two stories in height. The building area created by any additional height. shall be used for equipment and storage purposes only for on-site businesses; but; in no case; shall provide for an increase in seating capacity for restaurants.
- sale of. food related to products sold in fish markets; as specifically defined in Resolution 9000, should be allowed for customer take-out and consumption on the premises. Seating shall be for a maximum of ten (10) persons. This sale of food shall be incidental to the sale of retail and wholesale fish products and shall not alter the character and function of the fish market.
- 4. The sale of products by concessionaires on Fisherman's Wharf shall be limited to those specified in Resolution 9000.
- 5. Lessees should not be permitted to sublease or assign their leases for uses different than those set forth in the lease unless such use is specifically set forth in the Wharf Plan or approved by the City as meeting the general purposes and objectives of the Wharf Plan.

- 6. The use and location of vendor carts and any change in the use and/or location of existing vendor carts shall be subject to review and approval of the City Council.
- 7. At the time an existing use is terminated and a different use is proposed, this different use shall be of the following nature:

#### a. Primary

- wholesale and retail, fish businesses ship's chandlers
- sales of marine equipment and supplies
- marine equipment repair services
- boat rentals
- sales of fishing equipment and supplies
- other marine oriented service or retail establishments which, in the opinion of the City of Monterey, will be an appropriate and harmonious part of a wharf, oriented toward waterfront activities including the above uses.





#### II. ARCHITECTURAL CONTROLS

Complimenting the variety of uses and activities on Fisherman's Wharf is the variety of buildings and structures on the Wharf. This variety of structures, like the variety of uses and activities on Fisherman's Wharf, also contributes to the uniqueness of the Wharf. The different size buildings, with their variety of shades, colors, heights, and roof structures, creates a visual environment that appears unplanned, but still contains just enough order so that the visual experience on Fisherman's Wharf is interesting and exciting, but not chaotic and confusing.

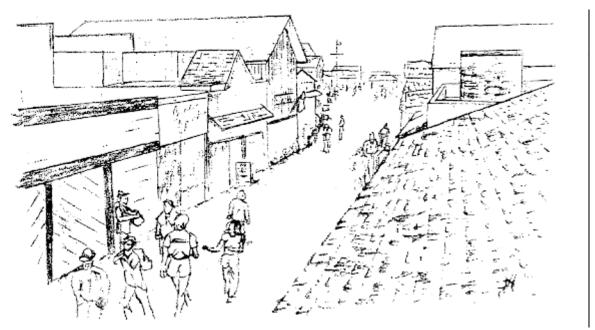
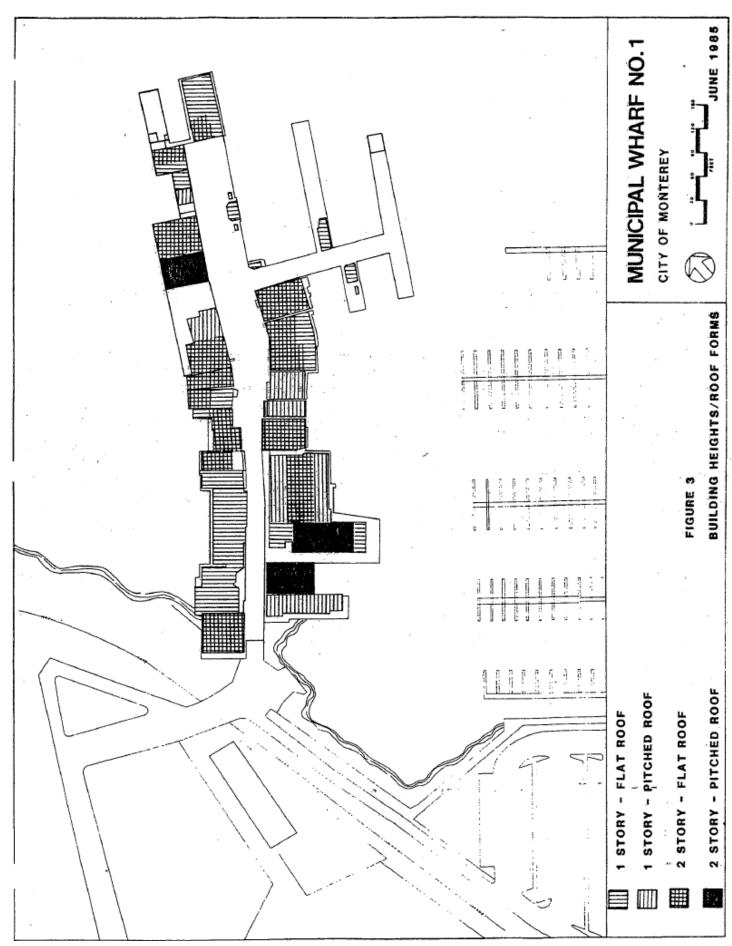


Figure 3 indicates the variety of building heights, building sizes, and roof structures on Fisherman's Wharf. As it is the desire of the City of Monterey that the existing variety of buildings and structures be maintained on Fisherman's Wharf, the following architectural controls shall be adhered to with the alteration remolding or replacement of any building or structure on Fisherman's Wharf:

#### **Architectural Control Policies**

- 1. The existing lease areas, with the exception of lease areas for retail and wholesale fish markets, as addressed in Permitted Use Policy 3, shall only be extended for building purposes and the present building outlines shall be essentially maintained and only added to where such extensions and additions accomplish all of the following:
  - The extensions and additions enhance public access and view opportunities, as defined by Public Access/Open Space Policy 3, without infringing upon the views and operations of neighbors.
  - The extensions and additions maintain the overall design character of the Wharf.



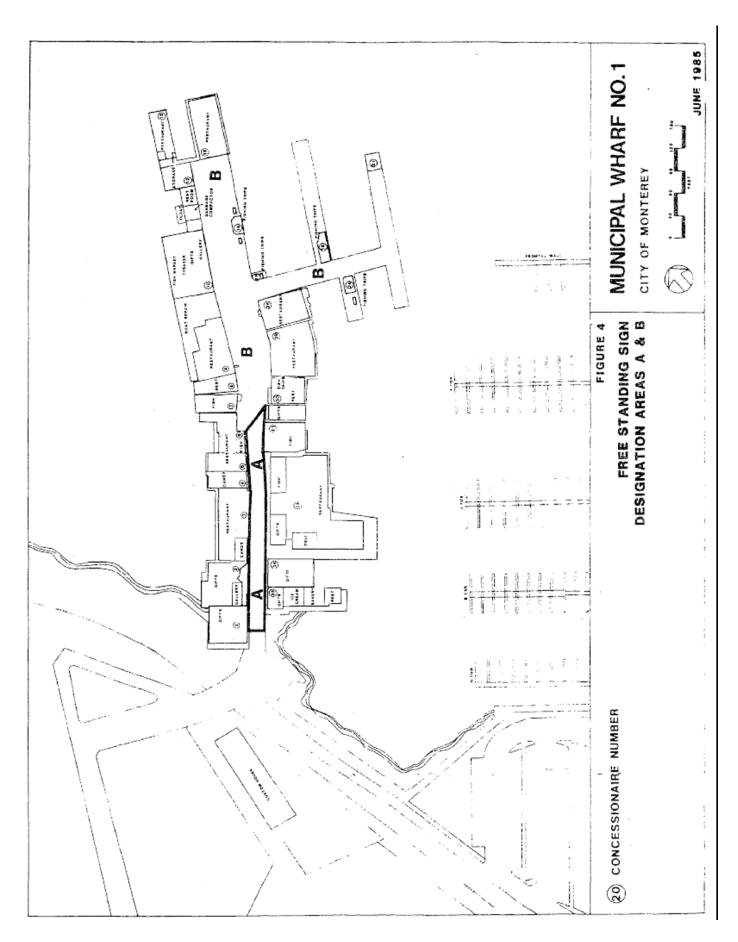
- 2. New two-story structures shall rot be permitted on the Wharf except where:
  - such structures encourage marine~relate:3 uses in line with Permitte:3 Use Policy 3;
  - such structures do rot significantly affect the overall design character of the Wharf;
  - such structures do rot infringe upon the views and operations of neighbors.
- 3. No further building or structure should be permitted below the level of the deck on Wharf No.1 except boat landing's. Boat landings may be permitted within the piling supporting a building or deck but should not project outward of the existing lines of piling.
- 4. The exteriors of any building or structure to be altered remodeled or replaced, and, any decorations, ornamentation, or signs proposed to be installed shall be approved by the Architectural Review Committee.
- 5. The painting of any building, structure, decoration, ornamentation, or sign to the same or to a different shade or color shall require approval of the Architectural Review Committee.

#### III. SIGN CONTROLS

Another physical element, which contributes to the uniqueness of Fisherman's Wharf, is the diversity and originality of the signs advertising the businesses or service carried on or furnished on the Wharf. Regulations controlling signs on the Wharf presently exist in the form of Article 7 of the City of Monterey Sign Ordinance (Ordinance 2529 C.S.) • All signs advertising businesses or services on the Wharf shall continue to adhere to the following Article 7 regulations:

- 1. Total area of all signs for any individual concession shall rot exceed two (2) square feet of total (combined) sign area on each of the primary and secondary frontages for each lineal foot of that frontage. Wharf frontage shall be considered the primary frontage and bay frontage the secondary frontage. A concessionaire may assign the allowed sign area to individual signs, subject to the approval of the Architectural Review Committee.
- 2. Signs on third or fourth frontages shall rot exceed one-half (1/2) square feet of total sign area for each lineal foot of that frontage, or ten (10) square feet, whichever is greater.
- 3. The business identification (main) sign shall not exceed eighty (80) square feet in area. For double face back to-back signs, only one face shall be counted in the area calculation. Main signs may be freestanding, on walls, in windows, or projecting or fin signs.
- 4. An auxiliary business (secondary) sign shall not exceed thirty (30) square feet in area. Auxiliary business signs may be freestanding, on walls, in windows, or projecting or fin signs.
- 5. Freestanding signs on Fisherman's Wharf shall adhere to the following regulations, which shall supersede City of Monterey Resolution No. 14,159.
  - In Area A, Shown in Figure 4, no signs shall be allowed beyond the property line within the City wharf area without first securing an encroachment permit. Signs may be allowed between the property line and the fronts of buildings that are set back from theWharf, subject to the review and approval of the Architectural Review Committee.
  - In Area B, shown in Figure 4, any proposed signs shall not project greater than six (6) feet, measured from a point perpendicular from the face of the existing building and shall not be located so as to interfere with the parking of vehicles in designated parking spaces.
  - All proposed new, moveable, freestanding signs and any existing nonconforming signs proposed for continuance shall be subject to Architectural Review Committee review and approval.

- No moveable freestanding sign shall exceed a maximum of nine (9) square feet on anyone face, including the base.
- Each concession shall be limited to one freestanding sign.
- A statue should only be allowed in lieu of freestanding signs, and in no case shall a concession be allowed both a freestanding sign and a statue.
- 6. Price signs shall not be permitted within otherwise allowable signs, except posted restaurant menus.
- 7. Window signs shall not exceed fifteen percent (15%) of the total window area of a frontage and shall be allowed in addition to otherwise allowable sign area.
- 8. Temporary signs (other than window signs) shall not exceed thirty percent (30%) of the otherwise allowable signs on a frontage.
- 9. Changeable copy signs, including marquee signs, shall be approved by Conditional Use Permit only, pursuant to Section 38-200 of the Zoning Ordinance.
- 10. Where more than one business or use is located on one property or ownership, directory and building complex signs may be used in addition to, or in substitution of, individual signs. All areas of individual signs shall be combined with the directory and building complex signs to derive the total sign area-allowable on the particular frontage of the property or ownership. A multibusiness complex shall be treated as a single business for purposes of this Resolution.
- 11. Any sign, except a business identification (main) sign or an auxiliary business (secondary) sign, shall not exceed more than eight (8) square feet in area.
- 12. Sign illumination may be by internal or indirect methods, with no direct lighting (exposed bulb) signs allowed, with the exception of neon signs in windows, except by approval of the Architectural Review Committee. Neon signs in windows are to be considered as permanent signs. Neon signs are not to be in addition to, and are considered as part of, the total allowable square footage of permanent signs on any building frontage. If a neon sign is inside the building and away from the window by more than three feet, the sign is not considered. permanent.
- 13. The Architectural Review Committee may restrict any sign to a lesser size or height than any of the maximum standards describe above, in conformity with authority from Section 10 of the Sign Ordinance No. 2529 C. S.



#### IV. PUBLIC ACCESS/OPEN SPACE

The variety of uses and activities associated with Fisherman's Wharf do rot stop with the physical structure of the Wharf. From the Wharf are interesting views of the surrounding hillsides, the marina, the outer harbor, and the Coast Guard Breakwater and Cannery Row in the distance. Marine life, in the form of sea lions and sea otters, can be viewed from the Wharf. Visitors to the Wharf also enjoy viewing the activities of the fishing boats that tie up along the Wharf. And not only can the architectural uniqueness of the fronts of the buildings along the Wharf be enjoyed, but also there are places along the Wharf where the backs of structures can also be viewed.



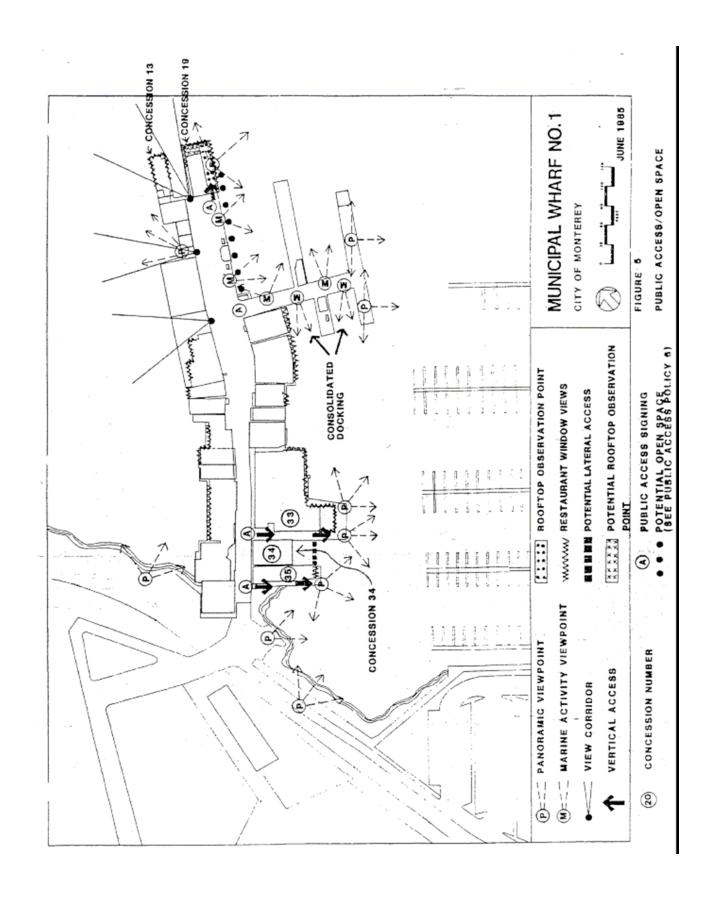
The viewing opportunities described above would not be possible without the public access and open space opportunities on Fisherman's Wharf that are shown on Figure 5. The policies listed below are to protect and encourage additional public access and open space on Fisherman's Wharf.

## Public Access/Open Space Policies

- 1. The present open space and view areas, shown in Figure 5, shall be rnaintained.
- 2. To provide additional public access and view area, Concession 34 should be allowed to replace its structure over the water under the condition that access be placed across the back of the structure. This access should be provided in a way that will not preclude the linking of this access with the existing public access on adjoining Concessions 35 and 33, as shown in Figure 5. The required public access for Concession 34 shall not be required to be linked to

Concessions 35 and 33 without the consent of Concessions 35 and 33. The existing public access on Concessions 35 and 33 should be considered separate and should be required to be linked to public access improvements on Concession 35 as a condition of development when improvements are proposed for either Concession 35 or 33.

- 3. The provision of a panoramic viewpoint accessible to the general public should be a condition any lease area expansion, as provided for in Architectural Control Policy 1. This panoramic viewpoint should be link to other viewpoints so as to provide lateral access at the backs of structures where feasible and subject to the approval of all adjacent concessionaires.
- 4. Should any concessions cease operation and not desire to renew its lease, the City should study the structure to see if the structure should be removed and the area should become permanent open space.



#### V. PERMIT-PROCEDURES

To assure that the policies and regulations in this Plan are adhered to, it is necessary for the City to review and approve; consistent with the policies and regulations in this Plan; all proposed lease changes; use changes; new structures; exterior alterations; remodeling; new signs; and modifications to existing signs on Fisherman's Wharf. Also; all new additional fishing trip or tour boats (new boats that are not replacing an existing boat) proposing to tie up to Fisherman's Wharf shall be reviewed and approved by the City of Monterey. The procedures for seeking the City's required review and approval of proposed changes are listed below.

#### 1. Lease Changes

This section applies only to concessionaire lease changes where there is no proposed change in the existing use. If there is any proposed change in the existing use with the lease change; one should refer to Section 2 below.

Requests for lease changes only shall be submitted in writing to the to the City Manager. The proposed lease change is then to be reviewed and acted upon by the City Council at a regularly scheduled meeting of the Council.

# 2. Use Changes

Requests for use changes shall be submitted to the Community Development Director. If; in the determination of the/Community Development Director, the proposed change is a major projector a project that is not controlled by the permitted use policies contained in this plan; then the proposed use change will be reviewed by the City Council at a regularly scheduled City Council meeting. The City Council may deny; approve; or refer the proposed use change to the Planning Commission for their review and recommendation A major project is any proposed expansion over the water; a significant new use that is not indicated by the Wharf Master Plan; or any project that results in a substantial increase in floor area or development intensity; such as an increase in restaurant seating.

If; in the determination of the Community Development Director; the propose use change is a minor project and is controlled by one of the adopted policies in this plan; the project will be initially reviewed by the Planning Commission at a regularly scheduled Planning Commission meeting. The Planning Commission is then to send its recommendation to the City Council. The City Council shall consider this recommendation at a regularly scheduled City Council meeting.

If the use change is part of a lease change only; the use change shall be considered first by the Planning Commission and a recommendation made to the City Council by the Commission. The lease change is then to be considered by the City Council at the time it considers the Planning Commission's recommendation on the use change.

#### 3. New or Expanded Structures

Requests for new or expanded structures shall be submitted in concept to the Community Development Director. The proposed new or expanded structure is then to be conceptually reviewed by the Planning Commission and a recommendation made to the City Council at a regularly scheduled meeting of the Planning Commission. The City Council is then to review and act upon the concept of the proposed new or expanded structure.

If the City Council approves the concept of the proposed new or expanded structure; the applicant shall then make a formal application to the City's Architectural Review Committee. The City's Architectural Review Committee shall then review the proposed new or expanded structure following the procedures in the City's Architectural Review Ordinance. The Architectural Review Committee after reviewing the proposed new or expanded structure shall make a recommendation to the City Council. The City Council is then to review the recommendation of the Architectural Review Committee and take formal action on the new or expanded structure at a regularly scheduled meeting of the Council.

#### 4. Exterior Remodelings or Alterations to Existing Structures

Requests for exterior remodelings or alterations that do not change the basic shape size footprint or height of a structure shall be submitted to the City's Architectural Review Committee following the application procedure in the City's Architectural Review Ordinance. The decision of the Architectural Review Committee is the only decision required unless the decision is appealed; as provided for by City Ordinances.

#### 5. Signs.

Requests for new signs and revisions to existing signs shall be submitted to the City's Architectural Review Committee following the application procedures in the City's Architectural Review Ordinance. The decision of the Architectural Review Committee is the only decision required unless the decision is appealed as provided for by City Ordinances.

#### 6. New Fishing Trip and Tour Boats

No existing boat shall be replaced by one exceeding the size; length, weight; or passenger carrying capacity of the existing boat; unless approved by the City Council (refer to existing boat list in Appendix C).

Requests for the docking of new additional fishing trip and tour boats for the purposes of loading and unloading passengers from and onto Fisherman's Wharf shall be submitted in writing to the City Manager. The proposed docking is then to be reviewed and acted upon at a regularly scheduled meeting of the Council.

An additional boat is to mean a boat that is not replacing an existing fishing trip or tour boat and increases a concessionaire's existing number of boats. Existing fishing trip and tour boats are listed in Appendix C. Replacement boats are those boats that are just replacing an existing boat and do not increase a concessionaire's total number of boats or maximum passenger carrying capacity as listed in Appendix C. Replacement boats, if they are no larger than seventy-five (75) feet in length and do not increase intensity of use (maximum passenger earring capacity); do not need to be reviewed by the City.

#### **Permit Notification Procedures**

All concessionaires shall be advised of all permit applications The Fisherman's Wharf Association may offer recommendations regarding aspects or the application's plan. These recommendations; as well as other written or verbal testimony; shall be considered in the City's decision making process.

# APPENDIX A FISHERMAN'S WHARF EXISTING CONCESSIONS

Conc. No.	1971 Use	1971 Sq. Ft.	1984 Use	1985 Sq. Ft.
1	Gift Shop	2,464	Gift Shop	2,464
2	Restaurant	3,978	Arts & Crafts	576
			Gift Shop	1,758
			Fish Stand	283
			Storage	1,161
3	Restaurant	3,795	Restaurant	3,795
	Candy Store	522	Candy Store	522
4	Candy Store	1,135	Candy Store	1,135
5&6	Fish Market	1,310	Fish Stand	267
	Restaurant	2,980	Restaurant	3,535
7	Restaurant	1,060	Fish Market	1,450
	Fish Market	390		
8	Restaurant	1,189	Restaurant	1,189
9	Marine Repair	1,820	Restaurant	2,521
	Marine Hoist	1520	Fish Stand	364
			Boat Hoist	512
			Fish Market	614
10	Art Gallery	300	Art Gallery	300
	Art Shop	430	Art Gallery	430
	Fish Market	1,000	Fish Market	1,000
	Gift Shop	750	Art Gallery	1,700
	Art Gallery	400	Voices Museum	250
			Theater	5,500
12	Art Shop	1,000	Restaurant	1,320
	Marine Repair	2,070		
13	Restaurant	3,541	Restaurant	3,541
16	Fishing Trips	240	Fishing Trips	240
17	Fishing Trips	180	Fishing Trips	180
18	Fishing Trips	3,220	Fishing Trips	3,220
19?	Fishing Trips	1,440	Fishing Trips	1,440
28	Restaurant	2,385	Restaurant	2,730
	Gift Shop	345		
29	Restaurant	3,736	Restaurant	4,018
	Fish Stand	282		
30	Fishing Trips	395	Fishing Trips	395
	Restaurant	1,133	Restaurant	1,133
31	Gift Shop	980	Gift Shop	980
	Fish Market	1,850	Fish Market	1,850
33	Restaurant	10,274	Restaurant	10,274

	Gift Shop	631	Gift Shop	631
	Fish Market	597	Fish Market	597
	Deli	523	Deli	523
34	Gift Shop	2,432	Gift Shop	2,432
35	Gift Shop	634	Gift Shop	634
	Restaurant	456	Ice Cream	456
	Gift Shop	468	Bakery	468
	Book Store	968	Restaurant	968
	Restaurant (Cerrito's)	4,620		
	TOTAL SQ. FT.	69,443	TOTAL SQ. FT.	69,356

Note: Fish Market is defined as an establishment selling, both retail and wholesale, all products of the sea which are consumed primarily in the customer's home or served in the customer's restaurant.

Fish Stand is defined as an establishment selling fish products such as seafood cocktails and cracked shellfish, which are consumed by customers primarily at the time of sale.

# APPENDIX B FISHERMAN'S WHARF EXISTING USES

	1971				1985	
		% Total				% Total
No.	Sq. Ft.	Area	USE	No.	Sq. Ft.	Area
8	8,704	12.5	Gift Shop	7	9,148	13.2
4	2,130	3.1	Art Gallery	4	3,006	4.3
12	39,147	56.3	Restaurant	11	35,025	50.5
2	3,890	5.6	Marine Repair	0	0	0
1	1,520	2.2	Marine Hoist	1	512	.7
5	5,475	7.9	Fishing Trips	5	5,475	7.9
1	282	.4	Fish Stand*	3	914	1.3
	5,147	7.4	Fish Market**	5	5,511	7.9
2	1,657	2.4	Candy Store	2	1,657	2.4
1	523	.8	Deli	1	523	.8
0	0	0	Ice Cream	1	456	.7
0	0	0	Bakery	1	468	.7
0	0	0	Theater	1	5,500	7.9
1	968	1.4	Book Store	0	0	0
0	0	0	Storage	1	1,161	1.7
	69,443	100%	TOTAL		69.356	100%

<sup>\*</sup> Fish Stand is defined an establishment selling fish products such as seafood cocktails and cracked shellfish which are consumed by customers at the time of sale.

<sup>\*\*</sup> Fish Market is defined as an establishment selling, both retail and wholesale, all products of the sea, which are consumed primarily in the customer's home or severed in the customer's restaurant.

# APPENDIX C LIST OF SPORT FISHING AND TOUR BOATS OPERATING FROM FISHERMAN'S WHARF

There can be a maximum of 6 boats operating from each concession, including 4 Permanent Boats, 1 Specialty Boat, and 1 Six Pack Charter Boat, any of which may be subleases.

Concessionaire	Vessel	Length	Beam	
Sam's Fishing Trips	<u>Permanent</u>			
Concession #18	Star of Monterey	65′	20′	
4 Water Spaces	Sea Wolf	55′	16′	
4 Boats Operating	Point Sur	56′	18′	
2 Boat Slots Open	Open			
	Active Subleases			
	Chardonnay Sailing C	Charters		
	Open – One Six Pack	Charter Boat		
Chris' Fishing Trips	<u>Permanent</u>			
Concession #22/23	New Holiday	68′	22′	
1 Water Space	Tornado	56′	18′	
5 Boats Operating	Holiday	55′	16′	
1 Boat Slot Open	Checkmate	56′	18′	
	Active Subleases			
	Olympus Sailing	65′	12′	
	Charters			
	Open – One Six Pack	Charter Boat		
Monterey Sport	<u>Permanent</u>			
Fishing	Lethal Weapon	50′	15′	
Concession #16	Top Gun	65′	18′	
2 Water Spaces	Magnum Force	70′	20′	
3 Boats Operating	Open			
3 Boat Slots Open				
	<u>Active Subleases</u>			
	Open - Specialty Boat			
	Open – One Six Pack	Charter Boat		

Concessionaire	Vessel	Length	Beam
Princess Monterey	<u>Permanent</u>		
Concession #17	Open		
1 Water Space	Open		
1 Boat Operating	Open		
5 Boat Slots Open	Open		
	Active Subleases		
	Central Coast Cruises (		
	Open – One Six Pack C	Charter Boat	
Randy's Fishing Trips	<u>Permanent</u>		
Concession #19, 24-	Captain Randy	65′	19'
26	Randy I	55′	16′
4 Water Spaces	Sur Randy	53′	15′
5 Boats Operating	Open		
1 Boat Slot Open	A C . I .		
	Active Subleases	0 C T	
	Sea Hogge – Education		
D 0 1/5	Carrera Sailing – Six Pag	ck Charter Boat	
Rappa's Sea Life	<u>Permanent</u>	201	45,
Tours*	Glassbottom Belle	30′	15′
Concession #21			
1 Water Space			
1 Boat Operating			
1 Boat Slot Open	Activo Subleaces		
	Active Subleases	Shartar Paat	
	Open – One Six Pack C	naitei Boat	

<sup>\*</sup> In approving this concession, the City council approved two boats with the provision that a third boat could be added at a later date if proof of an approved berthing space for the third boat can be shown to the Public Facilities Director.

#### RESOLUTION NO. 86-226 C.S.

# RESOLUTION ADOPTING A REVISED PLAN FOR MONTEREY MUNICIPAL WHARF NO. 1 AS AN ELEMENI' OF THE GENERAL PLAN OF THE CITY OF MONTEREY

WHEREAS, the Planning Commission of the City of Monterey has held public hearings, as required by law, and has recommended to the Council of the City of Monterey certain revisions in the WHARF PLAN as previously adopted in 1971; and

WHEREAS, the Council held a public hearing on June 17, 1986, to consider the adoption of said revisions, and all protests and comments were heard and considered at said hearing; and

WHEREAS, the Council amended said revisions as a consent agenda item on July 15, 1986, and held public hearings on October 27, 1986, and December 2, 1986, to consider the adoption of said amended revisions, and all protests and comments were heard and considered at said hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONTEREY that it hereby adopts the revised WHARF MASTER PLAN entitled: "A PLAN FOR MUNICIPAL WHARF #1 (FISHERMAN'S WHARF) CITY OF MONTEREY," draft dated December 2, 1986, a certified copy of which is on file in the office of the Clerk of the City of Monterey; and

BE IT FURTHER RESOLVED that Resolution Nos. 8587, 9510, 11,803, and 86-111, and all other resolutions in conflict herewith are hereby rescinded.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF MONTEREY this 16th day of December, 1986, by the following vote:

AYES: 4 COUNCIIMEMBERS: CANEPA, ROBERSON, VREELAND, ALBERT

NOES: 0 COUNCIL NONE

ABSENT: 1 COUNCIIMEMBERS: OUTZEN

APPROVED: ATTEST:

/s/ DAN AIBERT /s/ CYNTHIA PARHAM
Mayor of said City CYNTHIA PARHAM
City Clerk thereof

# CITY OF MONTEREY WHARF MASTER PLAN