

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

Council Chambers, 305 West Third Street, Oxnard, CA 93030

Thursday, August 22, 2019, 06:00 P.M.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. READING OF AGENDA

E. CONSENT AGENDA

F. PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT PZ NO. 18-410-01 (Local Coastal Plan Amendment)** A request to amend the City of Oxnard's (City) certified Local Coastal Program inclusive of the Coastal Local Plan Use (LUP) to incorporate a newly created land use designation of "Urban Village" to an approximately 11-acre site located at the southwest corner of Channel Islands Boulevard and Victoria Avenue commonly known as "Fisherman's Wharf" (APNs: 206-0-280-35 and 206-0-280-49). Based on the proposed new Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances. Filed by the County of Ventura, 3900 Pelican Way, Oxnard, CA 93035. Project Planner: Jeffrey Lambert, AICP, Community Development Director Isidro Figueroa, Principal Planner

Recommendation:

- 1. That the Planning Commission hold a public hearing regarding Planning and Zoning Permit No. 18-410-01 (Coastal Plan Amendment)**
- 2. That the Planning Commission adopt a resolution recommending that the City**

Council deny Planning and Zoning Permit No. 16-41-01, an application for a Local Coastal Plan Amendment that- if approved by the City Council and subsequently approved by the California Coastal Commission along with a related Public Works Plan Amendment proposed by the County of Ventura- would allow the development of a specific mixed use project at Fisherman's Wharf in the Channel Islands harbor that would include 400 market rate residential rental units and 36,000 square feet of commercial/retail development, on an 11-acre site located at the southwest corner of Channel Islands Boulevard and Victoria Avenue (Fisherman's Wharf Replacement Project). Filed by designated agent Tom Tellefsen, Channel Islands Harbor Properties LLC, 270 N. Cannon Drive Penthouse, Beverly Hills, CA 90210, on behalf of the property owner.

[PZ 18-410-01 Staff Report](#)
[Supplement - HBCA Complete Analysis](#)
[Supplement - Complete Public Correspondence](#)

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT

FUTURE MEETINGS Thursday, September 5, 2019, 7:00 p.m., City Council Chambers



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Isidro Figueroa, Principal Planner
Jeffrey Lambert, AICP, Community Development Director

DATE: August 22, 2019

SUBJECT: Planning and Zoning Permit No. 18-410-01 (Coastal Plan Amendment).
Property located at the southwest corner of Channel Islands Boulevard and
Victoria Avenue (APNs: 206-0-280-35 and 206-0-280-49).

- 1) **Recommendation:** That the Planning Commission:
 - a) Adopt a resolution recommending that the City Council deny Planning and Zoning Permit No. 18-410-01 (Coastal Plan Amendment) subject to certain findings.
- 2) **Project Description and Applicant:** A request to amend the City of Oxnard's (City) certified Local Coastal Program inclusive of the Coastal Local Plan Use (LUP) to incorporate a newly created land use designation of "Urban Village". Based on the proposed new Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances. For purposes of this Staff Report, the foregoing project description shall be referred to as the "Project". Filed by Designated Agent Tom Tellefsen, Channel Islands Harbor Properties LLC, 270 N. Cannon Drive Penthouse, Beverly Hills, CA 90210, on behalf of the County of Ventura, the property owner (the "Applicant").



- 3) **Existing & Surrounding Land Uses:** The project site is irregular shaped, and developed with two retail stores, two vacant restaurants, and a theatre/museum. Channel Islands Boulevard is adjacent to the site on the north side, and Victoria Avenue and is adjacent to the site on the east side. The following table identifies existing and surrounding land uses:

LOCATION	ZONING	LCP LAND USE	EXISTING LAND USE
Project Site	Harbor-Channel Islands (H-CI)	Harbor Channel Islands (HCI)	Fisherman's Wharf
North	Single-Family water Oriented (R-W-1)	Residential Existing (REX)- Public Works Plan (PWP)	Residential- Mandalay Bay
South	Harbor-Channel Islands (H-CI)	Harbor Channel Islands (HCI)	Public Launch Ramp
East	U.S. Naval Base Ventura County N/A	U.S. Naval Base Ventura County N/A	U.S. Naval Base Ventura County
West	Garden Apartment Coastal (R-3-C)	REX- Residential Existing- Public Works Plan (PWP)	Residential

- 4) **Background Information:** The California Legislature enacted the Coastal Act in 1976, creating a mandate for coastal communities to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called the Local Coastal Program (LCP). LCPs are basic planning tools used by local governments to guide development within the Coastal Zone, in partnership with the California Coastal Commission (Coastal Commission). Each LCP has two components, a Land Use Plan (LUP), which outlines policies, and an Implementation Plan (Coastal Zoning Ordinance), which outlines procedures to implement the LUP policies. LCPs reflect the unique characteristics of each individual local coastal community while also addressing regional and statewide interests and concerns. Following adoption of an update to a certified LCP (Coastal Plan Amendment- City of Oxnard) by a City Council, it is submitted to the Coastal Commission for review for consistency with Coastal Act requirements, and ultimately, certification.

The City's LUP was certified by the Coastal Commission in 1982, and the Coastal Zoning Ordinance which serves as the Implementation Plan was certified by the Coastal Commission in 1986. The Channel Islands Harbor (Harbor) has a unique regulatory system in place. The Harbor is located within the City's municipal jurisdiction; however, the land use regulations for the Harbor are regulated by the Public Works Plan (PWP) which was certified by the California Coastal Commission in September 1986. The PWP is allowed to be amended, and any amendment must be consistent with the City's LUP. The Harbor's PWP has been amended six times and a seventh amendment has been approved by the County Board of Supervisors but not approved by the Coastal Commission.

On June 14, 2016, the County Board of Supervisors approved the Seventh Amendment to the PWP to allow the establishment of policies that would permit a mixed use project at the Fisherman's Wharf area of the Channel Islands Harbor, combining residential and retail/commercial uses, as well as increasing the permitted height from 25 feet to 55 feet. The Seventh Amendment as approved by the County Board of Supervisors is inconsistent with the City's LCP. On August 17, 2016, and without filing for an amendment to the City's LCP, the County sought Coastal Commission approval for Public Works Plan Seventh Amendment. Pursuant to a letter dated August 24, 2016, Coastal Commission staff found the County's PWP Amendment incomplete for a range of reasons, including that the County had not filed for an LCP amendment with the City. The County made subsequent submittals to the Coastal Commission regarding the PWP amendment, with Coastal Commission staff sending multiple incomplete letters to the County indicating that the PWP amendment application was incomplete for a range of reasons, including that the County had not filed for an LCP amendment.

On March 28, 2017, the County filed for a dispute resolution with the Coastal Commission seeking to overturn the determination by the Director of the Coastal Commission that the application for the PWP amendment was incomplete. Specifically, the County stated: "The County respectfully requests that the Commission deem its PWPA application complete and direct staff to process the application hearing". On October 12, 2017, the California Coastal Commission held a hearing to consider the County's dispute resolution request and the Coastal Commission denied the County's dispute request.

On January 25, 2018, the County – on behalf of developer Channel Islands Harbor Properties LLC-- filed a Coastal Plan Amendment application for a project specific LCP amendment that sought the following amendments to the LCP:

1. Amend the City's LUP to incorporate a newly created land use designation of "Urban Village".
2. Based on the newly created Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre.
3. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances.

The LCP Amendment would facilitate the Fisherman's Wharf Replacement project, a mixed use development at Fisherman's Wharf in the Channel Islands Harbor that would include 400 market rate residential rental units and 36,000 square feet of commercial at an 11-acre site that is currently improved with two retail stores; two vacant restaurants; a theatre/museum; Urchin Dock; waterfront walkways; a park; and associated off-street parking. The application submitted for the LCP

amendment included a letter from an attorney for Channel Islands Harbor Properties LLC dated January 23, 2018, indicating that the City could not impose the Specific Plan requirement as part of the LCP amendment process because the 2030 General Plan that included the Urban Village overlay zone had not been approved/certified by the California Coastal Commission.

An incomplete letter dated February 13, 2018, was sent by the City to the Developer and the County indicating that the application for the LCP amendment was incomplete based upon six separate and distinct reasons. The following identifies the items identified in the incomplete letter:

- i) Failure to submit a deposit and an application for the proposed Coastal Zoning Ordinance Amendment.
- ii) Failure to submit a deposit for a review of a Traffic Study.
- iii) Failure to submit a deposit for an Economic Analysis.
- iv) Failure to submit Development Advisory Committee review fees.
- v) Failure to submit an application for a Specific Plan and related fees and documentation.
- vi) Failure to submit City Attorney review fees.

After the Applicant received the incomplete letter dated February 13, 2018, subsequent communications between the City and the County, which was acting on behalf of the Developer, further clarified the scope of documentation that was needed for the application to be deemed complete. On February 25, 2019, the County – acting on behalf of the Developer – submitted additional information to the City. Pursuant to a letter dated March 21, 2019, the City deemed the application for the LCP Amendment to be complete, while requesting specific additional information in order to facilitate the processing of the application. Pursuant to a letter dated April 12, 2019, the County – acting on behalf of the Developer – provided responses to the requests for additional information.

- 5) **Environmental Determination:** Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental analysis in connection with its local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process.

6) **Analysis:**

a) General Discussion: The Project proposes an LCP Amendment that would allow the development of a mixed use project at Fisherman's Wharf at Channel Islands Harbor that would include 400 market rate residential rental units and 36,000 square feet of commercial, retail development on an 11-acre site. The 11-acre site is currently improved with two retail stores; two vacant restaurants; a theatre/museum; Urchin Dock; waterfront walkways; a park; and associated off-street parking.

The existing improvements on the Project site are consistent with the Visitor-serving Commercial land use designation associated with the Channel Islands Harbor as identified in the City's certified LCP. The Project is proposing to amend the City's LCP to incorporate a newly created land use designation of "Urban Village". Based on the proposed Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances.

On June 14, 2016, the County Board of Supervisors approved the Seventh Amendment to the PWP to allow the establishment of policies that would permit a mixed use project at the Fisherman's Wharf area of the Channel Islands Harbor, combining residential and retail/commercial uses, as well as increasing the permitted height from 25 feet to 55 feet. The Seventh Amendment as approved by the County Board of Supervisors is inconsistent with the City's LCP.

On January 25, 2018, the County – on behalf of developer Channel Islands Harbor Properties LLC-- filed a Coastal Plan Amendment application for a project specific LCP amendment that sought the following amendments to the LCP:

1. Amend the City's LUP to incorporate a newly created land use designation of "Urban Village".
2. Based on the newly created Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre.
3. LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances.

If the LCP Amendment is adopted by the City and subsequently certified by the Coastal Commission, and the Coastal Commission certifies the Seventh Amendment to the Harbor's PWP, the City will not have authority to review and render a decision on the mixed use project that would include 400 market rate residential rental units and 36,000 square feet of commercial, retail development. The Applicant would be required to obtain a Coastal Development Permit from the California Coastal Commission to authorize the mixed use project. The City would be notified of the Coastal Development Permit but the only recourse the City would have in the permit process is to comment on the project. The City would have no role in the review and subsequent decision of the Coastal Development Permit for the mixed use project.

b) Coastal Land Use Plan Consistency: The request before the City is to amend the certified Local Coastal Plan. Therefore, the framework for the City's analysis is whether or not this LCP amendment

request is otherwise consistent with the balance of the LCP policies. The following analysis will show that given the narrow LCP amendment being requested, there remain areas of inconsistency with the LCP that warrant a denial to this request. The request is a project specific LCP amendment; what this means is the proposed LCP amendment is designed to accommodate a known development project. Although the project itself is not the subject of this request, the results of an approval of this LCP amendment would be to allow this project to move forward to permits and construction without any further action by the City. The project is inconsistent with a number of policies contained within the Coastal Land Use Plan, as follows: The proposed LCP Amendment is found to be inconsistent with Policies Nos. 16; 18; 21; 26; 27; 28; 30; 31; 32; 33; 73; and 74 contained within the City's certified Coastal LUP for the following reasons:

A. The Project is inconsistent with LUP Policy 16.

Policy 16: "As existing commercially development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services. As existing commercially development Commercial Visitor-serving parcels recycle or are redeveloped priority shall be given to Commercial Visitor-serving uses. Development in the harbor shall be limited so that no more than 30 percent of the harbor's land area is Visitor-serving commercial uses not directly related to boating."

The Project as proposed conflicts with Policy 16 because the Project does not place a priority to existing recreational boating support facilities and Commercial Visitor-serving uses. The LCP Amendment would allow for a residential component that would require parking facilities, apartment amenities largely exclusive to tenants, and approximately 9,000 square feet of restaurant space to be built at grade which would cover approximately 6 acres (273,023 square feet) of the 11-acre (479,160 square feet) project site. Based on the Fisherman's Wharf Replacement project description and information provided to the City for the LCP Amendment, there are no policies or improvements that facilitate priority given to recreational boating support facilities and services at the project site.

The Project requires the relocation of the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the new Urchin Dock size compared to the existing location would diminish boating support facilities and services which conflicts with Policy 16.

If the LCP Amendment was to be approved, the majority of the existing structures would be removed within the proposed apartment/parking footprint in favor of 9,000 square feet of space exclusive to

restaurant uses. The Project site currently includes a park and waterfront walkways. The Fisherman's Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identified improvements to existing buildings, park and waterfront walkways. However, without a base figure study to compare the existing conditions to proposed improvements, staff is unable to make a conclusion if the proposed LCP Amendment will be consistent with Policy 16, which requires that priority be placed to existing recreational boating support facilities and Commercial Visitor-serving uses.

The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman's Wharf, inclusive of recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which might require additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. According to the Applicant, the project is designed to provide 131 surface parking spaces and 865 garage parking spaces. However, the Applicant has indicated that the parking has been designed based on the County of Ventura's parking code requirements. Additionally, the Applicant has indicated that garage parking has been designed to incorporate tandem parking which the City Code does not allow to be counted towards the required parking and parking stalls have been designed to meet County Code parking stall design standards and not the City Code design specifications. The City Code requires that the apartment complex provide 865 parking spaces designed to conform to the City Code's parking stall specifications. The Applicant has stated that the commercial/retail distribution of the buildings has not been determined. As such, City staff is unable to determine the required parking for the commercial/retail portion of the project. Based on the square footage distribution of the commercial/retail buildings provided by the Applicant, 238 parking spaces would be required if the commercial/retail buildings were exclusively leased to restaurant uses and 88 parking spaces would be required if the commercial/retail buildings were exclusively leased to retail uses. Based on the amount of parking provided by the Applicant, the use of tandem parking and parking stall design, and uncertainty of commercial/restaurant square footage distribution to calculate the commercial/retail portion of the project, staff is unable to determine the project's off-street parking requirement.

The Applicant has indicated that pursuant to City Code Section 16-651, administrative relief from parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the use. The Applicant has not submitted a parking study prepared by a professional traffic engineer registered by the State to demonstrate that the parking requirement is excessive for the project. As such, staff is unable to determine if the proposed parking configuration and amount will be sufficient and adequate to serve the recreational boating support facilities and services and Commercial Visitor-serving uses. Therefore, the Project is inconsistent with Policy 16.

B. The Project is inconsistent with LUP Policy 18.

Policy 18: “Existing facilities serving commercial fishing, sport fishing and recreational boating shall be maintained and expanded where appropriate.”

The Project site is currently improved with the Urchin Dock and off-street parking serving Fisherman’s Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Project requires to relocate the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the size of the new Urchin Dock compared to the existing location would diminish boating support facilities and services which conflicts with Policy 16.

The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman’s Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman’s Wharf Replacement project to meet the County’s parking requirements instead of the City’s off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman’s Wharf Replacement project. The Applicant has indicated that pursuant to City Code Section 16-651, administrative relief from parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the use. The Applicant has not submitted a parking study prepared by a professional traffic engineer registered by the State to demonstrate that the City’s parking requirement is excessive for the project. As such, staff is unable to determine if the proposed parking configuration and amount will be sufficient and adequate to serve the recreational boating support facilities and services and Commercial Visitor-serving uses. Therefore, the Project is inconsistent with Policy 18.

C. The Project is inconsistent with LUP Policy 21.

Policy 21: “Maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners and natural resources areas from overuse.”

The general public has direct access to existing waterfront walkways, park, Urchin Dock, and Harbor through an existing parking lot located within the Project site. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and

open to the general public is proposed at the existing parking lot. By designing the apartment complex and parking on over six acres of the Project site, maximum access to existing recreational opportunities is constrained. Additionally, the required off-street parking was based on the County's parking requirements, which is deficient compared to the City's parking requirements causing a shortage of parking availability further constraining access to the existing and proposed recreational opportunities.

The Fisherman's Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identify the development of 1,100 linear feet of waterfront walkways and a new park. Currently, Fisherman's Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure to compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm is maximum access to recreational opportunities offered by the Project are consistent with Policy 21.

An existing park is located near the existing parking lot which currently allows for maximum access to the park itself. Staff has calculated the park to be in a size range between 1.33 to 1.56 acres. The Project identifies a new one-acre park with amenities that are not currently offered at the existing park. However, the size of the park seems to have been reduced to a third to half an acre in size. By reducing the size of the park and reducing off-street parking availability, the proposed LCP Amendment will be inconsistent with Policy 21.

D. The Project is inconsistent with LUP Policy 26.

Policy 26: "To ensure that lower cost recreational and visitor-serving harbor facilities are available to all income groups, picnic tables, public restrooms, pedestrian and bicycle access ways, pedestrian furniture, bicycle storage racks, small boat sailing, renting and berthing areas shall be provided. In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use."

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex is proposed at the existing parking lot currently serving Fisherman's Wharf. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County's parking requirements instead of the City's which provides fewer parking spaces. As designed, the Project is constraining parking opportunities and direct access to the park which is not consistent with Policy 26.

The Project site is currently improved with the Urchin Dock and off-street parking serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Project requires to relocate the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the size of the new Urchin Dock compared to the existing location conflicts with Policy 26.

E. The Project is inconsistent with LUP Policy 27.

Policy 27: "Commercial fishing, sport fishing, and recreational boating facilities and areas shall be designed and situated so as not to interfere with each other or existing residential uses. Adequate parking ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats shall be protected and provided in any new marina development. Parking required to serve recreational boating, sport fishing, or commercial fishing shall not be eliminated or reduced by new development."

The Applicant has not submitted a parking study to demonstrate that the Project is consistent with the required ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats which shall be protected and provided in any new marina development. Based on the lack of information, staff is unable to determine if the Project is consistent with Policy 27.

The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the use. Consequently, if the Applicant would to demonstrate through a parking study that the parking requirement is excessive for the Project, the Project would be in conflict with Policy 27 because it would eliminate or reduced parking required to serve recreational boating, sport fishing, or commercial fishing which is not allowed.

F. The Project is inconsistent with LUP Policy 28.

Policy 28: “Monitoring of existing and proposed harbor land and water uses must be continued between the County and City to ensure that no significant adverse accumulative impacts on adjacent coastal neighborhoods, resources or access occur.”

Based on the lack of studies submitted by the Applicant, staff is unable to determine that the Project will not have a significant adverse accumulative impact on adjacent coastal neighborhoods, resources or access. The Project requires to relocate the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the new Urchin Dock size compared to the existing location would diminish boating support facilities and services. As such, this would be in conflict with Policy 28.

The Project has been designed to meet the County’s parking requirements instead of the City’s off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman’s Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City’s parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, if the Applicant would to demonstrate through a parking study that the parking requirement is excessive for the Project, the Project would be in conflict with Policy 27 because it would eliminate or reduced parking required to serve existing resources. Therefore, by eliminating and reducing parking for the Project, the Project is not consistent with Policy 28.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex is proposed at the existing parking lot currently serving Fisherman’s Wharf. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County’s parking requirements instead of the City’s which provides fewer parking spaces. As designed, the Project is constraining parking opportunities and direct access to the park which is not consistent with Policy 28.

G. The Project is inconsistent with LUP Policy 30.

Policy 30: “Provide adequate public parking facilities in all new or modified harbor developments consistent with the City land Use Plan and Zoning Ordinance.”

The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman’s Wharf inclusive recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman’s Wharf Replacement project to meet the County’s parking requirements instead of the City’s off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman’s Wharf Replacement project. The Applicant has indicated that pursuant to City Code Section 16-651, administrative relief from parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the use. The Applicant has not submitted a parking study prepared by a professional traffic engineer registered by the State to demonstrate that the parking requirement is excessive for the project.

Additionally, the Applicant has not submitted a parking study to demonstrate that the Project is consistent with Policy 27, which requires a ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats which shall be protected and provided in any new marina development. Based on the lack of information, staff is unable to determine if the Project is consistent with Policy 27.

Based on the aforementioned, staff is unable to determine if the Project is consistent with Policy 30.

H. The Project is inconsistent with LUP Policy 31.

Policy 31: “Provide harbor shoreline pedestrian access by incorporating shoreline pedestrian walkways into all new shoreline development, including the expansion of existing uses. Where existing buildings are found to interfere with lateral shoreline access, walkways shall be located as adjacent to the water as possible. All walkways are to be linked with adjacent walkways to ensure uninterrupted pedestrian movement.”

The Fisherman’s Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identify the development of 1,100 linear feet of waterfront walkways that according to the Applicant are between 15 to 20 feet wide along the frontage of the residential portion of the project and wider along the commercial portion of the project. Currently, Fisherman’s Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure study to

compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm if the Project has incorporated and expanded shoreline pedestrian walkways and ensure uninterrupted pedestrian movement. Additionally, due to a lack of project information, staff is unable to determine if the proposed walkways would provide adequate and functional public spaces where the general public will feel invited and comfortable. As such, the Project is not consistent with Policy 31.

I. The Project is inconsistent with LUP Policy 32.

Policy 32: “Provide a harbor bikeway system that incorporates access as part of the street system and, where feasible, along the shoreline.”

The Project site is currently improved with partial bike lanes on Channel Islands Boulevard and Victoria Avenue. Based on the City’s Bicycle and Pedestrian Facilities Master Plan, the Project is required to dedicate 5 to 8 feet to the City to continue the partial bike lanes consistent with the California Coastal trail. The Applicant has not submitted plans to the City which demonstrate that the Project is consistent with the City’s Bicycle and Pedestrian Facilities Master Plan. As such, staff is unable to determine if the Project is consistent with Policy 32.

J. The Project is inconsistent with LUP Policy 33.

Policy 33: “Minimize conflicts between pedestrians, bicyclists and autos by separating pedestrian and bicycle lanes and providing bike paths in conjunction with the street system.”

As indicated in the narrative included in Policy 32 above, the Applicant has not submitted plans that indicate that the Project is designed to meet the requirements identified within the City’s Bicycle and Pedestrian Facilities Master Plan. As such, staff is unable to determine if the Project is consistent with Policy 33.

K. The Project is inconsistent with LUP Policy 73.

Policy 73: “Adequate public parking shall be provided in all new development with dedicated public access areas, and shall be in addition to the parking required for the new development, unless adequate facilities are provided nearby. All facilities shall be located and designed to avoid impacts surrounding residential uses.”

The Project has been designed to meet the County’s parking requirements instead of the City’s off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman’s Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City’s parking provisions is allowed based on a parking

study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, if the Applicant would to demonstrate through a parking study that the parking requirement is excessive for the Project, the Project would be in conflict with Policy 27 because it would eliminate or reduced parking required to serve existing resources. Therefore, by eliminating and reducing parking for the Project, the Project is not consistent with Policy 73.

L. The Project is inconsistent with LUP Policy 74.

Policy 74: “Bicycle routes shall be required in new developments wherever appropriate.”

The Project site is currently improved with partial bike lanes on Channel Islands Boulevard and Victoria Avenue. Based on the City’s Bicycle and Pedestrian Facilities Master Plan, the Project is required to dedicate 5 to 8 feet to the City to continue the partial bike lanes consistent with the California Coastal trail. The Applicant has not submitted plans to the City which demonstrate that the Project is consistent with the City’s Bicycle and Pedestrian Facilities Master Plan. As such, staff is unable to determine if the Project is consistent with Policy 74.

Based on the information provided above, this Project does not meet this finding.

M. The Project does not maintain or enhance the coastal resources as identified and protected in the originally certified coastal land use plan.

Based on the information provided to staff, this Project has not demonstrated that the proposed LCP Amendment would maintain or enhance the coastal resources as identified and protected in the originally certified coastal land use plan. As outlined in finding No. 1, the proposed LCP Amendment is found to be inconsistent with Policies Nos. 16; 18; 21; 26; 27; 28; 30; 31; 32; 33; 73; and 74 contained within the City’s certified Coastal LUP.

The LCP Amendment proposes to amend the City’s LCP to incorporate a newly created land use designation of “Urban Village”. Based on the newly created Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances.

The proposed LCP Amendment is designed to allow the Fisherman's Wharf Replacement Project that would include building the footprint of an apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman's Wharf inclusive recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, if the Applicant would to demonstrate through a parking study that the parking requirement is excessive, the Project would eliminate or reduced parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County's parking requirements instead of the City's which provides fewer parking spaces. As designed, the Project is constraining parking opportunities and direct access to the park.

The Fisherman's Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identify the development of 1,100 linear feet of waterfront walkways. Currently, Fisherman's Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure study to compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm if the Project has incorporated and expanded shoreline pedestrian walkways and ensure uninterrupted pedestrian movement.

The Project site is currently improved with the Urchin Dock and off-street parking serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Project requires to relocate the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin

Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips; the uncertainty of the size of the new Urchin Dock compared to the existing location; and all of the information contained above contribute to the Project not maintaining or enhancing the coastal resources as identified and protected in the originally certified coastal land use plan. Therefore, this Project does not meet this finding.

N. The Project has not demonstrated that it would have adequate parking; improvement and/or enhancement of existing infrastructure which includes waterfront walkways and parks; and expansion or enhancement of recreational boating facilities and services.

The proposed LCP Amendment is designed to accommodate for a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances. However, based on the information provided to staff, the Project is found to be inconsistent with Policies Nos. 16; 18; 21; 26; 27; 28; 30; 31; 32; 33; 73; and 74 contained within the City's certified Coastal LUP.

Based on the lack of studies that would demonstrate adequate parking; improvement and/or enhancement of existing infrastructure which includes waterfront walkways and parks; and expansion or enhancement of recreational boating facilities and services, staff is unable to determine if the Project meets this finding.

Additionally, the Project has not included plans that would demonstrate that the Project complies with the City's Bicycle and Pedestrian Facilities Master Plan, which requires the Project to dedicate 5 to 8 feet to the City to continue the existing partial bike lanes along Channel Islands Boulevard and Victoria Avenue consistent with the California Coastal Trail.

The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, if the Applicant would to demonstrate through a parking study that the parking requirement is excessive, the Project would eliminate or reduced parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

Based on the information provided above, this Project does not meet this finding.

O. The Project has failed to demonstrate that it would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed LCP Amendment would compromise public access and coastal resources that would be detrimental to the public interest, health, convenience or welfare. The Project requires to relocate the existing Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the size of the new Urchin Dock compared to the existing location would diminish boating support facilities and services.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County's parking requirements instead of the City's which provides fewer parking spaces. As designed, the Project is constraining parking opportunities and direct access to the park.

The proposed LCP Amendment is designed to allow the Fisherman's Wharf Replacement Project that would include building the footprint of an apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman's Wharf inclusive recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, if the Applicant would to demonstrate through a parking study that the parking

requirement is excessive, the Project would eliminate or reduced parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

Information provided to the City pertaining to the LCP Amendment identifies the development of 1,100 linear feet of waterfront walkways in the Fisherman's Wharf Replacement project. Currently, Fisherman's Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure study to compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm is maximum access to recreational opportunities offered by the Project.

As such, based on the aforementioned information, this Project does not meet this finding.

P. The Project has failed to demonstrate that it would maintain or enhance the provisions for public access within the coastal zone.

The proposed LCP Amendment would amend the LUP Policy Nos. 23 and 35 to accommodate 36,000 square feet of commercial, retail development and a maximum of 400 market rate residential rental units. As designed and based on the information provided to the City, the Project presents challenges that do not maintain or enhance the provisions for public access within the coastal zone.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County's parking requirements instead of the City's which provides fewer parking spaces. As designed, the Project is constraining parking opportunities and direct access to the park.

The proposed LCP Amendment would compromise public access and coastal resources that would be detrimental to the public interest, health, convenience or welfare. The Project requires to relocate the existing Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the

boat slips and the uncertainty of the size of the new Urchin Dock compared to the existing location would diminish boating support facilities and services.

The proposed LCP Amendment is designed to allow the Fisherman's Wharf Replacement Project that would include building the footprint of an apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman's Wharf inclusive recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, if the Applicant would to demonstrate through a parking study that the parking requirement is excessive, the Project would eliminate or reduced parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

- 7) **Community Workshop and Public Input:** On April 12, 2019, the Applicant mailed notices of the Community Workshop meeting to approximately 3,348 property owners within the Hollywood By The Sea, Channel Islands and Silver Strand neighborhoods. Two signs were posted on the site ten days prior to the Community Workshop. The Community Workshop was conducted on April 22, 2019. Approximately two hundred and thirty-seven members of the public attended the meeting to learn about the project, most of whom were nearby residents of the Project site. Some of the concerns the Applicant responded to regarding the Fisherman's Wharf Replacement project were:
- i) Urban Village land use designation not consistent with LCP and Coastal Act
 - ii) Traffic conditions (worsen);
 - iii) Parking deficiencies (not designed to meet City off-street requirements);
 - iv) Loss of public views; and
 - v) Reduction in size of existing park.

- 8) **Appeal Procedure:** The Planning Commission's action is a recommendation and the matter will be considered by the City Council at a future date.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Resolution
- C. Harbor & Beach Community Alliance Executive Summary- "7 Reasons to Deny This Local Coastal Plan Amendment" (Please refer to the following link to review the H&BCA's Complete Analysis)
<https://www.oxnard.org/city-department/community-development/planning/oxnard-planning-commission/>
- D. County of Ventura Harbor Department Policy Conflict Analysis
- E. Public Correspondence (Please refer to the following link to review all public correspondence)
<https://www.oxnard.org/city-department/community-development/planning/oxnard-planning-commission/>

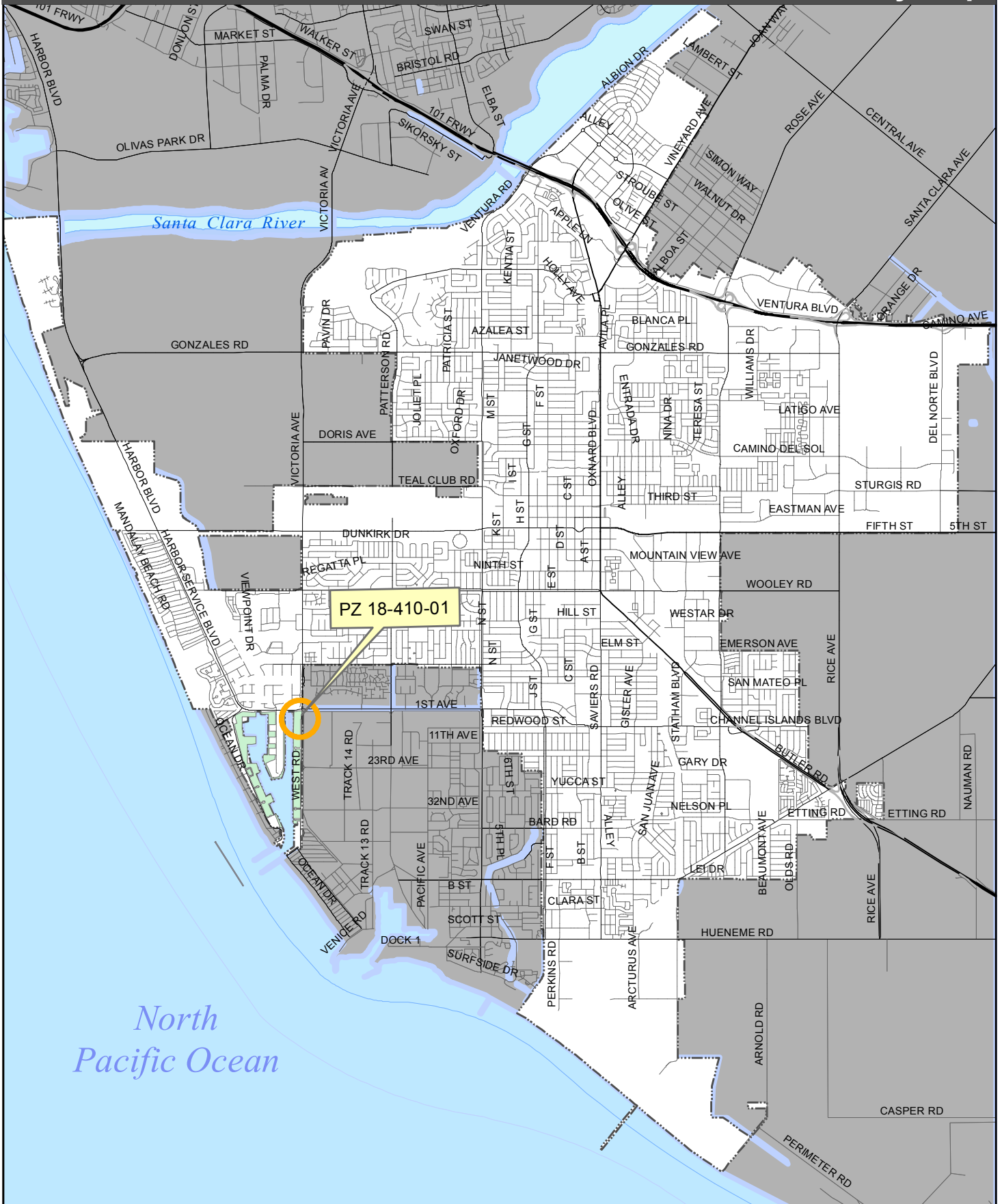
ATTACHMENT A

Maps (Vicinity, General Plan,
Zoning)

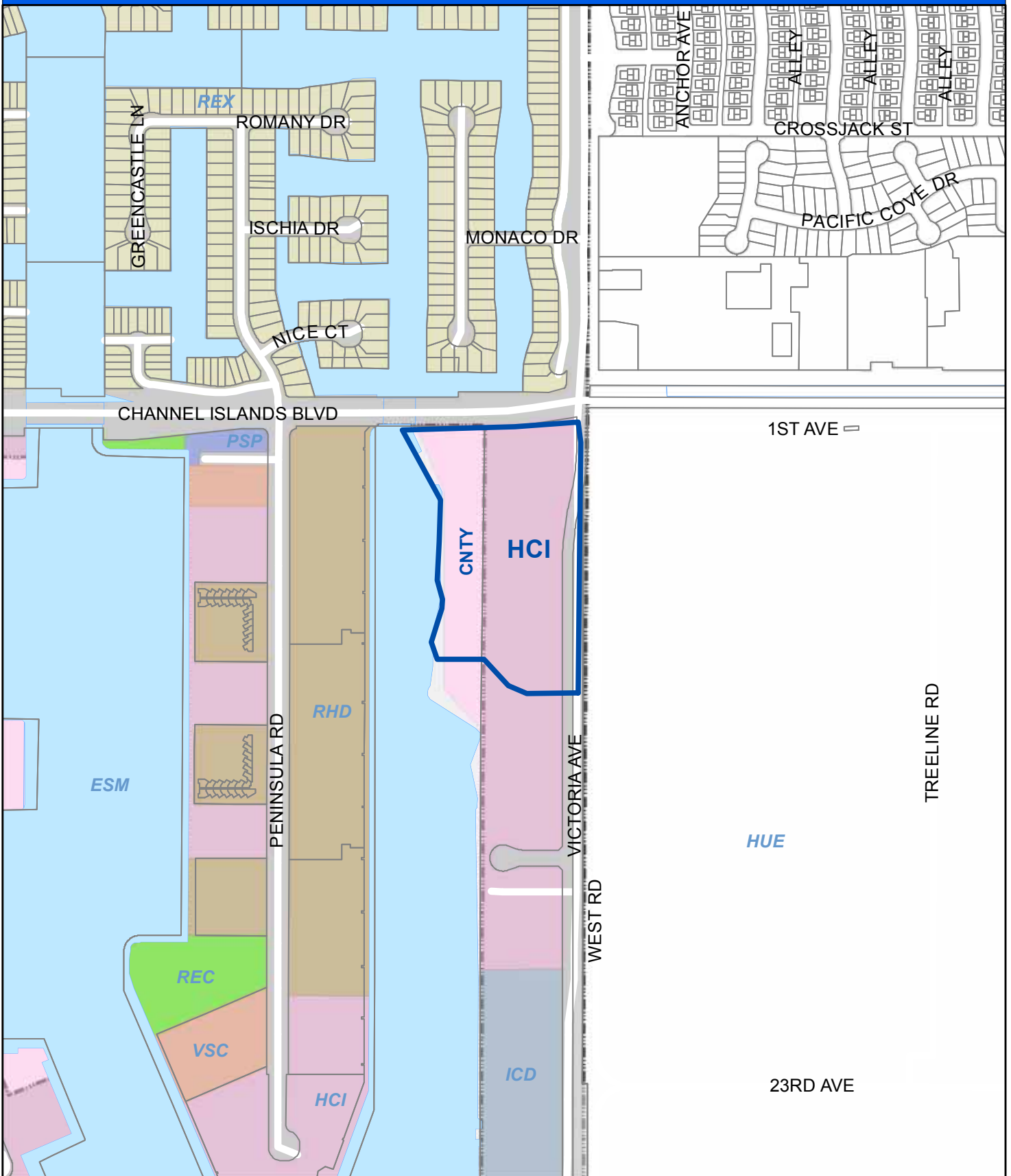
Aerial Map



Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning
April 12, 2019

PZ 18-410-01
Location: LCP Fisherman's Wharf
APN: 206028049, 206028035

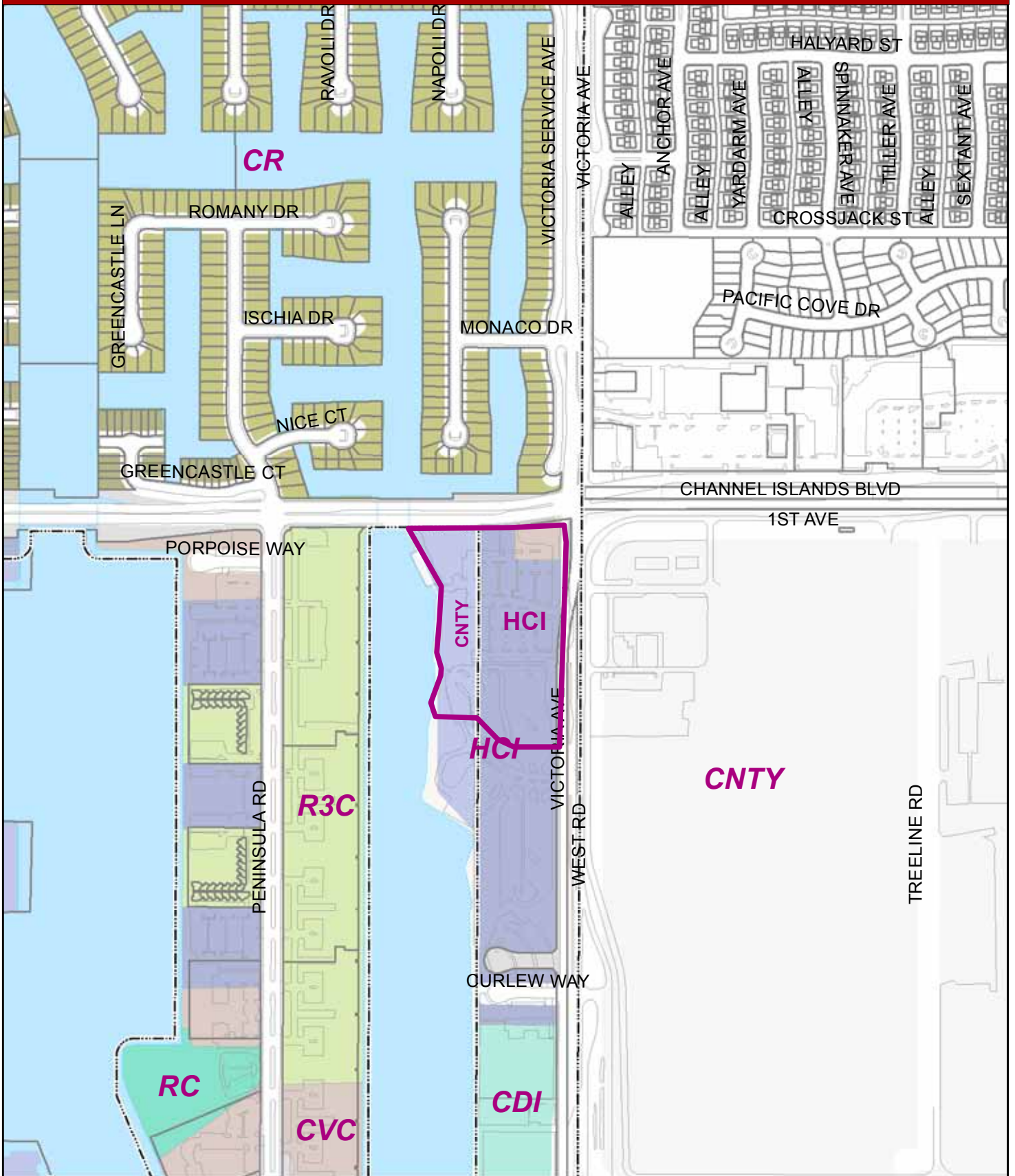
0 150 300 600 Feet

2030 General Plan Land Use Map



1:6,000

Zoning/Specific Plan Map



ATTACHMENT B

Resolution

RESOLUTION NO. 2018-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL DENY PLANNING AND ZONING PERMIT NO. 16-410-01, AN APPLICATION FOR A LOCAL COASTAL PLAN AMENDMENT THAT – IF APPROVED BY THE CITY COUNCIL AND SUBSEQUENTLY APPROVED BY THE CALIFORNIA COASTAL COMMISSION ALONG WITH A RELATED PUBLIC WORKS PLAN AMENDMENT PROPOSED BY THE COUNTY OF VENTURA – WOULD ALLOW THE DEVELOPMENT OF A SPECIFIC MIXED USE PROJECT AT FISHERMAN’S WHARF IN THE CHANNEL ISLANDS HARBOR THAT WOULD INCLUDE 400 MARKET RATE RESIDENTIAL RENTAL UNITS AND 36,000 SQUARE FEET OF COMMERCIAL/RETAIL DEVELOPMENT, ON AN 11-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF CHANNEL ISLANDS BOULEVARD AND VICTORIA AVENUE (FISHERMAN’S WHARF REPLACEMENT PROJECT). FILED BY DESIGNATED AGENT TOM TELLEFSEN, CHANNEL ISLANDS HARBOR PROPERTIES LLC, 270 N. CANNON DRIVE PENTHOUSE, BEVERLY HILLS, CA 90210, ON BEHALF OF THE PROPERTY OWNER (THE “APPLICANT”).

Whereas, in 1986, the California Coastal Commission certified a Public Works Plan for the Channel Islands Harbor; and

Whereas the Public Works Plan, as originally approved by the California Coastal Commission and as currently constituted, does not allow residential uses in the Fisherman’s Wharf area of the Channel Islands Harbor; and

Whereas, in 1986 the California Coastal Commission certified a Local Coastal Plan for the City of Oxnard’s Coastal Zone (the LCP) which includes the Channel Islands Harbor; and

Whereas, the LCP, as originally approved by the California Coastal Commission and as currently constituted, does not allow residential uses in the Fisherman’s Wharf area of the Channel Islands Harbor; and

Whereas, on October 11, 2011, the City Council approved the 2030 General Plan for the City of Oxnard; and

Whereas, pursuant to the 2030 General Plan, there is an Urban Village mixed use overlay zone in six specific areas of the City of Oxnard, including Fisherman’s Wharf; however, as specified by the 2030 General Plan, the Urban Village overlay zone does not become effective in any of these six areas unless and until a Specific Plan has been approved for that specific area; and

Whereas, as of the date of this Resolution, the Urban Village overlay zone is not effective in any area of the City of Oxnard, including Fisherman’s Wharf, because a Specific Plan has not been approved for any of the Urban Village overlay zone areas referenced in the 2030 General Plan; and

Whereas, on or about June 14, 2016, the Board of Supervisors approved the Seventh Amendment to the Public Works Plan for Fisherman's Wharf to allow the establishment of policies that would permit a mixed use project at the Fisherman's Wharf area of the Channel Islands Harbor, combining residential and retail/commercial uses, as well as increasing the permitted height from 25 feet to 55 feet; and

Whereas, on August 17, 2016, and without filing for an amendment to the LCP, the County sought Coastal Commission approval for Public Works Plan Amendment No. 7; and

Whereas, pursuant to a letter dated August 24, 2016, Coastal Commission staff found the County's Public Works Plan Amendment incomplete for a range of reasons, including that the County had not filed for an LCP amendment with the City; and

Whereas, although the County made subsequent submittals to the California Coastal Commission regarding the Public Works Plan amendment, Coastal Commission staff sent multiple incomplete letters to the County indicating that the Public Works Plan amendment application was incomplete for a range of reasons, including that the County had not filed for an LCP amendment; and

Whereas, on March 28, 2017, the County filed for a dispute resolution with the California Coastal Commission seeking to overturn the determination by the Director of the California Coastal Commission that the application for the Public Works Plan amendment was incomplete; and

Whereas, on October 12, 2017, the California Coastal Commission held a hearing to consider the County's dispute resolution request; and

Whereas, on October 12, 2017, the California Coastal Commission denied the County's dispute request; and

Whereas, on January 25, 2018, the County – on behalf of developer Channel Islands Harbor Properties LLC-- filed an application for a project specific LCP amendment that sought the specific amendments to the LCP described below; and

Whereas, as proposed, the project-specific amendments would amend the City's LCP to incorporate a proposed use designation of "Urban Village"; amend LUP Policy 23 to allow for a residential land use component at a density of 40 units per acre; amend LUP Policy 35 to allow for a maximum height not to exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria Avenue and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances, all of which would allow the development of a mixed use project at Fisherman's Wharf with up to 400 market rate residential rental units and 36,000 square feet of commercial, retail development at an 11-acre site (collectively hereafter the "LCP Amendment" or the "Project"); and

Whereas, the application submitted for the LCP Amendment included a letter from an attorney for Channel Islands Harbor Properties LLC dated January 23, 2018, indicating that the City could not impose the Specific Plan requirement as part of the LCP Amendment process because the 2030 General Plan that

included the Urban Village overlay zone had not been approved/certified by the California Coastal Commission; and

Whereas, on February 13, 2018, the City sent a letter to the Developer and the County indicating that the application for the LCP Amendment was incomplete based upon six separate and distinct reasons; and

Whereas, subsequent communications between the City and the County, which was acting on behalf of the Developer, further clarified the scope of documentation that was needed for the application to be deemed complete; and

Whereas on February 25, 2019, the County – acting on behalf of the Developer – submitted additional information to the City; and

Whereas, pursuant to a letter dated March 21, 2019, the City deemed the application for the LCP Amendment to be complete, while requesting specific additional information in order to facilitate the processing of the application; and

Whereas, pursuant to a letter dated April 12, 2019, the County – acting on behalf of the Developer – provided responses to the requests for additional information; and

Whereas, on April 22, 2019, the City held a Community Workshop at the Performing Arts Center to obtain community input regarding the Project; and

Whereas, at the Community Workshop, the City heard testimony from interested parties regarding the Project; and

Whereas on August 22, 2019, the Planning Commission held a duly noticed public hearing regarding the Project; and

Whereas, at said Planning Commission hearing, the Planning Commission considered all of the evidence in the record, including the testimony provided by those who wished to speak at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD AS FOLLOWS:

Section 1. The Planning Commission hereby incorporates the above recitals into the operative provisions of this Resolution by this reference.

Section 2. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission hereby makes the following findings:

A. The Project is inconsistent with LUP Policy 16.

Policy 16: “As existing commercially development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services. As existing commercially development Commercial Visitor-serving parcels recycle or are redeveloped priority shall be given to Commercial Visitor-serving uses. Development in the harbor shall be limited so that no more than 30 percent of the harbor’s land area is Visitor-serving commercial uses not directly related to boating.”

The Project as proposed conflicts with Policy 16 because the Project does not place a priority to existing recreational boating support facilities and Commercial Visitor-serving uses. The LCP Amendment would allow for a residential component that would require parking facilities, apartment amenities exclusive to tenants, and approximately 9,000 square feet of restaurant space to be built at grade which would cover approximately 6 acres (273,023 square feet) of the 11-acre (479,160 square feet) project site. Based on the Fisherman’s Wharf Replacement project description and information provided to the City for the LCP Amendment, there are no policies or improvements that facilitate priority being given to recreational boating support facilities and services at the project site.

The Project requires the relocation of the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the new Urchin Dock size compared to the existing location would diminish boating support facilities and services which conflicts with Policy 16.

If the LCP Amendment was to be approved, the majority of the structures would be removed within the proposed apartment/parking footprint in favor of 9,000 square feet of space exclusive to restaurant uses. The Project site currently includes a park and waterfront walkways. The Fisherman’s Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identified improvements to existing buildings, park and waterfront walkways. However, without a base figure study to compare the existing conditions to proposed improvements, staff is unable to make a conclusion if the proposed LCP Amendment will be consistent with Policy 16, which requires that priority be given to existing recreational boating support facilities and Commercial Visitor-serving uses.

The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman’s Wharf, inclusive of recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman’s Wharf Replacement project to meet the County’s parking requirements instead of the City’s off-street parking requirements which might require additional parking spaces compared to the amount of off-street parking proposed by the Fisherman’s Wharf Replacement project. According to the Applicant, the project is designed to provide 131 surface parking spaces and 865 garage parking spaces. However, the Applicant has indicated that the parking has been designed based on the County of Ventura’s parking code requirements. Additionally, the Applicant

has indicated that garage parking has been designed to incorporate tandem parking which the City Code does not allow to be counted towards the required parking and parking stalls have been designed to meet County Code parking stall design standards and not the City Code design specifications. The City Code requires that the apartment complex provide 865 parking spaces designed to conform to the City Code's parking stall specifications. The Applicant has stated that the commercial/retail distribution of the buildings has not been determined. As such, City staff is unable to determine the required parking for the commercial/retail portion of the project. Based on the square footage distribution of the commercial/retail buildings provided by the Applicant, 238 parking spaces would be required if the commercial/retail buildings were exclusively leased to restaurant uses and 88 parking spaces would be required if the commercial/retail buildings were exclusively leased to retail uses. Based on the amount of parking provided by the Applicant, the use of tandem parking and parking stall design, and uncertainty of commercial/restaurant square footage distribution to calculate the commercial/retail portion of the project, staff is unable to determine the project's off-street parking requirement.

B. The Project is inconsistent with LUP Policy 18.

Policy 18: *“Existing facilities serving commercial fishing, sport fishing and recreational boating shall be maintained and expanded where appropriate.”*

The Project site is currently improved with the Urchin Dock and off-street parking serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Project requires relocation of the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the size of the new Urchin Dock compared to the existing location would diminish boating support facilities and services which conflicts with Policy 18.

The proposed building footprint of the apartment complex is proposed at an existing parking lot that currently serves Fisherman's Wharf, the recreational boating facilities and services, and park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. The Applicant has indicated that pursuant to City Code Section 16-651, administrative relief from parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the use. The Applicant has not submitted a parking study prepared by a professional traffic engineer registered by the State to demonstrate that the City's parking requirement is excessive for the project. As such, staff is unable to determine if the proposed parking configuration and amount will be sufficient and adequate to serve the recreational boating support facilities and services and Commercial Visitor-serving uses. Therefore, the Project is inconsistent with Policy 18.

C. The Project is inconsistent with LUP Policy 21.

Policy 21: *“Maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners and natural resources areas from overuse.”*

The general public has direct access to existing waterfront walkways, park, Urchin Dock, and Harbor through an existing parking lot located within the Project site. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot. By designing the apartment complex and parking on over six acres of the Project site, maximum access to existing recreational opportunities is constrained. Additionally, the required off-street parking was based on the County’s parking requirements, which is deficient compared to the City’s parking requirements causing a shortage of parking availability further constraining access to the existing and proposed recreational opportunities.

The Fisherman’s Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identify the development of 1,100 linear feet of waterfront walkways and a new park. Currently, Fisherman’s Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure to compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm if the access to recreational opportunities offered by the Project are consistent with Policy 21.

An existing park is located near the existing parking lot which currently allows for maximum access to the park itself. Staff has calculated the park to be in a size range between 1.33 to 1.56 acres. The Project identifies a new one-acre park with amenities that are not currently offered at the existing park. However, the size of the park seems to have been reduced by a third to half an acre in size. By reducing the size of the park and reducing off-street parking availability, the proposed LCP Amendment will be inconsistent with Policy 21.

D. The Project is inconsistent with LUP Policy 26.

Policy 26: *“To ensure that lower cost recreational and visitor-serving harbor facilities are available to all income groups, picnic tables, public rest rooms, pedestrian and bicycle access ways, pedestrian furniture, bicycle storage racks, small boat sailing, renting and berthing areas shall be provided. In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use.”*

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman’s Wharf inclusive of recreational boating facilities

and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County's parking requirements, which provides fewer parking spaces than the City's requirements. As designed, the Project is constraining parking opportunities and direct access to the park which is not consistent with Policy 26.

The Project site is currently improved with the Urchin Dock and off-street parking serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Project requires relocation of the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the size of the new Urchin Dock compared to the existing location conflicts with Policy 26.

E. The Project is inconsistent with LUP Policy 27.

Policy 27: "Commercial fishing, sport fishing, and recreational boating facilities and areas shall be designed and situated so as not to interfere with each other or existing residential uses. Adequate parking ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats shall be protected and provided in any new marina development. Parking required to serve recreational boating, sport fishing, or commercial fishing shall not be eliminated or reduced by new development."

The Applicant has not submitted a parking study to demonstrate that the Project is consistent with the required ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats which shall be protected and provided in any new marina development. Based on the lack of information, staff is unable to determine if the Project is consistent with Policy 27.

The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at an existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the use. Consequently, unless the Applicant demonstrates through a parking study that the parking requirement is excessive for the Project, the Project is in conflict with Policy 27 because it eliminates or reduces parking required to serve recreational boating, sport fishing, or commercial fishing which is not allowed.

F. The Project is inconsistent with LUP Policy 28.

Policy 28: *“Monitoring of existing and proposed harbor land and water uses must be continued between the County and City to ensure that no significant adverse accumulative impacts on adjacent coastal neighborhoods, resources or access occur.”*

Based on the lack of studies submitted by the Applicant, staff is unable to determine that the Project will not have a significant adverse accumulative impact on adjacent coastal neighborhoods, resources or access. The Project requires relocation of the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the new Urchin Dock size compared to the existing location would diminish boating support facilities and services. As such, this would be in conflict with Policy 28.

The Project has been designed to meet the County’s parking requirements instead of the City’s off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman’s Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City’s parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, unless the Applicant demonstrates through a parking study that the parking requirement is excessive for the Project, the Project is in conflict with Policy 27 because it eliminates or reduces parking required to serve existing resources. Therefore, by eliminating and reducing parking for the Project, the Project is not consistent with Policy 28.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman’s Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County’s parking requirements which provides fewer parking spaces than the City’s parking requirements. As designed, the Project is constraining parking opportunities and direct access to the park which is not consistent with Policy 28.

G. The Project is inconsistent with LUP Policy 30.

Policy 30: *“Provide adequate public parking facilities in all new or modified harbor developments consistent with the City land Use Plan and Zoning Ordinance.”*

The proposed building footprint of the apartment complex is proposed at an existing parking lot currently serving Fisherman's Wharf, the recreational boating facilities and services, and park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. The Applicant has indicated that pursuant to City Code Section 16-651, administrative relief from parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the use. The Applicant has not submitted a parking study prepared by a professional traffic engineer registered by the State to demonstrate that the parking requirement is excessive for the project.

Additionally, the Applicant has not submitted a parking study to demonstrate that the Project is consistent with Policy 30, which requires a ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats which shall be protected and provided in any new marina development. Based on the lack of information, staff is unable to determine if the Project is consistent with Policy 30.

Based on the aforementioned, staff is unable to determine if the Project is consistent with Policy 30.

H. The Project is inconsistent with LUP Policy 31.

Policy 31: *"Provide harbor shoreline pedestrian access by incorporating shoreline pedestrian walkways into all new shoreline development, including the expansion of existing uses. Where existing buildings are found to interfere with lateral shoreline access, walkways shall be located as adjacent to the water as possible. All walkways are to be linked with adjacent walkways to ensure uninterrupted pedestrian movement."*

The Fisherman's Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identify the development of 1,100 linear feet of waterfront walkways that according to the Applicant are between 15 to 20 feet wide along the frontage of the residential portion of the project and wider along the commercial portion of the project. Currently, Fisherman's Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure study to compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm if the Project has incorporated and expanded shoreline pedestrian walkways and ensure uninterrupted pedestrian movement. Additionally, due to a lack of project information, staff is unable to determine if the proposed walkways would provide adequate and functional public spaces where the general public will feel invited and comfortable. As such, the Project is not consistent with Policy 31.

I. The Project is inconsistent with LUP Policy 32.

Policy 32: *"Provide a harbor bikeway system that incorporates access as part of the street system and, where feasible, along the shoreline."*

The Project site is currently improved with partial bike lanes on Channel Island Boulevard and Victoria Avenue. Based on the City's Bicycle and Pedestrian Facilities Master Plan, the Project is required to dedicate 5 to 8 feet to the City to continue the partial bike lanes consistent with the California Coastal trail. The Applicant has not submitted plans to the City which demonstrate that the Project is consistent with the City's Bicycle and Pedestrian Facilities Master Plan. As such, staff is unable to determine if the Project is consistent with Policy 32.

J. The Project is inconsistent with LUP Policy 33.

Policy 33: *"Minimize conflicts between pedestrians, bicyclists and autos by separating pedestrian and bicycle lanes and providing bike paths in conjunction with the street system."*

As indicated in the narrative included in Policy 32 above, the Applicant has not submitted plans that indicate that the Project is designed to meet the requirements identified within the City's Bicycle and Pedestrian Facilities Master Plan. As such, staff is unable to determine if the Project is consistent with Policy 33.

K. The Project is inconsistent with LUP Policy 73.

Policy 73: *"Adequate public parking shall be provided in all new development with dedicated public access areas, and shall be in addition to the parking required for the new development, unless adequate facilities are provided nearby. All facilities shall be located and designed to avoid impacts surrounding residential uses."*

The Project has been designed to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, unless the Applicant demonstrates through a parking study that the parking requirement is excessive for the Project, the Project is in conflict with Policy 73 because it would eliminate or reduced parking required to serve existing resources. Therefore, by eliminating and reducing parking for the Project, the Project is not consistent with Policy 73.

L. The Project is inconsistent with LUP Policy 74.

Policy 74: *"Bicycle routes shall be required in new developments wherever appropriate."*

The Project site is currently improved with partial bike lanes on Channel Island Boulevard and Victoria Avenue. Based on the City's Bicycle and Pedestrian Facilities Master Plan, the Project is required to dedicate 5 to 8 feet to the City to continue the partial bike lanes consistent with the California Coastal trail. The Applicant has not submitted plans to the City which demonstrate that the Project is consistent

with the City's Bicycle and Pedestrian Facilities Master Plan. As such, staff is unable to determine if the Project is consistent with Policy 74.

Based on the information provided, this Project does not meet this finding.

M. The Project does not maintain or enhance the coastal resources as identified and protected in the originally certified coastal land use plan.

Based on the information provided to staff, this Project has not demonstrated that the proposed LCP Amendment would maintain or enhance the coastal resources as identified and protected in the originally certified coastal land use plan. As outlined in finding No. 1, the proposed LCP Amendment is found to be inconsistent with Policies Nos. 16; 18; 21; 26; 27; 28; 30; 31; 32; 33; 73; and 74 contained within the City's certified Coastal LUP.

The LCP Amendment proposes to amend the City's LCP to incorporate a newly created land use designation of "Urban Village". Based on the newly created Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria Avenue and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances.

The proposed LCP Amendment is designed to allow the Fisherman's Wharf Replacement Project that would include building the footprint of an apartment complex in an existing parking lot currently serving Fisherman's Wharf, the recreational boating facilities and services, and park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements, which requires additional parking spaces based upon the density and uses in the proposed development. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, if the Applicant would to demonstrate through a parking study that the parking requirement is excessive, the Project would eliminate or reduced parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has

been designed to meet the County's parking requirements and not the City's parking requirements. As designed, the Project is constraining parking opportunities and direct access to the park.

The Fisherman's Wharf Replacement Project and information provided to the City pertaining to the LCP Amendment identify the development of 1,100 linear feet of waterfront walkways. Currently, Fisherman's Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure study to compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm if the Project has incorporated and expanded shoreline pedestrian walkways and ensures uninterrupted pedestrian movement.

The Project site is currently improved with the Urchin Dock and off-street parking serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The Project requires relocation of the Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips; the uncertainty of the size of the new Urchin Dock compared to the existing location; and all of the information contained above contribute to the Project not maintaining or enhancing the coastal resources as identified and protected in the originally certified coastal land use plan. Therefore, this Project does not meet this finding.

N. The Project has not demonstrated that it would have adequate parking; improvement and/or enhancement of existing infrastructure which includes waterfront walkways and parks; and expansion or enhancement of recreational boating facilities and services.

The proposed LCP Amendment is designed to accommodate a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria Avenue and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances. However, based on the information provided to staff, the Project is found to be inconsistent with Policies Nos. 16; 18; 21; 26; 27; 28; 30; 31; 32; 33; 73; and 74 contained within the City's certified Coastal LUP.

Based on the lack of studies that would demonstrate adequate parking; improvement and/or enhancement of existing infrastructure which includes waterfront walkways and parks; and expansion or enhancement of recreational boating facilities and services, staff is unable to determine if the Project meets this finding.

Additionally, the Project has not included plans that would demonstrate that the Project complies with the City's Bicycle and Pedestrian Facilities Master Plan, which requires the Project to dedicate 5 to 8 feet to the City to continue the existing partial bike lanes along Channel Islands Boulevard and Victoria Avenue consistent with the California Coastal Trail.

The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements which requires additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, unless the Applicant demonstrates through a parking study that the parking requirement is excessive, the Project would eliminate or reduced parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

Based on the information provided above, this Project does not meet this finding.

O. The Project has failed to demonstrate that it would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed LCP Amendment would compromise public access and coastal resources that would be detrimental to the public interest, health, convenience or welfare. The Project requires relocation of the existing Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat slips and the uncertainty of the size of the new Urchin Dock compared to the existing location would diminish boating support facilities and services.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County's parking requirements instead of the City's parking requirements, thus resulting in fewer parking spaces. As designed, the Project is constraining parking opportunities and direct access to the park.

The proposed LCP Amendment is designed to allow the Fisherman's Wharf Replacement Project that would include building the footprint of an apartment complex at an existing parking lot that currently serves Fisherman's Wharf, recreational boating facilities and services, and park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements. The City's requirements mandate additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's

Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, unless the Applicant demonstrates through a parking study that the parking requirement is excessive, the Project would eliminate or reduce parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

Information provided to the City pertaining to the LCP Amendment identifies the development of 1,100 linear feet of waterfront walkways in the Fisherman's Wharf Replacement project. Currently, Fisherman's Wharf contains waterfront walkways but the Applicant has not submitted information pertaining to what is the current size and configuration of the existing waterfront walkways. In the absence of a base figure study to compare the existing waterfront walkways to the proposed waterfront walkway improvements, staff is unable to confirm if maximum access to recreational opportunities is offered by the Project.

As such, based on the aforementioned information, this Project does not meet this finding.

P. The Project has failed to demonstrate that it would maintain or enhance the provisions for public access within the coastal zone.

The proposed LCP Amendment would amend the LUP Policy Nos. 23 and 35 to accommodate 36,000 square feet of commercial, retail development and a maximum of 400 market rate residential rental units. As designed and based on the information provided to the City, the Project presents challenges that do not maintain or enhance the provisions for public access within the coastal zone.

Information provided by the Applicant identifies the creation of a new one-acre park in a location currently improved with a park with a size range between 1.33 and 1.56 acres. The park improvements offer amenities currently not offered by the existing park; however, the size of the park has been reduced by a third to half an acre. The proposed building footprint of the apartment complex, inclusive of amenities exclusive to tenants, and parking exclusive to tenants and open to the general public is proposed at the existing parking lot currently serving Fisherman's Wharf inclusive of recreational boating facilities and services, park and Harbor visitors. The building footprint of the apartment complex will impede direct access to the park currently enjoyed by visitors. Additionally, the required off-street parking has been designed to meet the County's parking requirements instead of the City's parking requirements, thus resulting in fewer parking spaces. As designed, the Project is constraining parking opportunities and direct access to the park.

The proposed LCP Amendment would compromise public access and coastal resources that would be detrimental to the public interest, health, convenience or welfare. The Project requires the relocation of the existing Urchin Dock from its existing location to a new location further south at an existing boat slip. The Project details do not indicate the dimensions of the existing Urchin Dock and whether the new location is the same or greater in area compared to the existing Urchin Dock. Additionally, the replacement location would remove existing boat slips from the current Harbor inventory in favor of the Urchin Dock; however, replacement of the removed boat slips was not identified. The loss of the boat

slips and the uncertainty of the size of the new Urchin Dock compared to the existing location would diminish boating support facilities and services.

The proposed LCP Amendment is designed to allow the Fisherman's Wharf Replacement Project that would include building the footprint of an apartment complex at an existing parking lot currently serving Fisherman's Wharf, boating facilities and services, and park and Harbor visitors. The Applicant has designed the Fisherman's Wharf Replacement project to meet the County's parking requirements instead of the City's off-street parking requirements. The City's regulations require additional parking spaces compared to the amount of off-street parking proposed by the Fisherman's Wharf Replacement project. Pursuant to City Code Section 16-651, administrative relief from the City's parking provisions is allowed based on a parking study demonstrating that the parking requirement is excessive and showing the amount of parking that should be required for the Project. The Applicant has not submitted a parking study demonstrating that the parking requirement is excessive; however, unless the Applicant demonstrates through a parking study that the parking requirement is excessive, the Project would eliminate or reduced parking required to serve existing resources as it is prohibited to do so based on LUP Policy 27.

Based on the aforementioned, the Project does not meet this finding.

S 3. The Planning Commission hereby recommends that the City Council deny PZ 18-410-01 (Coastal Plan amendment). The Planning Commission's recommendation of denial is based upon the specific findings included in this Resolution, with each of these findings providing a separate and distinct basis for the Planning Commission's recommendation that the City Council deny PZ-18-410-01.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 22nd day of August, 2019.

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 22nd day of August, 2019, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Deidre Frank, Chair

ATTEST:

Jeffrey Lambert, AICP, Secretary

ATTACHMENT C

Harbor & Beach Community Alliance Executive Summary "7 Reasons to Deny This
Local Coastal Plan Amendment"

(Please refer to the following link to review the H&BCA's Complete Analysis)

[https://www.oxnard.org/city-department/community-development/planning/
oxnard-planning-commission/](https://www.oxnard.org/city-department/community-development/planning/oxnard-planning-commission/)



Executive Summary

7 Reasons To Deny

This Local Coastal Plan Amendment

Decisions on new coastal development projects, like the massive apartment complex proposed by Ventura County at Fisherman's Wharf, are decisions that will stand on the coast for decades and affect public access for generations. A Local Coastal Plan Amendment (LCPA) for a project that is located in the coastal zone on publicly owned land demands a higher level of scrutiny and public benefits.

This project-driven LCPA will set a precedent for new development at Channel Islands Harbor, a rare valuable asset and major tourist attraction. The Harbor is one of only 12 small boat harbors along the 1,100 miles of California coast and the only harbor within Oxnard.

There are seven major reasons why this Local Coastal Plan Amendment should be denied.

First, Oxnard will lose jurisdiction over an important coastal asset.

If this LCPA is approved, Oxnard will lose its jurisdiction over any project that the County may propose at Fisherman's Wharf. The County will then go to the Coastal Commission to amend its Public Works Plan. Oxnard will lose its permitting authority and its ability to propose any modifications or changes to the development project.

The County's proposed LCPA will also set a precedent that would allow other high-density residential development in the harbor. Oxnard will be unable to stop or modify these developments, despite the fact that they are within Oxnard and should be subject to Oxnard's jurisdiction and development standards.

Oxnard, or any city, should not cede jurisdictional and permitting authority over projects within its boundaries. The City should retain its jurisdictional rights. Oxnard's Local Coastal Plan (LCP) should govern all of its Coastal Zone.

Second, the LCPA is driven by a single project that is inconsistent with 20 of the Local Coastal Plan's policies and Oxnard's General Plan.

The County's proposed LCPA project is inconsistent with at least 20 Local Coastal Plan policies that have been certified by the California Coastal Commission and approved by Oxnard. The LCPA changes only two policies, 23 and 35, but facilitates a project that will be inconsistent with almost all of the other policies. There is no legitimate reason to even consider making an exception of this project-driven LCPA that impacts such a wide range of the Local Coastal Plan policies. (*See LCPA Analysis Section.*)

The County and developer insist Oxnard's LCP should be made consistent with its General Plan's Urban Village zoning. This is absolutely wrong. Within the Coastal Zone, the Local Coastal Plan governs over the General Plan. It is clearly stated in Oxnard's Local Coastal Plan "If there are any conflicts between the policies or land use designations of the Coastal Plan and the existing General Plan, the Coastal Plan shall prevail".

Back in February 2008, the California Coastal Commission's Jack Ainsworth also made this clear to the County: "For the landside development [of Channel Islands Harbor] the Oxnard LCP will be the standard of review."

This LCPA is not consistent with Oxnard's General Plan. The Plan requires that a Specific Plan be submitted and approved before an "Urban Village" zoning designation can apply. The County has even admitted that the LCPA project is not an urban village or mixed use project. (*See Appendix for Supervisor Bennett's statement at the June 14, 2016 Ventura County Board of Supervisors Meeting.*) The County and developer have failed to submit a Specific Plan. The proposed density change is, therefore, inconsistent with Oxnard's General Plan and does not qualify for Oxnard's Urban Village zoning designation.

Third, the LCPA is designed to accommodate a single project but affects the entire harbor.

The County and developer refuse to recognize the change to Policy 23 **affects the allowable density for the entire harbor, but NOT Fisherman's Wharf. This is because Fisherman's Wharf is in the HCI (Harbor Channel Islands) Sub-Zone.** No residential development is allowed in the HCI Sub-Zone.

The County and developer have officially withdrawn their application to amend the HCI Sub-Zone. The County and developer have also not submitted a Specific Plan for a residential urban village zoning change as required by Oxnard's General Plan. This means there is no zoning that would allow the proposed project at Fisherman's Wharf.

The LCPA proposes a residential density increase from 18 units per acre to 40 units per gross acre, more than double the current density. The LCPA does not state the density increase is limited to only Fisherman's Wharf because that would confirm this amendment is purely for a single project. It makes no sense to amend Oxnard's Local Coastal Plan to accommodate a single project that increases the allowable density in the entire Harbor. It undermines the Local Coastal Plan by allowing project specific exceptions. It sets a precedent for amending Oxnard's Local Coastal Plan on a piecemeal project-by-project basis that will affect Oxnard's entire Coastal Zone.

Without submitting either an HCI amendment application or a Specific Plan that Oxnard must review and approve, the County and developer can not get a zoning change that will allow their proposed high density apartment complex. For a zoning change, the HCI must be amended or a Specific Plan approved through Oxnard's standard public process.

Fourth, Amendments to the HCI (Harbor Channel Islands) ordinance should be considered PRIOR to this LCPA. There could be unintended consequences that Oxnard may not want.

It is premature to approve this LCPA because **this project not only requires an LCPA but also amendments to Oxnard's HCI zoning ordinances** that have been certified by the California Coastal Commission. The proposed project is in the HCI Sub-Zone where residential development is not permitted and the height limit does not allow the proposed project.

HCI amendments should be **made prior to this LCPA**. Oxnard should review and consider HCI ordinance changes before the LCPA is approved. There could be unintended consequences that Oxnard may not want as Oxnard's Local Coastal Plan governs its Coastal Zone.

The County and developer have withdrawn their proposed changes to the HCI Sub- Zone ordinances. **The withdrawal obviously avoids the required CEQA (California Environmental Quality Act) review of the project that should take place first.**

An LCPA that impacts Oxnard's jurisdiction, affects an entire harbor, requires changes to HCI ordinances should be subject to a higher standard of review. A CEQA review would ensure that Oxnard has sufficient information to fully understand the impact of the changes prior to any LCPA.

Fifth, this project driven LCPA violates the heart and basic principle of the Coastal Act and Oxnard's Local Coastal Plan: genuine public access to coastal resources by all. The LCPA's project also fails to provide "maximum access" to all.

This LCPA is the County's attempt to get permitting authority for a project that would impede public access, privatize much of Fisherman's Wharf's public space, provide no new public benefits or any commensurate with the value of public coastal land.

A basic principle of the Coastal Act and "the heart of the City's Local Coastal Plan" would be violated by this LCPA's project: **access to coastal resources by all**. It is in violation of Coastal Act Policies 30210, 30211, 30212, and 30252. It specifically violates LCP Policy 21 that states: "maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all people..." Maximum access is also one of the fundamental principles of the California Coastal Commission's Environmental Justice Policy.

Oxnard's Local Coastal Plan policies work to not only ensure and protect public access to coastal resources but also work to encourage and promote access to the coast. Policy 26 says any use should: "ensure lower cost recreational and visitor serving harbor facilities are available **to all income groups**...In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use." Policy 30 requires: "adequate public parking facilities in all new or modified harbor developments consistent with the City Land Use Plan and Zoning Ordinance."

The LCPA and its related project are in violation of these policies. The project's use of public land without genuine public access goes against the very principles that the Coastal Act is founded on.

There are at least 13 specific Local Coastal Plan policies that are related to ensuring and promoting genuine public access to public coastal areas like Channel Islands Harbor. The LCPA project is in violation of all these policies (16, 21, 22, 25, 26, 30, 31, 32, 33, 34, 73, 74, 83).

This is why it is critical to fully understand this proposed project. (*See the Project Scale Model of the Developer's Elevations and Plans. Model showing available upon request and at the Planning Commission Hearing.*)

There are four major factors critical to maximizing genuine public access for all.

A) Free or low cost parking is critical to genuine public access.

The project fails to provide adequate parking. The Oxnard Traffic Engineer's analysis found the project to be under parked by 390 spaces.

The project reduces free public parking for commercial and retail visitor-serving facilities by more than half. It fails to meet current ADA parking requirements. It fails to provide a clear parking plan that specifies allocated parking by usage needed for a complete parking analysis.

There is high risk that apartment residents and guests will heavily use public parking spaces, further reducing available parking for the public. The risk is evident in the inadequacy of residential parking and its excessive use (over 30%) of tandem and compact parking even though tandem parking cannot be counted towards satisfying Oxnard's parking requirements. The County's "shared parking" concept for apartment guest use of public parking spaces is an obvious acknowledgement of parking inadequacy.

The County admits the proposed project does not meet Oxnard's parking requirements. Instead the County uses County parking requirements for the project. But even then, the project does not meet the County's own Coastal Zoning Ordinances Section 8176.0 and Section 8176-2.7. They state: "Preserve existing parking areas that serve coastal access and recreation...new development shall be designed to include off-street parking spaces sufficient to serve the propose use." They also state: "Existing parking areas serving coastal access and recreational uses shall not be displaced, except where there is no feasible alternative and the loss of parking spaces mitigated with a commensurate number of replacement spaces that serve a coastal access function in the same vicinity as the removed parking."

The proposed project removes: 195 free public parking spaces, 45 of the only parking spaces adjacent to the waterfront park and public boat docks, and more than 30 overnight and low cost RV parking spaces. The project fails to provide a "commensurate number of replacement spaces" and there is no on-street parking anywhere near the location.

On April 22, 2019, at the Oxnard Community Workshop, the Harbor Director said, "bottom line is that it [project parking] meets the County code. It may be less parking than the City code requires. But who is at risk if it's under parked? They [points to the developer CIHP] are."

This is wrong. **The real risk of the inadequate parking is the permanent loss of public access to a coastal resource. Inadequate parking also impairs visitor-serving businesses and could even result in their failure.** (*See the Parking Analysis Section.*)

B) Traffic safety is essential to genuine public access.

Traffic impediments impact public safety and access. The LCPA's proposed project is at the busy intersection of Channel Islands Boulevard and Victoria Avenue. Victoria Avenue is the only route to and from the large Silver Strand neighborhood and popular Silver Strand, Kiddie, and La Janelle beaches. Access to the California Coastal Trail is also along Victoria. This is a route heavily used by the Navy, freight trucks from Port of Hueneme, Silver Strand residents, their guests, public beach goers and bikers, RVS, SUV's pulling boats on trailers to the public Boat Launch Ramp, and emergency vehicles.

The County's Traffic Studies were deficient in several major areas. They fail to consider the volume of non-signalized left turn and U-turn traffic generated by this project's ingress and egress driveways. They fail to explain why the County closed one of those driveways in December 2009 as being too dangerous but now ten years later, with increased truck and vehicle traffic, is now being proposed as a viable driveway for concentrated use by cars and trucks of all kinds, including trash, delivery, service and moving vans. They fail to differentiate multi-axle freight trucks from passenger cars. They fail to consider freight trucks accelerating through a turn and confronted by multiple driveways create dangerous conditions.

This project will add apartment tenants and their guests, service trucks of all kinds (trash, moving, delivery, etc.), exacerbating the gauntlet of hazards to public access, public safety and a barrier to the visitor serving commercial businesses' success. There are many serious traffic issues that have not been addressed or mitigated. (*See Traffic Analysis Section.*)

C) Genuine public access requires free and low cost public amenities.

A development in the Coastal Zone and on public harbor land demands a higher level of public benefits than provided by this project. The project offers no new public benefits or any improvements commensurate with the value of public coastal land.

On June 14, 2016 the developer addressed his refusal to reduce the number of apartments by saying, "We have no more [margin] room...We are trying to create an environment and lifestyle of living in apartments and living on the water."

This is precisely the problem. The project's priority is absolutely not visitor experiences and the public enjoyment of the harbor. The project's priority is clearly luxury residential units and exclusive amenities for the 400 apartments and its tenants, not on real public benefits. This is evident in the project's design and plan that the County and developer submitted to Oxnard.

The project **removes over 30% of the existing park** instead of increasing needed harbor park space. It removes all parking adjacent to the park. To get to the park, visitors must now walk over two city blocks distance, virtually making the park a private one for apartment residents. (*See Parks and Open Spaces Analysis.*)

The project **eliminates public attractions** like the Elite Theater, art gallery and marine education center.

The apartment project **maximizes water views for its tenants**. In contrast, it **fails to enhance and protect public views** in this visitor-serving area of the harbor. It degrades and blocks views that currently exist **without providing any new public views**.

The massive apartment project **ruins the open space enjoyment** of biking and walking along a key access route of the California Coastal Trail that goes along Victoria Avenue to reach Silver Strand Beach and La Janelle Park. Instead, walkers and bike riders going past Fisherman's Wharf will be forced to travel next to a massive 55 foot high building with two-story high walls for two city blocks adjacent to heavy truck and vehicle traffic. (*See Views including California Coastal Trail Analysis.*)

The project **reduces visitor serving commercial and retail space by more than 40%**, making visitor serving commercial and retail space only 5.4% of the project's total building square footage. The **project's amenities are overwhelmingly exclusive to apartment tenants.** (*See Commercial Visitor Serving Analysis and comparative list of amenities.*)

The project **provides no additional walkways or bike paths as required by 5 Local Coastal Plan Policies** (31, 32, 33, 34, 74). Instead the project eliminates walkways/bikeways to and from public parking and to the adjacent park. This is contrary to Local Coastal Plan Policy 31 that states: "Provide harbor shoreline pedestrian access by incorporating shoreline pedestrian walkways into all new shoreline development, including expansion of existing uses." The project does not do this. (*See Bicycle and Walkway Paths Analysis.*)

D) Genuine public access is a principle of Environmental Justice.

The LCPA project **conflicts with objectives of the California Coastal Commission's Environmental Justice Policy.** The Environmental Justice Policy states: "...preserving and providing for lower cost recreational facilities is also an environmental justice imperative...The conversion of lower-cost visitor serving facilities to high-cost facilities is also a barrier to access for those with limited income...The Commission will strive for a no-net loss of lower-cost facilities in the coastal zone." The project's inadequacy of free and low cost public parking is an access barrier.

The project also **violates the Environmental Justice Policy** "Coastal development should be inclusive for all who work, live and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development." The project does not provide public benefits and amenities commensurate to the value of public coastal land in Oxnard that has a large underserved population.

The project developer has a history of aggressively opposing any affordable units in their developments. (*See letter from developer's legal counsel referring to Appellate Case Palmer/Sixth Street Properties vs. City of Los Angeles, No. B206102 Decided July 22, 2009.*) There are no affordable apartments in the proposed luxury waterside apartment complex.

As reported by Mathew Fienup, Executive Director of the California Lutheran University's Center for Economic Research and Forecasting: Housing affordability is "the challenge of our time...We can't say it enough times. "Rentals are "especially unaffordable" in Ventura County. Per ATTOM Data Solutions 2018 Rental Affordability Report, The County is ranked 13th least affordable county out of 447. Average Ventura County renters may be forced to spend over half their wages on rent.

Genuine public access is vital to Environmental Justice.

Sixth, the County's proposed LCPA conflicts with the fundamental purposes of a harbor that is also the priority of both Oxnard's Local Coastal Plan and HCI Ordinances.

There are six Local Coastal Plan policies (14, 16, 18, 20, 26, 27) that encourage, protect, and promote expansion of commercial and sport fishing and recreational boating support facilities. Policy 16 states "As existing commercially development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services."

Contrary to these policies, the project's priority is residential even though it is not a permitted use at Fisherman's Wharf. The County provides no specific detailed support for its claim that commercial fishing or boating related uses will be "replaced in-kind" nor for the relocation of the Urchin Dock. The Ventura County Commercial Fishermen's Association (VCCFA) opposes this LCPA and its related project for precisely this reason. (See VCCFA letter of June 28, 2019 in Appendix.)

Oxnard's HCI Section 17-24 states "The purpose of the HCI sub zone is to provide, protect and encourage commercial fishing, recreational boating, and other related uses at Channel Islands Harbor for both residents and non-residents of the city. This sub-zone is designed to assure other uses do not preclude these uses, while allowing visitor uses..."

The proposed project is in violation of these policies and ordinances. This is critical as harbors are rare and cannot be built just anywhere. And harbors are not being built anymore.

Seventh, a False Choice: A high-end, high-density apartment complex OR a deteriorating Fisherman's Wharf for at least the next five years.

The County is attempting to force the community and visiting public to accept the massive high-density 400-apartment complex or endure a deteriorating Fisherman's Wharf for another five years. This is a false choice.

The County is the owner of Fisherman's Wharf and has shamefully allowed the area to deteriorate. Now the County claims the only solution to the deterioration is the proposed massive apartment complex.

To support its claim that high density apartments is the only option, the County uses a 2013 HR & A Study done for Port Hueneme, not Oxnard.. However, the study actually contradicts the County's position. It states: "these results do not reflect a strong hotel/motel market [in the City of Port Hueneme] that can absorb significantly more product. Moreover, if such product [hotel/motel] were to be developed, both Ventura and **Oxnard are superior locations...**both cities have **a strong presence on the major tourist corridors as well as tourist infrastructure and services that are superior to those found in Port Hueneme.** The study made clear there are alternatives in Oxnard to an apartment dominated development.

The County, when seeking a developer, issued a Request for Qualifications in 2012 that required apartment development experience. Then the County failed to provide any current economic and financial data to support its position on Fisherman's Wharf. However, Ventura Harbor provides the proof. It has attracted both a low-density residential development and visitor-serving hotel centric projects.

Conclusion

The proposed LCPA conflicts with Oxnard's Local Coastal Plan policies, Oxnard's HCI Sub-Zone ordinances, and the fundamental purpose of a harbor. It will affect not just Fisherman's Wharf but the entire Harbor. If this LCPA is approved, Oxnard will lose its jurisdictional authority over an important coastal asset and tourist attracting location. If this LCPA's project is permitted to proceed, it will stand on Oxnard's coast for decades and affect public access for generations. There is no legitimate reason for Oxnard to approve this LCPA or make an exception to its Local Coastal Plan policies for this one project while affecting an entire harbor.

This overview summarizes the seven major reasons this proposed LCPA should be denied. This LCPA demands the highest standard of scrutiny in order to ensure genuine public benefits commensurate with the value of public waterfront land.

The following pages provide detailed analyses and data support for these reasons. We encourage reading each section to gain a thorough understanding of why this LCPA and its project are not what they claim to be.

ATTACHMENT D

County of Ventura Harbor Department Policy Conflict Analysis

**Fisherman's Wharf
Policy Conflicts**

LUP Policy Number	LUP Policy Language
16	As existing commercially development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services. As existing commercially development Commercial Visitor-serving parcels recycle or are redeveloped priority shall be given to Commercial Visitor-serving uses. Development in the harbor shall be limited so that no more than 30 percent of the harbor's land area is visitor-serving commercial uses not directly related to boating.
18*	Existing facilities serving commercial fishing, sport fishing and recreational boating shall be maintained and expanded where appropriate.
21	Maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners and natural resource areas from overuse.
26	To ensure that lower cost recreational and visitor-serving harbor facilities are available to all income groups, picnic tables, public rest rooms, pedestrian and bicycle accessways, pedestrian furniture, bicycle storage racks, small boat sailing, renting and berthing areas shall be provided. In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use.
27	Commercial fishing, sport fishing, and recreational boating facilities and areas shall be designed and situated so as not to interfere with each other or existing residential uses. Adequate parking at a ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats shall be protected and provided in any new marina development. Parking required to serve recreational boating, sport fishing, or commercial fishing shall not be eliminated or reduced by new development.

28	Monitoring of existing and proposed harbor land and water uses must be continued between the County and City to ensure that no significant adverse accumulative impacts on adjacent coastal neighborhoods, resources or access occur.
30*	Provide adequate public parking facilities in all new or modified harbor developments consistent with the City Land Use Plan and Zoning Ordinance.
31*	Provide harbor shoreline pedestrian access by incorporating shoreline pedestrian walkways into all new shoreline development, including the expansion of existing uses. Where existing buildings are found to interfere with lateral shoreline access, walkways shall be located as adjacent to the water as possible. All walkways are to be linked with adjacent walkways to ensure uninterrupted pedestrian movement.
32*	Provide a harbor bikeway system that incorporates access as part of the street system and, where feasible, along the shoreline.
33*	Minimize conflicts between pedestrians, bicyclists and autos by separating pedestrian and bicycle lanes and providing bike paths in conjunction with the street system.
73*	Adequate public parking shall be provided in all new development with dedicated public access areas, and shall be in addition to the parking required for the new development, unless adequate facilities are provided nearby. All facilities shall be located and designed to avoid impacts on surrounding residential areas.
74*	Bicycle routes shall be required in new developments wherever appropriate.

*Applicant is studying feasibility of incorporating design measures to the project that will provide a path to conform to LCP Policy. However, the applicant has not provided a resubmittal or narrative explaining how the project will achieve conformity to LCP Policy

Policy 16:

We believe that this recommendation/project is consistent with this Policy. The Fisherman's Wharf retail center has been in existence since the late-1970s. This once-vibrant commercial area has become a blight and must be re-developed. The only way to re-develop it is to attract a developer who will invest in the commercial center. Development of the parcel at the corner of Victoria Avenue and Channel Islands Boulevard with a mixed-use of commercial and residential will not change the percentages at it relates to this Policy. There is no removal of boating-related use which will not be replaced in-kind.

Policy 18:

We believe that this recommendation/project is consistent with this Policy. There is currently no commercial sportfishing at the location. The Urchin Dock will be relocated to a more convenient location at the end of Curlew Way (see attached).

Early consultation with members of the fishing community indicate strong support for this proposal. The existing dock will be rebuilt for visitor-serving purposes and will be at least as large as the dock is now. It will be built to accommodate kayak and paddle board rentals, as well as hourly guests arriving by boat to dine and visit the retail establishments. Boater restrooms that exist today will be maintained with the proposed project. These changes will enhance the objective of Policy 18.

Policy 21:

We believe that this recommendation/project is consistent with this Policy. The primary goal of the Fisherman's Wharf replacement project is to restore vibrant visitor-serving public access and recreation uses to the critically significant main entrance to Channel Islands Harbor. The current commercial space is about 40% rented because of its deteriorated condition. There is no way to significantly improve this commercial center without an investment of millions of dollars, which neither the City nor the Harbor Department currently possesses. As a result, there is currently a safety hazard which can only be rectified by significantly developing the parcel.

The proposed project will support this policy by creating better, larger walkways and a much more attractive park with nearby parking and a public restroom. It will provide a mixed-use project, which encourages public access and recreation and where

full-time residents energize the commercial spaces and provide both activity during non-peak season and the financial support to make the project feasible. It will consist of an interdependent mixed-use development that provides for enhanced coastal-dependent fishing and boating resources, substantial new public access and recreation amenities, public park space, and visitor-serving retail, restaurant and commercial uses.

The project responds also to a critical rental housing shortage within the region by providing market-rate waterfront rental housing affordable to persons of middle income in the Ventura County Coastal Zone (e.g., the Naval Base Ventura County, local government, school and medical personnel, and persons employed in the surrounding retail and small businesses), while further providing the critical mass essential to drive the success of high priority coastal-dependent, visitor-serving commercial and other public access-related uses currently absent on the site.

There are currently no views from Victoria Avenue to impact as the current parking and commercial buildings sit on an elevated area. As a result, views in the horizontally integrated commercial areas, which are those areas on the northern portion of the leasehold parcel consisting of one and two-story buildings where no residential space is incorporated, will remain as they currently exist, with some expansion allowed by the relocation of commercial fishing uses, allowing repurposing of the deck area, and the addition of a wider and more usable promenade that runs the entire length of the parcel and connects to street side walkways. The expansion in views will be accomplished by conversion of the existing, working commercial fishing dock into outdoor seating with views down the Harbor's east channel. The vertically integrated commercial spaces, located on the first floor of the mixed-use structure with residential above, will be mostly located along the waterfront, with resulting views of the channel. The mixed-use structure will provide one view corridor through the property approximately 26 feet wide, along with a waterfront promenade and new public park area. There will be no change in public views to the water, which are currently available from Channel Islands Boulevard moving west, across the small bridge over the Harbor's eastern channel.

Traffic will increase with this development, as it does with any development. Halting development because traffic will increase essentially halts all needed development anywhere in the City. That being said, the County commissioned two professional traffic studies, and found that except as noted below no intersections in the area would increase to a level of service D. The full Traffic Study prepared by Stantec did find that most study area intersections would continue to operate at level of service C or better under project specific conditions during the morning (AM) and evening (PM) peak drive hours. This is considered acceptable based on both City and County standards and, therefore, does not present a significant impact.

Cumulative traffic volumes were developed based on a list of approved and pending development projects provided by staff from the cities of Oxnard and Port Hueneme. A map showing all pending projects within the study area is included in the

Technical Appendix of the Traffic Study.

The traffic study found that the currently unsignalized Victoria Avenue/Monaco Drive intersection is expected to operate in the low level of service D range under existing conditions. The full traffic study showed that the level of service D operations apply to eight vehicles on the eastbound approach only, and all other approaches would operate in the level of service A and level of service B ranges. The Victoria/Monaco intersection is scheduled to be signalized in the near future as part of the City of Oxnard's *Victoria Mixed-Use Development*, approved on the east side of the intersection. Once signalized, the Victoria/Monaco intersection will operate at a level of service A. Also, the Victoria Avenue/Doris Avenue intersection would operate in the level of service D range during the AM peak hour. This is the only D range location in the report for impacts from cumulative projects. The proposed Fisherman's Wharf project would add V/C 0.013, which would not exceed the City's significant impact threshold of V/C 0.02.

One issue which has been raised is the need to either control (via a signal) or eliminate all left turns from the development onto northbound Victoria Avenue. We believe, and our belief is strongly supported by the traffic engineer who prepared the traffic studies, that such measures are unwarranted,. The left-turn from the commercial complex has existed from the initial development, including times of significant utilization of the retail businesses, without an issue. In addition, a new signal close to Channel Islands Boulevard would likely create more traffic issues at the Victoria Avenue/Channel Islands Boulevard intersection.

Policy 26:

We believe that this recommendation/project is consistent with this Policy to make this location more visitor-friendly. This development would create a much more inviting environment, with a new, active park with convenient parking, a public restroom and a larger, more active walkway. To that end, the project will implement a mix of high priority coastal and harbor-related land uses and waterfront rental housing as integral elements of the Fisherman's Wharf replacement project, all of which are necessary to ensure a balanced, integrated approach to restoring and improving Fisherman's Wharf as a regionally significant visitor-serving destination.

Accordingly, the project will ensure continued and increased public use and enjoyment of all coastal resources at the harbor, by incorporating the following specific public facilities and project elements:

1. Expanded and enhanced public access amenities, including:
 - a new one-acre nautical themed public park and children's play area;
 - widened and restored waterfront boardwalk with al fresco dining and outdoor seating;
 - inviting pedestrian pathways integrated with public plazas and gathering areas;
 - expanded and improved public parking, bicycle and circulation facilities; and
 - design and architectural details intended to support maximum public use and enjoyment of Fisherman's Wharf including benches, tables, interpretive areas, trash and recycling receptacles, drinking fountains and lighting incorporated throughout the site.
2. Revitalized visitor-serving commercial uses including restaurants, cafes, artisan food and beverage venues and retailers situated at the primary entry corner to the Harbor and along the waterfront.
3. Relocation of the existing commercial fishing dock and hoist concurrent with project implementation to a more efficient and desirable location in the Harbor to better accommodate commercial fishing operations and to accommodate increased public use of the dock, including temporary dock to support dine and shop activities.
4. New water recreation support facilities including a boat and water sport rental kiosk on the public dock.
5. Conversion and enhancement of existing long-term lease boat slips to boat park and dine/visit to facilitate increased waterside public access to the Harbor.
6. Landscaping and architectural design elements intended to provide engaging view corridors through and along the entire western edge of site to enjoy harbor views, and integration of deep courtyards within structures and significant ground-level greenspace and hardscaped expanses along the waterfront facing elevation to offer large areas of visual relief and enhancement.
7. Multi-family rental housing serving a range of age and income demographics and designed as a sustainable harbor mixed-use community that provides a range of transportation and housing choices in conjunction with places to shop, work, and play.

The Fisherman's Wharf replacement project thus consists of an interdependent mixed-use development that provides for enhanced coastal-dependent fishing and boating resources, substantial new public access and recreation amenities, public park space, and visitor-serving retail, restaurant and commercial uses. The project responds also to a critical rental housing shortage within the region by providing market-rate waterfront rental housing affordable to persons of middle income in the Ventura County Coastal Zone (e.g., the Naval Base Ventura County, local government, school and medical personnel, and persons employed in the surrounding retail and small businesses), while further providing the critical mass essential to drive

the success of high priority coastal-dependent, visitor-serving commercial and other public access-related uses currently absent on the site.

The existing parking spaces go virtually unused most of the year, except for the Fourth of July for the fireworks show. The parking for RVs is an open asphalt lot which is not developed for RV usage. Visitors with RVs utilize the area only an estimated 195 nights per year, which includes the Fourth of July when the lot is full. This entire area is significantly under-utilized as a waterfront location, and this development would significantly liven the area up from a visitor-serving perspective.

Policy 27:

We believe that this recommendation/project is consistent with this Policy. As there is currently no commercial sportfishing at the location, parking for that function is unneeded. The Urchin Dock will be relocated to a more convenient location at the end of Curlew Way (see attached). Early consultation with members of the fishing community indicate strong support for this proposal. This function requires little or no parking because the activity entails trucks meeting vessels for load and off-load functions only.

The existing floating dock will be rebuilt for visitor-serving purposes and will be at least as large as the dock is now. This dock will not be used for long-term personal recreational storage but will be used for short-term visitor serving purposes, and for retail uses such as on-water vessel rentals, which will enhance visitor-serving objectives. It will be designed to accommodate kayak and paddle board rentals, as well as hourly guests arriving by boat to dine and visit the retail establishments. Boater restrooms that exist today will be maintained and unchanged with the proposed project.

Policy 28:

The on-water changes included in this development will be enhanced, as the docks will be rebuilt and be used for visitor-serving purposes more than they are currently. The development will enhance water quality as new, state-of-the-art docks will be constructed to replace the aging docks.

Regarding traffic impacts, traffic will increase with this development, as it does with any development. Halting development because traffic will increase essentially halts all needed development anywhere in the City. That being said, the County commissioned two professional traffic studies, and found that except as noted below no intersections in the area would

increase to a level of service D. The full Traffic Study prepared by Stantec, did find that most study area intersections would continue to operate at level of Service C or better under project specific conditions during the morning (AM) and evening (PM) peak drive hours. This is considered acceptable based on both City and County standards and, therefore, does not present a significant impact.

Cumulative traffic volumes were developed based on a list of approved and pending development projects provided by staff from the cities of Oxnard and Port Hueneme. A map showing all pending projects within the study area is included in the Technical Appendix of the Traffic Study.

The traffic study found that the currently unsignalized Victoria Avenue/Monaco Drive intersection is expected to operate in the low level of service D range under existing conditions. The full traffic study showed that the level of service D operations apply to eight vehicles on the eastbound approach only, and all other approaches would operate in the level of service A and level of service B ranges. The Victoria/Monaco intersection is scheduled to be signalized in the near future as part of the City of Oxnard's *Victoria Mixed-Use Development*, approved on the east side of the intersection. Once signalized, the Victoria/Monaco intersection will operate at a level of service A. Also, the Victoria Avenue/Doris Avenue intersection would operate in the level of service D range during the AM peak hour. This is the only D range location in the report for impacts from cumulative projects. The proposed Fisherman's Wharf project would add V/C 0.013, which would not exceed the City's significant impact threshold of V/C 0.02.

One issue which has been raised is the need to either control (via a signal) or eliminate all left turns from the development onto northbound Victoria Avenue. We believe, and our belief is strongly supported by the traffic engineer who prepared the traffic studies, that such measures are unwarranted. The left-turn from the commercial complex has existed from the initial development, including times of significant utilization of the retail businesses, without an issue. In addition, a new signal close to Channel Islands Boulevard would likely create more traffic issues at the Victoria Avenue/Channel Islands Boulevard intersection.

Policy 30:

Parking surveys by the County over the years have demonstrated that even in times of intense use, parking is always available. In the case of the proposed Fisherman's Wharf project, parking for additional development will be accommodated within the apartment complex on the ground level of the new building. The existing parking lot will suffice for the retail portion of the project and will be redesigned to meet today's parking standards, including handicapped spaces in full conformance with the Americans with Disabilities Act.

Administrative relief from the parking provisions of this Policy shall be granted by the commission for the proposed use under the following circumstances:

- Shared parking - Parking spaces may be used jointly by uses with different hours of operation or different peak hours of operation.
- Decrease in required parking spaces - Required parking may be decreased when the requirement is shown to be excessive. A request for a decrease in required parking spaces shall meet the following requirements:

The visitor parking requirements for an apartment building were designed in the code for free standing apartment buildings. In our case we have substantial parking available for apartment visitors in the retail parking fields such that it can be demonstrated that the City required parking is excessive and that parking can be shared between visitors to the apartments and retail patrons because of different hours of operations and different peak hours. The case is further made by the County codes having been met and at the same time being less than required by the City codes.

According to County Code, there needs to be 641 parking spaces for residential tenants, 98 parking spaces for residential guests and 221 parking spaces for the retail/commercial development, for a total of 960 parking spaces. According to City Code, there needs to be 645 parking spaces for residential tenants, 210 parking spaces for residential guests and 208 parking spaces for the retail/commercial development, for a total of 1,063 parking spaces. The development as designed includes 974 parking spaces, which is 14 more than the County Code, and 89 less than the City Code.

The parking needs for the City Code were developed using an estimate square footage for restaurant space. If the calculation were altered to all retail, recognizing that at this point it is unknown what space will be restaurant and what space will be retail, the retail/commercial parking needed under the City Code would drop from 208 to 131. As a result, the total parking need under the City Code would drop to 986, or 12 more than the number currently included in the development.

This is a reasonable accommodation as the parking in the development for residential guests and retail/commercial will be shared. The current development plan has 333 spaces for retail/commercial/residential guests, and the City Code requires 341 spaces for retail/commercial/residential guests.

These summaries contemplate the fact that tandem parking will be allowed for residential use, in which tandem parking will be assigned for residential units requiring more than one assigned parking space. This is a condition which is consistent with other residential developments in the City and is under the approval of the Planning Director.

Policy 31:

We believe that this recommendation/project is consistent with this Policy. The walkways in the existing commercial center are woefully insufficient, and the development will enhance the walkways by creating wider, more active walkways. There will be a new walkway along the waterfront stretching to the end of the parcel. The walkway cannot continue along the water at that point because of the launch ramp and boatyard activities south along the waterfront. The walkways are not meant to be used for bicycles, which is consistent throughout the Harbor. There are existing bikepaths on Channel Islands Boulevard and Victoria Avenue, adjacent to the development site.

Public pedestrian access will be offered through walkways along Channel Island Boulevard and Victoria Avenue, a waterfront promenade along the waterside portion of the building, courtyards for seating and entertainment, with views wherever possible, and a family-oriented public park with water views at the southern terminus of the project. The promenade will vary between 12 and 20 feet in width along the entire residential portion of the parcel, approximately 600 feet. This promenade length does not include the park, on a separate, adjacent parcel, which will offer additional promenade length of approximately 100 feet. The wider section of the promenade will be up to 20-feet at periodic intervals, and toward the northern end of the new mixed-use building as it approaches the “deck” and courtyard areas. There shall be an additional approximate length of 200 feet of public access along the water at the commercial end of the project where the existing stand-alone commercial structures exist, consisting of combined spaces including the waterfront deck, walkways, and sitting areas. Public access to the site by vehicle shall be provided both on Channel Islands Boulevard and Victoria Avenue, with at least one driveway along Victoria Avenue dedicated to resident parking areas. Any driveways allowing left hand turns will be fronted by a street sign (painted roadway) marked “Keep Clear.”

In addition to the public access described above, public open space shall be incorporated into the existing commercial area. A 15-foot minimum waterfront walkway in the commercial area is to connect the existing commercial areas to the waterfront promenade to the south along the public parking and new mixed-use building, including periodic locations for benches, tables, drinking fountains, bike racks, and the like. Public space in the commercial area may include, but is not limited to, public walkways, public gathering areas such as courtyards, parking lots for public use, view corridors, waterfront promenades, and bikeways. Architectural pop-outs are permitted within the promenade. A public park, minimum size 40,000

square feet, will be provided at the southern terminus of the project, located on publicly controlled land, and including seating areas, play equipment, and walking paths, all designed to maximize public views.

Policy 32:

There are currently bikepaths on Victoria Avenue and Channel Islands Boulevard adjacent to the development site, which will not be changed by the development.

Policy 33:

The developer will make whatever changes required to accommodate this Policy. As mentioned, there are currently bikepaths on Victoria Avenue and Channel Islands Boulevard adjacent to the development site, which will not be changed by the development.

Policy 73:

Parking surveys by the County over the years have demonstrated that even in times of intense use, parking is always available. In the case of the proposed Fisherman's Wharf project, parking for additional development will be accommodated within the apartment complex on the ground level of the new building. The existing parking lot will suffice for the retail portion of the project and will be redesigned to meet today's parking standards, including handicapped spaces in full conformance with the Americans with Disabilities Act.

Administrative relief from the parking provisions of this Policy shall be granted by the commission for the proposed use under the following circumstances:

- Shared parking - Parking spaces may be used jointly by uses with different hours of operation or different peak hours of operation.

- Decrease in required parking spaces - Required parking may be decreased when the requirement is shown to be excessive. A request for a decrease in required parking spaces shall meet the following requirements:

The visitor parking requirements for an apartment building were designed in the code for free standing apartment buildings. In our case we have substantial parking available for apartment visitors in the retail parking fields such that it can be demonstrated that the City required parking is excessive and that parking can be shared between visitors to the apartments and retail patrons because of different hours of operations an different peak hours. The case if further made by the County codes having been met and at the same time being less than required by the City codes.

According to County Code, there needs to be 641 parking spaces for residential tenants, 98 parking spaces for residential guests and 221 parking spaces for the retail/commercial development, for a total of 960 parking spaces. According to City Code, there needs to be 645 parking spaces for residential tenants, 210 parking spaces for residential guests and 208 parking spaces for the retail/commercial development, for a total of 1,063 parking spaces. The development as designed includes 974 parking spaces, which is 14 more than the County Code, and 89 less than the City Code.

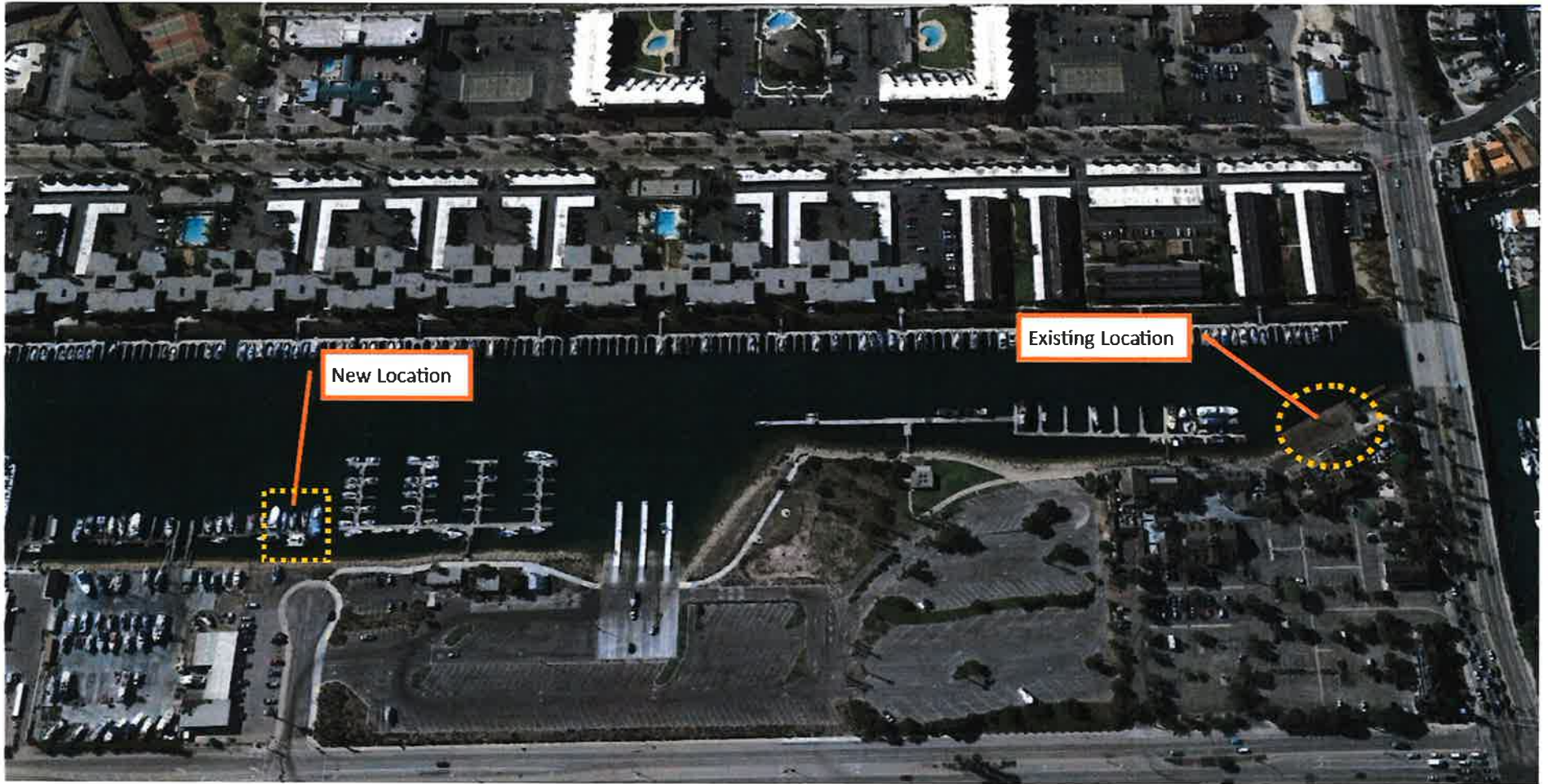
The parking needs for the City Code were developed using an estimate square footage for restaurant space. If the calculation were altered to all retail, recognizing that at this point it is unknown what space will be restaurant and what space will be retail, the retail/commercial parking needed under the City Code would drop from 208 to 131. As a result, the total parking need under the City Code would drop to 986, or 12 more than the number currently included in the development.

This is a reasonable accommodation as the parking in the development for residential guests and retail/commercial will be shared. The current development plan has 333 spaces for retail/commercial/residential guests, and the City Code requires 341 spaces for retail/commercial/residential guests.

These summaries contemplate the fact that tandem parking will be allowed for residential use, in which tandem parking will be assigned for residential units requiring more than one assigned parking space. This is a condition which is consistent with other residential developments in the City, and is under the approval of the Planning Director.

Policy 74:

The developer will make whatever changes required to accommodate this Policy. As mentioned, there are currently bikepaths on Victoria Avenue and Channel Islands Boulevard adjacent to the development site, which will not be changed by the development.



URCHIN DOCK RELOCATION



Executive Summary

7 Reasons To Deny

This Local Coastal Plan Amendment

Decisions on new coastal development projects, like the massive apartment complex proposed by Ventura County at Fisherman's Wharf, are decisions that will stand on the coast for decades and affect public access for generations. A Local Coastal Plan Amendment (LCPA) for a project that is located in the coastal zone on publicly owned land demands a higher level of scrutiny and public benefits.

This project-driven LCPA will set a precedent for new development at Channel Islands Harbor, a rare valuable asset and major tourist attraction. The Harbor is one of only 12 small boat harbors along the 1,100 miles of California coast and the only harbor within Oxnard.

There are seven major reasons why this Local Coastal Plan Amendment should be denied.

First, Oxnard will lose jurisdiction over an important coastal asset.

If this LCPA is approved, Oxnard will lose its jurisdiction over any project that the County may propose at Fisherman's Wharf. The County will then go to the Coastal Commission to amend its Public Works Plan. Oxnard will lose its permitting authority and its ability to propose any modifications or changes to the development project.

The County's proposed LCPA will also set a precedent that would allow other high-density residential development in the harbor. Oxnard will be unable to stop or modify these developments, despite the fact that they are within Oxnard and should be subject to Oxnard's jurisdiction and development standards.

Oxnard, or any city, should not cede jurisdictional and permitting authority over projects within its boundaries. The City should retain its jurisdictional rights. Oxnard's Local Coastal Plan (LCP) should govern all of its Coastal Zone.

Second, the LCPA is driven by a single project that is inconsistent with 20 of the Local Coastal Plan's policies and Oxnard's General Plan.

The County's proposed LCPA project is inconsistent with at least 20 Local Coastal Plan policies that have been certified by the California Coastal Commission and approved by Oxnard. The LCPA changes only two policies, 23 and 35, but facilitates a project that will be inconsistent with almost all of the other policies. There is no legitimate reason to even consider making an exception of this project-driven LCPA that impacts such a wide range of the Local Coastal Plan policies. (*See LCPA Analysis Section.*)

The County and developer insist Oxnard's LCP should be made consistent with its General Plan's Urban Village zoning. This is absolutely wrong. Within the Coastal Zone, the Local Coastal Plan governs over the General Plan. It is clearly stated in Oxnard's Local Coastal Plan "If there are any conflicts between the policies or land use designations of the Coastal Plan and the existing General Plan, the Coastal Plan shall prevail".

Back in February 2008, the California Coastal Commission's Jack Ainsworth also made this clear to the County: "For the landside development [of Channel Islands Harbor] the Oxnard LCP will be the standard of review."

This LCPA is not consistent with Oxnard's General Plan. The Plan requires that a Specific Plan be submitted and approved before an "Urban Village" zoning designation can apply. The County has even admitted that the LCPA project is not an urban village or mixed use project. (*See Appendix for Supervisor Bennett's statement at the June 14, 2016 Ventura County Board of Supervisors Meeting.*) The County and developer have failed to submit a Specific Plan. The proposed density change is, therefore, inconsistent with Oxnard's General Plan and does not qualify for Oxnard's Urban Village zoning designation.

Third, the LCPA is designed to accommodate a single project but affects the entire harbor.

The County and developer refuse to recognize the change to Policy 23 **affects the allowable density for the entire harbor, but NOT Fisherman's Wharf. This is because Fisherman's Wharf is in the HCI (Harbor Channel Islands) Sub-Zone.** No residential development is allowed in the HCI Sub-Zone.

The County and developer have officially withdrawn their application to amend the HCI Sub-Zone. The County and developer have also not submitted a Specific Plan for a residential urban village zoning change as required by Oxnard's General Plan. This means there is no zoning that would allow the proposed project at Fisherman's Wharf.

The LCPA proposes a residential density increase from 18 units per acre to 40 units per gross acre, more than double the current density. The LCPA does not state the density increase is limited to only Fisherman's Wharf because that would confirm this amendment is purely for a single project. It makes no sense to amend Oxnard's Local Coastal Plan to accommodate a single project that increases the allowable density in the entire Harbor. It undermines the Local Coastal Plan by allowing project specific exceptions. It sets a precedent for amending Oxnard's Local Coastal Plan on a piecemeal project-by-project basis that will affect Oxnard's entire Coastal Zone.

Without submitting either an HCI amendment application or a Specific Plan that Oxnard must review and approve, the County and developer can not get a zoning change that will allow their proposed high density apartment complex. For a zoning change, the HCI must be amended or a Specific Plan approved through Oxnard's standard public process.

Fourth, Amendments to the HCI (Harbor Channel Islands) ordinance should be considered PRIOR to this LCPA. There could be unintended consequences that Oxnard may not want.

It is premature to approve this LCPA because **this project not only requires an LCPA but also amendments to Oxnard's HCI zoning ordinances** that have been certified by the California Coastal Commission. The proposed project is in the HCI Sub-Zone where residential development is not permitted and the height limit does not allow the proposed project.

HCI amendments should be **made prior to this LCPA**. Oxnard should review and consider HCI ordinance changes before the LCPA is approved. There could be unintended consequences that Oxnard may not want as Oxnard's Local Coastal Plan governs its Coastal Zone.

The County and developer have withdrawn their proposed changes to the HCI Sub- Zone ordinances. **The withdrawal obviously avoids the required CEQA (California Environmental Quality Act) review of the project that should take place first.**

An LCPA that impacts Oxnard's jurisdiction, affects an entire harbor, requires changes to HCI ordinances should be subject to a higher standard of review. A CEQA review would ensure that Oxnard has sufficient information to fully understand the impact of the changes prior to any LCPA.

Fifth, this project driven LCPA violates the heart and basic principle of the Coastal Act and Oxnard's Local Coastal Plan: genuine public access to coastal resources by all. The LCPA's project also fails to provide "maximum access" to all.

This LCPA is the County's attempt to get permitting authority for a project that would impede public access, privatize much of Fisherman's Wharf's public space, provide no new public benefits or any commensurate with the value of public coastal land.

A basic principle of the Coastal Act and "the heart of the City's Local Coastal Plan" would be violated by this LCPA's project: **access to coastal resources by all**. It is in violation of Coastal Act Policies 30210, 30211, 30212, and 30252. It specifically violates LCP Policy 21 that states: "maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all people..." Maximum access is also one of the fundamental principles of the California Coastal Commission's Environmental Justice Policy.

Oxnard's Local Coastal Plan policies work to not only ensure and protect public access to coastal resources but also work to encourage and promote access to the coast. Policy 26 says any use should: "ensure lower cost recreational and visitor serving harbor facilities are available **to all income groups**...In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use." Policy 30 requires: "adequate public parking facilities in all new or modified harbor developments consistent with the City Land Use Plan and Zoning Ordinance."

The LCPA and its related project are in violation of these policies. The project's use of public land without genuine public access goes against the very principles that the Coastal Act is founded on.

There are at least 13 specific Local Coastal Plan policies that are related to ensuring and promoting genuine public access to public coastal areas like Channel Islands Harbor. The LCPA project is in violation of all these policies (16, 21, 22, 25, 26, 30, 31, 32, 33, 34, 73, 74, 83).

This is why it is critical to fully understand this proposed project. (*See the Project Scale Model of the Developer's Elevations and Plans. Model showing available upon request and at the Planning Commission Hearing.*)

There are four major factors critical to maximizing genuine public access for all.

A) Free or low cost parking is critical to genuine public access.

The project fails to provide adequate parking. The Oxnard Traffic Engineer's analysis found the project to be under parked by 390 spaces.

The project reduces free public parking for commercial and retail visitor-serving facilities by more than half. It fails to meet current ADA parking requirements. It fails to provide a clear parking plan that specifies allocated parking by usage needed for a complete parking analysis.

There is high risk that apartment residents and guests will heavily use public parking spaces, further reducing available parking for the public. The risk is evident in the inadequacy of residential parking and its excessive use (over 30%) of tandem and compact parking even though tandem parking cannot be counted towards satisfying Oxnard's parking requirements. The County's "shared parking" concept for apartment guest use of public parking spaces is an obvious acknowledgement of parking inadequacy.

The County admits the proposed project does not meet Oxnard's parking requirements. Instead the County uses County parking requirements for the project. But even then, the project does not meet the County's own Coastal Zoning Ordinances Section 8176.0 and Section 8176-2.7. They state: "Preserve existing parking areas that serve coastal access and recreation...new development shall be designed to include off-street parking spaces sufficient to serve the propose use." They also state: "Existing parking areas serving coastal access and recreational uses shall not be displaced, except where there is no feasible alternative and the loss of parking spaces mitigated with a commensurate number of replacement spaces that serve a coastal access function in the same vicinity as the removed parking."

The proposed project removes: 195 free public parking spaces, 45 of the only parking spaces adjacent to the waterfront park and public boat docks, and more than 30 overnight and low cost RV parking spaces. The project fails to provide a "commensurate number of replacement spaces" and there is no on-street parking anywhere near the location.

On April 22, 2019, at the Oxnard Community Workshop, the Harbor Director said, "bottom line is that it [project parking] meets the County code. It may be less parking than the City code requires. But who is at risk if it's under parked? They [points to the developer CIHP] are."

This is wrong. **The real risk of the inadequate parking is the permanent loss of public access to a coastal resource. Inadequate parking also impairs visitor-serving businesses and could even result in their failure.** (*See the Parking Analysis Section.*)

B) Traffic safety is essential to genuine public access.

Traffic impediments impact public safety and access. The LCPA's proposed project is at the busy intersection of Channel Islands Boulevard and Victoria Avenue. Victoria Avenue is the only route to and from the large Silver Strand neighborhood and popular Silver Strand, Kiddie, and La Janelle beaches. Access to the California Coastal Trail is also along Victoria. This is a route heavily used by the Navy, freight trucks from Port of Hueneme, Silver Strand residents, their guests, public beach goers and bikers, RVS, SUV's pulling boats on trailers to the public Boat Launch Ramp, and emergency vehicles.

The County's Traffic Studies were deficient in several major areas. They fail to consider the volume of non-signalized left turn and U-turn traffic generated by this project's ingress and egress driveways. They fail to explain why the County closed one of those driveways in December 2009 as being too dangerous but now ten years later, with increased truck and vehicle traffic, is now being proposed as a viable driveway for concentrated use by cars and trucks of all kinds, including trash, delivery, service and moving vans. They fail to differentiate multi-axle freight trucks from passenger cars. They fail to consider freight trucks accelerating through a turn and confronted by multiple driveways create dangerous conditions.

This project will add apartment tenants and their guests, service trucks of all kinds (trash, moving, delivery, etc.), exacerbating the gauntlet of hazards to public access, public safety and a barrier to the visitor serving commercial businesses' success. There are many serious traffic issues that have not been addressed or mitigated. (*See Traffic Analysis Section.*)

C) Genuine public access requires free and low cost public amenities.

A development in the Coastal Zone and on public harbor land demands a higher level of public benefits than provided by this project. The project offers no new public benefits or any improvements commensurate with the value of public coastal land.

On June 14, 2016 the developer addressed his refusal to reduce the number of apartments by saying, "We have no more [margin] room...We are trying to create an environment and lifestyle of living in apartments and living on the water."

This is precisely the problem. The project's priority is absolutely not visitor experiences and the public enjoyment of the harbor. The project's priority is clearly luxury residential units and exclusive amenities for the 400 apartments and its tenants, not on real public benefits. This is evident in the project's design and plan that the County and developer submitted to Oxnard.

The project **removes over 30% of the existing park** instead of increasing needed harbor park space. It removes all parking adjacent to the park. To get to the park, visitors must now walk over two city blocks distance, virtually making the park a private one for apartment residents. (*See Parks and Open Spaces Analysis.*)

The project **eliminates public attractions** like the Elite Theater, art gallery and marine education center.

The apartment project **maximizes water views for its tenants**. In contrast, it **fails to enhance and protect public views** in this visitor-serving area of the harbor. It degrades and blocks views that currently exist **without providing any new public views**.

The massive apartment project **ruins the open space enjoyment** of biking and walking along a key access route of the California Coastal Trail that goes along Victoria Avenue to reach Silver Strand Beach and La Janelle Park. Instead, walkers and bike riders going past Fisherman's Wharf will be forced to travel next to a massive 55 foot high building with two-story high walls for two city blocks adjacent to heavy truck and vehicle traffic. (*See Views including California Coastal Trail Analysis.*)

The project **reduces visitor serving commercial and retail space by more than 40%**, making visitor serving commercial and retail space only 5.4% of the project's total building square footage. The **project's amenities are overwhelmingly exclusive to apartment tenants.** (*See Commercial Visitor Serving Analysis and comparative list of amenities.*)

The project **provides no additional walkways or bike paths as required by 5 Local Coastal Plan Policies** (31, 32, 33, 34, 74). Instead the project eliminates walkways/bikeways to and from public parking and to the adjacent park. This is contrary to Local Coastal Plan Policy 31 that states: "Provide harbor shoreline pedestrian access by incorporating shoreline pedestrian walkways into all new shoreline development, including expansion of existing uses." The project does not do this. (*See Bicycle and Walkway Paths Analysis.*)

D) Genuine public access is a principle of Environmental Justice.

The LCPA project **conflicts with objectives of the California Coastal Commission's Environmental Justice Policy.** The Environmental Justice Policy states: "...preserving and providing for lower cost recreational facilities is also an environmental justice imperative...The conversion of lower-cost visitor serving facilities to high-cost facilities is also a barrier to access for those with limited income...The Commission will strive for a no-net loss of lower-cost facilities in the coastal zone." The project's inadequacy of free and low cost public parking is an access barrier.

The project also **violates the Environmental Justice Policy** "Coastal development should be inclusive for all who work, live and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development." The project does not provide public benefits and amenities commensurate to the value of public coastal land in Oxnard that has a large underserved population.

The project developer has a history of aggressively opposing any affordable units in their developments. (*See letter from developer's legal counsel referring to Appellate Case Palmer/Sixth Street Properties vs. City of Los Angeles, No. B206102 Decided July 22, 2009.*) There are no affordable apartments in the proposed luxury waterside apartment complex.

As reported by Mathew Fienup, Executive Director of the California Lutheran University's Center for Economic Research and Forecasting: Housing affordability is "the challenge of our time...We can't say it enough times. "Rentals are "especially unaffordable" in Ventura County. Per ATTOM Data Solutions 2018 Rental Affordability Report, The County is ranked 13th least affordable county out of 447. Average Ventura County renters may be forced to spend over half their wages on rent.

Genuine public access is vital to Environmental Justice.

Sixth, the County's proposed LCPA conflicts with the fundamental purposes of a harbor that is also the priority of both Oxnard's Local Coastal Plan and HCI Ordinances.

There are six Local Coastal Plan policies (14, 16, 18, 20, 26, 27) that encourage, protect, and promote expansion of commercial and sport fishing and recreational boating support facilities. Policy 16 states "As existing commercially development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services."

Contrary to these policies, the project's priority is residential even though it is not a permitted use at Fisherman's Wharf. The County provides no specific detailed support for its claim that commercial fishing or boating related uses will be "replaced in-kind" nor for the relocation of the Urchin Dock. The Ventura County Commercial Fishermen's Association (VCCFA) opposes this LCPA and its related project for precisely this reason. (See VCCFA letter of June 28, 2019 in Appendix.)

Oxnard's HCI Section 17-24 states "The purpose of the HCI sub zone is to provide, protect and encourage commercial fishing, recreational boating, and other related uses at Channel Islands Harbor for both residents and non-residents of the city. This sub-zone is designed to assure other uses do not preclude these uses, while allowing visitor uses..."

The proposed project is in violation of these policies and ordinances. This is critical as harbors are rare and cannot be built just anywhere. And harbors are not being built anymore.

Seventh, a False Choice: A high-end, high-density apartment complex OR a deteriorating Fisherman's Wharf for at least the next five years.

The County is attempting to force the community and visiting public to accept the massive high-density 400-apartment complex or endure a deteriorating Fisherman's Wharf for another five years. This is a false choice.

The County is the owner of Fisherman's Wharf and has shamefully allowed the area to deteriorate. Now the County claims the only solution to the deterioration is the proposed massive apartment complex.

To support its claim that high density apartments is the only option, the County uses a 2013 HR & A Study done for Port Hueneme, not Oxnard.. However, the study actually contradicts the County's position. It states: "these results do not reflect a strong hotel/motel market [in the City of Port Hueneme] that can absorb significantly more product. Moreover, if such product [hotel/motel] were to be developed, both Ventura and **Oxnard are superior locations...**both cities have **a strong presence on the major tourist corridors as well as tourist infrastructure and services that are superior to those found in Port Hueneme.** The study made clear there are alternatives in Oxnard to an apartment dominated development.

The County, when seeking a developer, issued a Request for Qualifications in 2012 that required apartment development experience. Then the County failed to provide any current economic and financial data to support its position on Fisherman's Wharf. However, Ventura Harbor provides the proof. It has attracted both a low-density residential development and visitor-serving hotel centric projects.

Conclusion

The proposed LCPA conflicts with Oxnard's Local Coastal Plan policies, Oxnard's HCI Sub-Zone ordinances, and the fundamental purpose of a harbor. It will affect not just Fisherman's Wharf but the entire Harbor. If this LCPA is approved, Oxnard will lose its jurisdictional authority over an important coastal asset and tourist attracting location. If this LCPA's project is permitted to proceed, it will stand on Oxnard's coast for decades and affect public access for generations. There is no legitimate reason for Oxnard to approve this LCPA or make an exception to its Local Coastal Plan policies for this one project while affecting an entire harbor.

This overview summarizes the seven major reasons this proposed LCPA should be denied. This LCPA demands the highest standard of scrutiny in order to ensure genuine public benefits commensurate with the value of public waterfront land.

The following pages provide detailed analyses and data support for these reasons. We encourage reading each section to gain a thorough understanding of why this LCPA and its project are not what they claim to be.



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Proposed Local Coastal Plan Analysis

The County's LCPA submission proposes changes to the City's LCP policies in an attempt to make the Fisherman's Wharf project consistent with the LCP. However, the County's LCPA does not do this. There are no changes to the HCI Sub-Zoning leaving the proposed project inconsistent with the existing zoning. The County contends that because the General Plan designates Fisherman's Wharf for an Urban Village the change to Policy 23 is conforming the LCP to the existing zoning. However, the HCI zoning has been certified by the Commission, the General Plan zoning has not. Equally, if not more importantly, the General Plan requires that prior to any area's designation as an Urban Village a Specific Plan must be submitted and approved. Since the County has not submitted a Specific Plan, the General Plan zoning is not effective and the HCI Sub-Zone zoning remains in effect. The change to Policy 23 does NOT alter it.

Instead, because this LCPA is project driven, the changes to the LCP allow a project that is inconsistent with the remaining LCP policies and create internal inconsistencies, in one case within the policy that is being amended. All LCP policies must be consistent with each other. In this, case since the LCPA is to allow a specific project, those changes cannot be totally analyzed without the impact of the project on all of the LCP policies.

The suggested changes to the LCP undermine the stated objective of the LCP which applies to this coastal sub-zone (Policy #14): "The City shall encourage the protection and expansion of facilities for commercial fishing, sport fishing, recreational boating and other harbor-related activities".

A 400 unit apartment complex, whether part of an Urban Village or not, that replaces public parking and a public park; blocks views; fails to provide adequate recreational opportunities, walkways, and bike paths; and eliminates important harbor and boating activities as permitted uses, is inconsistent with this stated purpose of the Harbor.

HBCA has done an extensive analysis of the various impacts of the project, which is attached hereto. The following highlights the LCP policies that are inconsistent with the proposed LCPA:

The apartment complex and small commercial center are inconsistent with LCP Policies **14, 16, 18, 21, 23, 26, 27, 28, 30, 31, 32, 33, 35, 37, 38, 46, 73, 74 and 83**. A review of the project design using adequate information is necessary to ensure the LCPA meets the objectives of the various LCP policies. HBCA has provided an analysis of the various elements of the project to address such issues. This memo is just an overview of the LCP policies. In some cases, the application is so incomplete and convoluted that analyzing issues, particularly parking and traffic, is difficult. For example, in the case of parking the Project Details contain several different plans, use the County standards, not the City's as required by the LCP, and fail to provide sufficient details for an accurate analysis

Policy 16 and policy 18 specify “ as existing commercial development harbor parcels recycle in terms of structures or use, priority shall be given to commercial fishing support and recreational boating support facilities and services”(Policy 16). Policy 18 states “existing facilities serving commercial fishing, sport fishing and recreational boating shall be maintained and expanded where appropriate”. Re-building Fisherman’s Wharf is recycling structures but the apartment complex is not a priority under these policies and the project gives no consideration to expanding or even maintaining the development of existing priority uses. The project is therefore inconsistent with this policy (Issue analysis: Economics, Commercial Visitor Serving Development)

Policy 21 states “maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all people consistent with public safety...” The current proposed project removes public parking for the public park and blocks views from the Coastal Trail for trail users. It does not provide adequate walkways or bike paths. It fails to provide appropriate public access to the harbor. It creates traffic impacts that will interfere with the public’s ability to get to Fisherman’s Wharf and results in limited parking availability that impedes the ability to use the facilities. The project is inconsistent with this policy and therefore the changes to the LCP are in conflict with this Policy. The project clearly diminishes public access. (Issue analysis: Views, Parks, Walkways and Bike Paths, Boating, Parking, Traffic)

Policy 23 limits multi-family residential development’s density to no more than 18 units per acre in the Harbor but currently no residential development is permitted in the HCI sub-zone and is therefore inconsistent with the existing zoning and will remain so even if the changes to Policy 35 were to be approved.

The changes in **Policy 23** dealing with density are not consistent with the other LCP policies and in fact in their change to **Policy 35** they create an internal inconsistency within that policy.

The LCPA’s attempt to change the density of residential development at Fisherman’s Wharf claiming the project is an “Urban Village”. The project is NOT an Urban Village and by labeling it as such does not make it so. Regardless of whether it is an Urban Village or not, the density makes the LCPA inconsistent with the existing HCI zoning provisions which prohibit residential development. It also makes the project inconsistent with other LCP policies because the project it facilitates cannot meet the requirements for a Harbor either in terms of public access, parking, traffic, commercial visitor serving businesses, recreation, boating and fishing, and views. (Issue Analysis: Urban Village, Parking, Traffic, Views, Commercial Visitor Serving Uses, Walkways and Bike Paths and Economics). The proposed project would be totally inconsistent with the approved and existing zoning since residential development is not a permitted or even secondary use allowed in the HCI Sub-Zone

Policy 26 states “ To ensure that lower cost recreational and visitor-serving harbor facilities are available to all income groups, picnic tables, public rest rooms, pedestrian and bicycle access ways, pedestrian furniture, bicycle storage racks, small boat sailing, renting and berthing areas shall be provided. In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use”.

The project proposed is totally inconsistent with all of these requirements, and therefore with the other policies of the LCP. It takes an existing public park with benches and tables and converts it into a private park for the use of the apartment residents by removing all 45 contiguous free public parking spaces for that park leaving no easily accessible parking and eliminates all 22 RV and public boat ramp users low cost, overnight parking spaces. It does not provide additional park areas sorely needed for lower income and underserved groups and is therefore inconsistent with the issues related to Environmental Justice. It removes a public rest room and replaces it with one that will be difficult if not impossible for the public to use. It does not provide sufficient pedestrian and bicycle access ways. It removes parking to enable small boat sailing and launching of kayaks and paddle boards on public docks, renting and berthing areas easily accessed by the public. It removes overflow parking for special events at the harbor such as 4th of July and Parade of Lights. The project, facilitated by the LCPA, is inconsistent with this LCP policy. (Issue analysis: Parks, Walkways and Bike Paths, Parking)

Policy 27 specifies required parking ratios. “Adequate parking at a ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats shall be protected and provided in any new marina development. Parking required to serve recreational boating, sport fishing, or commercial fishing shall not be eliminated or reduced by new development”. It is clear that the County does not meet this requirement since the existing harbor does not meet it*, and the County is not only removing additional public parking but has failed to provide any count of parking for recreational uses, including boating, making an analysis of this requirement impossible.

A parking plan needs to be submitted to the City that specifies parking spaces provided by type (single/tandem/regular/compact) and by use (apartment residents, visitor-serving commercial uses, public parking for recreational purposes) and their location at the site. (Issue Analysis: Parking)

(* In the County’s 1998 Master Harbor Plan on page 3 – Table 1- it states that for Marinas/Yacht Clubs they Include “parking for Parcels, C, D, and E boat slips in public lots at City code (0.6 spaces/slip). However, Parcel C contains a private, gated parking area that cannot be counted towards meeting the requirement because it is not a public lot).

Policy 28 states “existing and proposed harbor land and water uses must... ensure that no significant adverse accumulative impacts on adjacent coastal neighborhoods, resources or access occur”. The project impacts access and has significant effects on adjacent neighborhoods. It removes adequate public parking. It fails to provide adequate

walkways and bike paths as required. It inhibits public access to public beaches by creating traffic issues to and from Silver Strand Beach, Kiddie Beach and La Janelle Beach (which the County has closed without the required CDP). As Victoria Boulevard is the only way in or out of the entire residential neighborhood of Silver Strand, the project also negatively impacts this large neighborhood as well as emergency services needing access to the area. Adjacent coastal neighborhoods are also affected by the significant traffic issues created that are not mitigated and cannot be mitigated. Both the Traffic Study and Parking Plan are inadequate to make a responsible decision regarding this project's impact on public access and adjacent neighborhoods making the LCPA inconsistent with this policy. (Issue Analysis: Traffic, Parking)

Policy 30 states development should “provide adequate public parking facilities in all new or modified harbor developments consistent with the City Land Use Plan and Zoning Ordinance”. The project removes a major portion of public parking and fails to meet the City's parking regulations. An analysis of parking issues is made difficult by an incomplete and convoluted parking submission. For example, it is impossible to determine the precise width of the aisles or stalls and there is no indication of whether or not the aisles are one-way or two-way. It uses tandem parking to count towards its parking requirements when that is not allowed by City code. Parking is a major concern for public access to coastal zone areas. It does not clearly delineate parking spaces by type, use and size to ensure parking requirements are met. A parking study must be done for a project of this size to insure that adequate parking will be available for the multitude of different uses at Fisherman's Wharf. (Issue Analysis: Parking)

Policy 31 states that development should “Provide harbor shoreline pedestrian access...including the expansion of existing uses...All walkways are to be linked with adjacent walkways to ensure uninterrupted pedestrian movement.” By failing to provide walkways that link up along and to and from the shoreline to the two main walkways along Channel Islands Boulevard and the Coastal Trail along Victoria Avenue, the project violates this policy and thus the LCPA is inconsistent with this policy. The project walkway ends at the park and does not continue back up to Coastal Trail on Victoria as an existing walkway does. (Issue Analysis: Walkways & Bike Paths)

Policy 32 states: “Provide a harbor bikeway system that incorporates access as part of the street system and where feasible, along the shoreline”. The projects does not provide a bike path along the shoreline where it is feasible to do so by further widening the promenade or at a minimum creating a bike path next to the apartment building along the Coastal Trail on Victoria Avenue. No additional walkways or bike paths are provided. No mention of any bike paths anywhere that go along the waterfront and it eliminates two existing bike paths. The project description is vague and inconsistent as to where and what type of bicycle/pedestrian pathways will be provided. (Issue Analysis: Walkways and Bike paths)

Policy 33 states “Minimize conflicts between pedestrians, bicyclists and autos by separating pedestrian and bicycle lanes and providing bike paths in conjunction with the street system.” To accomplish this, the project would need to accommodate a bike path

along its Victoria side. Where it states that there will be a Class I pathway it shows a Class II pathway inconsistent with this Policy. It would also need to take bike traffic into consideration when dealing with its ingress and egress plans making the project and therefore the LCPA inconsistent with this policy (Issue Analysis: Walkways and Bike Paths, Parking, Traffic)

Policy 35 The changes to Policy 35 create an internal inconsistency within this policy. The Policy states that “the visual quality of the harbor shall be maintained by protecting unimpeded views to the water from the Victoria Avenue and Channel Islands and Harbor Boulevards by retaining view corridors between the first main road and the water line.”

The proposed site location of the apartment complex is currently an open parking lot with no obstruction to any views and with footpaths that lead to the shoreline. The parking lot is on public land, Victoria is a public street and the sidewalks along Victoria are part of the Coastal Trail. There are unobstructed, wide-open vistas across the parking lot. The complex will be 55’ high, 2 city blocks long with a surrounding wall, 2 stories high (18.5 feet high).

The project is a monolithic structure providing no view corridors. It will impede the public’s coastal views along Victoria, Channel Islands Blvd and Harbor Blvd, driving or walking along those boulevards. It runs adjacent to the Coastal Trail and not only blocks views but conflicts with the California Coastal Trail’s designation and with the trail user’s enjoyment. The California Coastal Trail is an official priority of the State. From within the current parking lot there are views to the water that will be removed.

In addition, the views of the west and east channel division from the promenade located along the harbor from Kiddie Beach to Silver Strand Beach looking north will be significantly diminished.

Therefore the changes to Policy 35 are not consistent with the wording and intent of Policy 35. (Issue Analysis: Views)

In addition, the change is inconsistent with Policies 37 and 38 that state respectively: “All new development in the coastal zone shall be designed to minimize impacts on the visual resources of the area. Particular care should be taken in areas of special quality, such as those identified in the LCP” and “ Height” restrictions as defined by City Zoning Ordinance shall be used to avoid blocking views”. Thus the changes to Policy 35 result in an internal inconsistency within Policy 35 and inconsistency with Policies 37 & 38.

Policy 46: “Areas designated for visitor-serving commercial uses shall be planned and designed to maximize aesthetics, have a common theme and blend with surrounding uses. Permitted uses include **motels, hotels, restaurants, and visitor-oriented retail commercial**. Where designated, neighborhood convenience commercial may also be permitted, provided that the commercial uses remain predominantly visitor- oriented. The changes to the LCP that enable the development of a large, dense apartment complex are inconsistent with this policy and with the existing zoning.

Policy 73: “Adequate public parking shall be provided in all new development with dedicated public access areas, and shall be in addition to the parking required for the new development, unless adequate facilities are provided nearby. All facilities shall be located and designed to avoid impacts on surrounding residential areas.” The project is totally deficient in the amount of parking provided both for the apartment complex as well as for the public and no parking is provided for public access in addition to the deficient parking. The project would therefore be in direct conflict with this policy. (Issue Analysis: Parking).

Policy 74: “Bicycle Routes shall be required in all new developments wherever appropriate.” Bike routes are not designed to safely accommodate both pedestrians and bicycles. Nor does it provide bike paths from Victoria to and along the Harbor front and around the entire project as provided in Sec 17.39 of the HCI Sub-Zone Ordinance (B) (2) and (G) (2).

Policy 83: “Uses permitted in area designated visitor-serving commercial shall be primarily visitor-serving in nature, including hotels, motels, restaurants and specialty retail. Neighborhood convenience uses may be conditionally permitted. ...Parking areas shall include bicycle parking facilities.” It is the City’s policy to encourage a mix of commercial visitor-serving uses to meet the needs of all economic groups” There is insufficient information as to whether or not the project meets this Policy because there is no specificity as to what the commercial area facilities will be, making it impossible to tell if there is sufficient parking and certainly whether or not the retail services will meet the needs of ALL economic groups. The examples used indicate just the opposite. The development of a high-end exclusive apartment complex will result in retail facilities that cater to upper economic groups and serve as a barrier to use by the numerous underserved communities in Oxnard. (Issue analysis: Parking, Walkways and Bike Paths, Commercial Visitor Serving)

Overall, the LCPA would enable a project that is totally inconsistent with almost all LCP policies and with the area’s zoning (17-24, 17-39). We are asking that the City deny the LCPA and retain its jurisdiction to review any project that is proposed for Fisherman’s Wharf to insure that it meets the basis requirements for the Harbor and local zoning.

PARKING ANALYSIS

UPDATED APRIL 20, 2019

Oxnard's Code of Ordinances, particularly **Chapter 16: Zoning Code and Chapter 17: Coastal Zoning related to parking**, play an important part in protecting the Harbor Channel Islands Sub-Zone. The purpose of these parking regulations is to provide, protect and encourage commercial and sport fishing, recreational boating and related uses at the Channel Islands Harbor for all users of Channel Islands Harbor.

Parking is paramount in importance, in both the LCP and the Coastal Act, when it comes to public access since without adequate parking, the harbor, or other public places, is unavailable to the public. Sections 30210, 30211, 30212, and 30252 (4) (providing adequate parking facilities). The proposed project does not meet the Coastal Act policies protecting public access or the required standards for parking set by the City of Oxnard in the Coastal Zone. It is in conflict with numerous LCP policies including, but not limited to: Policies 14, 16, 21, 26, 30, 31, 32, and 33

Chapter 17: Coastal Zoning

SEC. 17-49. OFF-STREET PARKING AND LOADING STANDARDS.

(A) Purpose - The purpose of this section is to provide standards designed to achieve the following objectives:

(4) To provide parking in proportion to the needs generated by varying types of land use consistent with the Oxnard coastal land use plan ***and in recognition of the coastal community with established and anticipated parking problems and uses.*** (64 Code, Sec. 37-4.5.1)

(B) Applicability and specific standards - Every use legally established, and every building or structure erected or altered, shall have permanently maintained off-street parking areas. The provision and development of parking and loading areas for uses in the coastal zone shall be in accordance with chapter 16 of the code.

PROPOSED PROJECT DETAILS – VIOLATIONS, RECREATIONAL, VISITOR SERVING

1. Project description on **Page 5: Paragraph 1:** “with new parking throughout”.

The project actually removes a significant amount of existing public parking by placing the apartment complex on top of an existing public parking lot, removing:

195 (appx) free public parking spaces primarily serving retail, restaurants and theatre

45 (appx) free public parking spaces contiguous to and serving visitors to the existing harbor front park, existing public docks and existing restroom.

32 RV low cost, overnight parking spaces

The **footprint of the project** replaces these visitor serving and recreational parking spaces with 786 parking spaces for apartment residents and 79 retail visitor serving spaces of which 48 of those 79 spaces are compact tandem and should be counted as 24 for a total of only 55 commercial spaces (see below regarding tandem parking).

2. **Page 5: Paragraph 5:** “...incorporating multiple seating areas for the public, as well as accommodations for outdoor dining. In addition, a public plaza will be created midway between the north and south ends of the project site. The promenade will connect to a public park at the southern end, incorporating children's play equipment and seating for the public”.

There is no parking allocated for the ‘multiple seating areas for the public’, nor for a ‘public plaza’ and all of the existing free, public parking for the public park is removed.

3. **Page 22:** Site Plan, Existing, shows middle area as “Overflow Parking”. In fact, it is parking that serves for the public harbor front park, the public docks and recreational boating and kayaking and for overnight RV parking. It also serves as overflow parking for the commercial section and for special harbor events such as the 4th of July Harbor Fireworks show and the Parade of Lights at Christmas and other events.

4. **Page 25:** “Existing boat slips adjacent to Fisherman’s Wharf include a combination of day docks (slips for short term use) and guest docks (rented for up to ten days). All these docks will remain with the proposed project and be available to members of the public who wish to access the Fisherman’s Wharf area.”

The 45 spaces (contiguous to the park) allocated in part for these public docks is being completely removed. Therefore, although the slips remain, the ability to access them is removed and results in increased difficulty for the public’s ability to access them.

Page 26 Site Plan Distribution does not show any parking allocated for day docks or guest docks

LCP Policy 27 states that “Adequate parking at a ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats shall be protected and provided in any new marina development. Parking required to serve recreational boating, sport fishing, or commercial fishing shall not be eliminated or reduced by new development.”.

Since the County does not separate nor distinguish which parking spaces are specifically for which use and mixes commercial, recreational, and visitor spaces all together this analysis cannot be done without the parking study required in **SEC. 16-651 ADMINISTRATIVE RELIEF FROM PARKING PROVISIONS**.

5. **Page 25:** “**The Public Park** and children’s play area would be located at the south end of the proposed development parcel.”

The Public Park already exists. The park currently has picnic table and benches, memorial benches, beautiful views and has 45 parking spaces contiguous to the park used for both the park, public docks and recreational boating.

These 45 parking spaces are completely removed by the project. The closest parking space will be nearly a ¼ of a mile away with no guarantee of availability as that will be shared parking for the retail and commercial uses as well as all passive and active recreational uses.

Without parking, the park will no longer be preserved for general public recreational use, and the public will lose their right to maximum access in violation of **LCP Policies 21, 26 and 30 Coastal Act Policies 30210, 30211, 30212 and 30252 (4)**.

LCP Policy 21 states: “Maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights...”

LCP Policy 26 states: “To ensure that lower cost recreational and visitor-serving harbor facilities are available to all income groups..... In addition, the harbor public park areas, which provide a lower cost recreational activity, ***shall be preserved for general public recreational use.***”

LCP Policy 30 states: “Provide adequate public parking facilities in all new or modified harbor developments consistent with the City Land Use Plan and Zoning Ordinance.”

Removal of these 45 parking spaces and not specifically and separately allocating parking (not placed in a general pool of spaces - see 6 and 7 below) for the public park and the public docks undermines the intent of these policies.

PARKING – RESIDENTIAL PORTION OF PROJECT

6. **Page 26 (and Page 21) and Page 50:** Site Plan Distribution (and existing Site Plan) and Transportation Circulation Proposed (which contains an “**Overall Parking Summary**”)

The Site Plan Distribution does not provide sufficient information and breakdown of businesses to provide an accurate accounting of parking requirements. The Unit Summary for Residential Parking Ratio is incorrect. Additionally, parking information is inconsistent and scattered throughout the applicant’s document and without any reference as to the source of their data requirements.

Pertinent issues and violations:

a. **Page 50** shows that there are 786 parking spaces for residential although **Page 26** shows 777 – both counts are incorrect.

b. **Page 50** shows that **302 spaces are Compact Tandem** and **5 Compact Direct** and about 48 of those Compact Tandem are for Commercial Parking Spaces, leaving about 254 of the 786 or 777 residential spaces being tandem parking,

To be noted is the applicant appears to be using 8’x15’ for compact and 9’x18’ for standard spaces while Oxnard Zoning standards are 8’x16’ and 9’x19’. Correcting the space size may effect proper aisle width also.

c. **APPLICABLE CODE STANDARDS – CHAPTER 16**

SEC. 16-622. SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS.

(D) In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to this article unless a reduction is granted pursuant to sections 16-650 and 16-651.

(E) (1) An applicant may propose to provide *tandem* parking spaces for a proposed use, but *tandem* parking spaces, whether or not in garages, and whether for residents, visitors or customers of the proposed use, shall not be counted toward satisfaction of the parking requirement for the proposed use.

(2) The amount, configuration, design and location of proposed tandem parking shall be subject to the approval of the director.

d. **Per SEC. 16-622 (F) Minimum Off-Street Parking Requirements**, the project would require:

615 parking spaces for residents and

210 spaces for their guests, for a total of

825 parking spaces, not the total of 777 indicated on **Page 26**.

SEC. 16-622 (F) Minimum Off-Street Parking Requirements, Apartments:

1 garage space per 1-bedroom unit;

2 garage spaces per two or more bedrooms; and,

1 visitor space per unit for the first 30 units; after the 31st unit, 0.5 visitor space per unit.

e. As stated in **SEC. 16-622 (E)(1)**, tandem parking would not be allowed to be counted toward the 825 required parking spaces for the apartment project. The applicant includes these tandem spaces in his count of parking spaces for guest and visitors.

f. Additionally per **SEC. 16-651(B)(3)**, no more than 25% of the full size parking spaces can be replaced by compact but only after applying for administrative relief which applicant has not done. This would be a maximum of 206 parking spaces (of the corrected requirement of a minimum of 825 parking spaces) for the apartment project and only after demonstrating that a certain amount of compact parking is appropriate for the site and the proposed use. Compact space size does not meet Oxnard requirements.

g. **SEC. 16-651. ADMINISTRATIVE RELIEF FROM PARKING PROVISIONS.**

(A) An application for administrative relief from the parking provisions of this article shall be filed and processed in the same manner as the application for the permit or approval for the project, activity or business as to which administrative relief is sought.

(B) Administrative relief from the parking provisions of this article shall be granted by the commission for the proposed use under the following circumstances.

(1) Shared parking - Parking spaces may be used jointly by uses with different hours of operation or different peak hours of operation. Requests for shared parking shall meet the following requirements:

(a) The applicant shall submit a parking study prepared by a professional traffic engineer registered by the State, demonstrating that the parking demands for the uses for which shared parking is requested will not conflict. The parking study shall be prepared in accordance with the parking study guidelines, on file with the development services department.

(b) The parking study shall address the following items: (i) Size and type of uses; (ii) Composition of tenants, patrons, clients, employees and visitors of uses; (iii) Rate of turnover of proposed shared spaces; and (iv) Traffic and parking loads for uses, including peak hours.

(c) The number of parking spaces that may be credited against the requirements for the uses or structures involved shall not exceed the number of spaces reasonably anticipated to be available during the different hours of operation of each joint use.

(d) Shared parking spaces shall not be located farther away from any use served than 500 feet.

(2) Off-site parking - Except for high turnover retail uses, parking may be located off-site. Requests for off-site parking shall meet the following requirements:

(a) Off-site parking shall not be located farther away from the use served than 500 feet.

(b) Use of off-site parking shall not expose pedestrians to hazardous traffic safety conditions.

(3) Compact parking spaces - An applicant may request administrative relief in the form of providing compact parking spaces in lieu of some of the full-size parking spaces required for a proposed use, or in the form of converting some full-size parking spaces existing on the site of a proposed use to compact parking spaces; provided, however, that no more than 25 percent of required full-size parking spaces shall be replaced by compact parking spaces. The applicant shall accompany the request for administrative relief with a landscaping plan and a parking plan as required by this article and a parking study prepared by a professional traffic engineer registered by the State, demonstrating that a certain amount of compact parking is appropriate for the site and the proposed use. The proposed compact parking spaces, parking bays and parking aisles shall be designed in accordance with standards adopted by the director. The commission may deny all or part of the requested administrative relief on the ground that compact parking spaces create inconvenience to drivers, impair safety or traffic circulation on the site, or do not meet the parking needs anticipated for the proposed use.

(4) Decrease in required parking spaces - Required parking may be decreased when the requirement is shown to be excessive. A request for a decrease in required parking spaces shall meet the following requirements:

(a) The applicant shall submit a parking study prepared by a professional traffic engineer registered by the State, demonstrating that the required parking is excessive and showing the amount of parking that should be required for the use. The parking study shall be prepared in accordance with the parking study guidelines, on file with the development services department.

(b) The parking study shall address the following items: (i) Size and type of use; (ii) Composition of tenants, patrons, clients, employees and visitors of use; (iii) Rate of turnover of parking spaces; (iv) Peak traffic and parking loads for use; and (v) Availability of public transportation, including carpools or employer-provided transportation.

The applicant has not fulfilled the requirements of **SEC. 16-651**.

PARKING - COMMERCIAL ASPECT

7. **Page 50 Project Details** shows that there are 79 'In Garage' Parking Spaces for Retail Visitor Serving. It does not properly state that 48 of those 79 spaces are Compact Tandem and that those Compact Tandem are located on a principal entrance route from a major thoroughfare (which is further described below in Driveway Circulation).

a. **Tandem parking cannot be counted for the retail/commercial aspect** either.

SEC. 16-622 (D), (E)(1)(2)

(D) In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to this article unless a reduction is granted pursuant to sections 16-650 and 16-651.

(E) (1) An applicant may propose to provide tandem parking spaces for a proposed use, but tandem parking spaces, whether or not in garages, and whether for residents, visitors or customers of the proposed use, **shall not be counted toward satisfaction of the parking requirement for the proposed use.**

(2) The amount, configuration, design and location of proposed tandem parking shall be subject to the approval of the director.

b. **Page 26 - Retail/Commercial**, the data used by the applicant for their Parking Ratios is not as the same as required by **SEC. 16-622. SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS**

For example, **Site Plan Distribution chart (Page 26)**, applicant shows the following eating establishments and their purported parking requirements:

1.	9,179 s.f. eating establishment	63 spaces	145 parking ratio
2.	6,000 s.f. eating establishment	41 spaces	145 parking ratio
3.	2,210 s.f. eating establishment	25 spaces	90 parking ratio
4.	2,340 s.f. eating establishment	26 spaces	90 parking ratio
Total for eating establishments shown		155 spaces	

But, **SEC. 16-622(F) Minimum Off-Street Parking Requirements** shows the following:

Non-fast-food restaurants: One space per 75 square feet of gross floor area up to 6,000 square feet of gross floor area; thereafter, one space per 180 square feet of gross floor area. Restaurant facilities which

contain dance floor areas shall provide additional parking spaces based upon one space per 35 square feet of dance floor area.

The parking requirements per **SEC. 16-622(F)** (if there are no dance floor areas) would be as follows:

- | | | |
|----|---------------------------------|-----------|
| 1. | 9,179 s.f. eating establishment | 98 spaces |
| 2. | 6,000 s.f. eating establishment | 80 spaces |
| 3. | 2,210 s.f. eating establishment | 29 spaces |
| 4. | 2,340 s.f. eating establishment | 31 spaces |

Actual spaces required: 238 spaces for just the 4 eating establishments

If any of these eating establishments were to have a dance floor (and that would be a recreational desire of tourists and residents), then the parking requirements increase.

c. **Page 26 - The Site Plan Distribution Chart** lumps together various uses into either Commercial at a 1/250 ratio or Office @ 2nd Level at a 1/300 ratio and does not even establish which business is in which category and so does not provide sufficient information to determine the required ratio. This is not permitted since it makes it impossible to determine what the actual parking requirements should be.

As one example a 'retail' salon (see **Page 21 Site Plan Existing**) of 585 s.f. would require 2 spaces per the Page 26 chart using a 1/250 ratio. Per **SEC. 16-622(F)** a beauty salon requires 3 spaces for each beautician station. A salon of 585 s.f. can accommodate 2 to 3 stations, so without sufficient data and analysis, this 585 s.f. site alone could require up to 9 spaces.

d. **Site Distribution Plan (Page 26)** shows Office space requiring a 1/300 parking ration. Per **SEC. 16-622(F)**, Offices require 1 space per 250 s.f. of gross floor space.

e. **Site Distribution Plan (Page 26)** shows the Deck/Pier (Urchin Deck) to be 2,340 s.f. while google earth measurement shows the Deck/Pier (Urchin Deck) to be closer to 4,700 square feet. There needs to be a clarification as to use or uses in order to properly calculate required minimum off-street parking for this eating establishment.

f. **Site Distribution Plan (Page 26)** fails to account for all uses for this site including:

1. Leasing Office which appears to be approximately 1,000 s.f. in size and would require parking for employees and prospective tenants coming to view units.
2. For those wishing to rent Paddleboards, Kayaks and Electric Boats
3. For recreational boaters including those who will use the day docks and guest docks.
4. For Park visitors (there are currently 45 spaces contiguous to the park)
5. Pocket Retail, portable cart vendors and Kiosks
6. Public Plazas, Congregation and Gathering Spaces and Seating Areas
7. For Bike Rentals – Tandems, Surreys, Quads, Cruisers and other touring bikes
8. For recreational boaters who bring their own kayaks, canoes and skulls to the harbor or store their water toys on site.
9. Applicant states a Mullin Auto Display will be offered. One of their site plans show a displayed auto located on six commercial parking spaces in the covered parking next to the Leasing Office. This

not only removes commercial parking, but the Auto Display will trigger additional parking requirements for those that wish to visit and view the Auto Display.

g. The applicant has not accounted for parking for all uses and how parking will be provided for those uses.

SEC. 16-622. SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS:

(C): Several uses listed in the table of require that the parking be determined by the approval body for the proposed use. An applicant proposing to develop or expand one of these uses must submit four copies of a parking study to the development services department which provides justification for the parking requirement proposed. The approval body for the proposed use will review this study along with any traffic engineering and planning data that is appropriate to the establishment of a parking requirement for the use proposed.

(D): In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to this article unless a reduction is granted pursuant to Sections 16-650 and 16-651.

It appears the applicant has assumed that they will be granted Administrative relief. However, they have not only not applied for such relief, but have failed to provide the information, plans and studies necessary to obtain such relief, such as a Parking study prepared by a professional traffic engineer. See **SEC 16-651** contained in item **7 g. above**.

In other cases, such as tandem parking there is no avenue for administrative relief from tandem parking counting toward satisfaction of the parking requirement for the proposed use. Regardless, until such time as the applicant submits a Specific Plan for the claim this is an Urban Village, and applies for such relief they cannot assume it will be granted.

To be noted is that some of the highest minimum off-street parking requirements in **SEC. 16-622** are recreational uses and that is to ensure that a place of recreation such as this recreational boating harbor provides visitors and residents a place to park their car and enjoy the harbor.

Again, the problem with lumping these uses all together is that without accounting for the proper distribution and determination of assignment of specific uses it appears that the applicant is double and perhaps triple dipping in their count. That is, providing a number of spaces for commercial and then saying they have a number of spaces for all other uses as well, when in fact they are the same spaces and **failing to allocate any spaces for recreation for this visitor serving, recreational harbor**.

h. To be noted, the parking plan shown on **Pages 34, 49, 50 and 53 of the Project Details** and used by Stantec (Pages 338 and 355 of 443 of the Project Details) is not current and/or accurate. Two parking spaces shown on the east side of the Channel Islands Blvd entry do not exist. It has to be assumed that the expert did not visually or personally confirm the parking study, but this is an obvious error as those two missing parking spaces are clearly noticeable. This leads to doubt as to the accuracy of the entire parking plan used throughout their documents.

DESIGN AND ARCHITECTURAL – TRASH AND BIKE RACKS

8. **Page 45 Design and Architectural Trash and Bike Racks** – “Bicycle racks will be distributed among the Urban Village parks and business destinations.”

SEC. 16-623. SCHEDULE OF BICYCLE PARKING REQUIREMENTS details bicycle parking requirements. The Project Details do not provide any detail as to number of spaces provided and where located. A minimum of 25 spaces would be required based on **SEC. 16-623**, but is it difficult to make an exact

determination, again, without knowing the use of each establishment which drives how many bike racks will be required.

SEC. 16-637. DESIGN STANDARDS FOR BICYCLE PARKING details location criteria.

Generally, bicycle racks require allowances that include installation in a rectangular space no less than 2½ feet wide by 6 feet long per bicycle and a maneuvering space behind the bicycle. There are several specifics as to where the racks shall be located within a development. Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device. They should be located on a hard, dust free surface, preferable asphalt or concrete slab. Bicycle lockers and racks shall be located near the primary building entrance, but not in the main walkway area. As each restaurant requires 5 spaces, the racks should be dispersed close to the business which requires a rack.

The applicant provides no details as to bicycle parking other than 'bicycle racks will be distributed among the Urban Village parks and business destinations'.

TRANSPORTATION CIRCULATION PROPOSED

9. **Page 48 Transportation Circulation Proposed:** "Traffic ingress to the site will occur at four locations and shown here in Figure 31" [**Page 49 Transportation Circulation Proposed**].

SEC. 16-636. DESIGN STANDARDS FOR VEHICLE PARKING AREAS. (F) For parking lots with 40 or more parking stalls, a 40-foot deep driveway "throat" shall be provided (measured from the property line) for **all** principal driveways to or from major or minor thoroughfares.

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. Driveway length, also called a 'throat' is the distance needed into a site to transition vehicles to the internal circulation system of the site. The driveway design should achieve the following objectives:

1. Provide traffic lanes within the driveway to produce efficient traffic flow for vehicles entering and leaving the site.
2. Provide a clear and safe environment for all road users (cars, and other vehicle types, cyclists, bus patrons and pedestrians, including the disabled).
3. Minimize the difference in speed between turning vehicles and through traffic.
4. Minimize encroachment of turning vehicles on adjacent lanes.
5. Provide adequate sight distance.
6. Provide sufficient operational area for traffic entering the site to prevent a spillback queue onto the public streets.
7. **An adequate driveway 'throat' should be unencumbered by parking spaces, turnaround areas or control gates.**

PROJECT PARKING DESIGN – INGRESS AND EGRESS

The following evaluates each of the four ingress locations (**Page 48, 49**) shown in the project application.

- a. **Channel Islands Blvd Driveway entry**– a right turn in and right turn out only.

i. The driveway ‘throat’ is immediately encumbered by parking spaces on the west side of the entrance. At least 4 and maybe 5 parking spaces would have to be removed in order to comply with this driveway entrance. This would immediately mean that the total spaces provided are insufficient to meet the standards.

ii. There needs to be a traffic and parking evaluation as to the need for a separate, dedicated right turn out lane within this driveway to produce safe and efficient traffic flow for vehicles leaving this exit. Many will be attempting to cross two lanes of eastbound traffic to access the two left turn lanes which will allow drivers to go northbound Victoria or return westbound Channel Islands Blvd. One driver waiting for a break in traffic to access the Channel Islands left turn lanes can cause excessive queues in the driveway area for traffic exiting at this site. A separate outbound right turn lane might prevent excessive queues in the driveway area for traffic turning right to continue eastbound Channel Islands.

b. Victoria Avenue – 1st Driveway entry (uncovered).

i. There is insufficient detail provided to determine if modifications should be made to this driveway to prevent possible spillback queue into this major thoroughfare which experiences heavy, oversized truck traffic.

ii. There needs to be a parking evaluation as to the need for a dedicated right hand turn lanes within the driveway to produce efficient traffic flow for vehicles entering and leaving the site. The correct design will minimize the difference in speed between turning vehicles and through traffic, will minimize encroachment of turning vehicles on adjacent lanes and will provide sufficient operational areas for traffic entering the site to prevent a spillback queue onto the public street. The more quickly a vehicle can enter a driveway of a parking lot, the less chance there is of a rear end collision or congestion to roadways caused by vehicles slowing down to enter the parking lot.

iii. A parking evaluation would also tell if whether the driveway entry or ‘throat’ needs to be modified since the ability to immediately turn into a parking lane could disturb traffic movement on site or on the main thoroughfare. At this entrance, entering traffic might be inclined to immediately turn right into the first lane of parking or stop for a vehicle leaving a space in that first lane which could cause spillback or present a traffic safety issue. Without proper uninterrupted driveway length, vehicles can experience multiple conflicts.

c. Victoria Avenue – 2nd Driveway entry (covered garage).

This dual use (for both commercial and residential aspect) entrance appears to be problematic for many reasons.

i. The ‘throat’ appears to be significantly less than the 40-foot requirement and immediately stops at gated entrance to the apartment parking for apartment dwellers and their guests.

ii. The commercial user would have to make an immediate sharp, right turn to continue to the commercial area, but before arriving, they would need to make a sharp left turn onto a lane which is lined with compact *tandem* parking on the north side of this principal entry road and compact or standard stalls on the south side of this entry road.

This appears to be a two lane entry and exit road, and there is a potential for multiple conflicts between vehicles attempting to park and vehicles attempting to enter or exit the parking garage.

iii. In Oxnard, gated communities such as The Colony, Seabridge and Victoria Estates have ‘throats’ from 70 feet to 160 feet long to prevent queuing, stacking and spillage of vehicles onto major and minor thoroughfares.

The other viable alternatives are frontage roads which might be able to absorb some of the traffic.

iv. Need more precise information as to where guests will park and how will they obtain access. The time waiting for a gate to open for an apartment dweller will be enough to cause back up. A guest to an apartment dweller will have to stop at a gate station, call the unit and wait to be buzzed in. With one delay – for instance, the tenant is not inside the unit when the guest arrives and calls, back up and spillage onto Victoria for both Victoria entrances can easily occur. Additionally, if the tenant is not home or does not give the guest entry, how will the guest leave. The guest will be forced to back out directly into entering traffic, and if there is someone behind the guest waiting to get in, the guest and that person will be forced to back out into entering traffic. There is no accommodation for a turnaround.

v. **Page 49:** “Project frontage Improvements should include reconstruction of the existing median on Victoria Avenue to align the median openings with the center and southern driveways....”

This is a very problematic ingress/egress. Northbound Victoria traffic from the Navy Base and Silver Strand community will access the retail portion at this un-signalized left turn in/left turn out location. The left turn in traffic will be competing with apartment dwellers, apartment dweller guests and retail visitors who are attempting to exit and go northbound Victoria – all while attempting to avoid southbound truck and vehicle traffic as well as pedestrians and bicyclists. Left turn in traffic will also be competing with southbound right turn in traffic for one short ‘throat’ entry.

vi. There needs to be a traffic and parking evaluation as to the need for a separate, dedicated left turn out lane within this driveway to produce safe and efficient traffic flow for vehicles leaving the parking garage at this site. This critical driveway potentially will require a separate outbound left turn lane to prevent excessive queues in the driveway area for traffic turning right to continue southbound.

Where both left and right turns are permitted exiting the driveway, separate left turn and right turn lanes should be considered on commercial driveways. Even a small number of left turns will cause substantial delay to right turns out when the driveway has a single lane exit.

Additionally, divisional islands should be considered at especially this driveway as it will be a confusing entry with so many different movements which may be unclear.

Also, it should be noted that for left turn out to northbound Victoria traffic, there may be some additional conflicts with northbound traffic from the Navy Base attempting to access the two left turn lanes Victoria north to Channel Islands west.

d. **Victoria Avenue – 3rd Driveway entry** (covered garage) for apartment dwellers only.

i. Again, not enough information is provided for the actual ingress/egress to know the effects on traffic.

ii. Difficult to determine with the information provided where the gate is located and if there is an adequate throat to prevent spillback.

iii. Need more precise information as to where guests will park and how will they obtain access. The time waiting for a gate to open for an apartment dweller will be enough to cause back up. A guest to an apartment dweller will have to stop at a gate station, call the unit and wait to be buzzed in. With one delay – for instance, the tenant is not inside the unit when the guest arrives and calls, back up and spillage onto Victoria for both Victoria entrances can easily occur.

Like Victoria Avenue 2nd Driveway entry, if the tenant is not home or does not give the guest entry, insufficient information is provided to determine how the guest will exit. The guest, it appears, will be forced to back out directly into entering traffic, and if there is someone behind the guest waiting to get in, the guest and that person will be forced to back out into entering traffic. There is insufficient information provided to determine if there is room for a turnaround.

In sum, it appears the only way any of the above can be addressed is with proper ‘throat’ length and/or a frontage road which will reduce the size of the parking area and thus the amount of parking spaces.

10. **Page 48 Transportation Circulation Proposed.** “Any of these driveways will allow vehicles access to the open parking adjacent to the retail commercial portion of the facility, as well as to the portion of the parking garage located under the apartments that is intended for public use.”

SEC. 16-636. DESIGN STANDARDS FOR VEHICLE PARKING AREAS. (G) Parking lots for commercial or industrial uses shall be designed to provide for internal circulation that allows each parking space to be accessible to all other parking spaces without using a public street or alley.

See Figure 31, Page 49. If a visitor in the uncovered commercial section cannot find an available parking space and then enters the parking garage at the driveway entry immediately east of the 9,176 Retail/Restaurant Space located on the Boardwalk, and then cannot find parking in the one aisle for commercial parking, that visitor will have no choice but to exit onto Victoria Avenue which is in violation of **SEC. 16-636. (G)**

TRANSPORTATION CIRCULATION, INFRASTRUCTURE

11. **Page 51, Transportation Circulation Proposed.** “Bus service to the area is provided by Gold Coast Transit Route 21.” An arrow points from the tip of the corner of Channel Islands and Victoria diagonal through the middle of the busy intersection to a bus stop on Channel Islands.

Commonly used criteria states that distances shall be measured from a dwelling unit entry. Using such type of measurement, the nearest Bus Stop would then be ¼ of a mile and crossing two major intersections, unnecessarily exposing pedestrians to hazardous traffic safety conditions.

SEC. 16-631. TRIP REDUCTION MEASURES (D) Provide, where feasible and appropriate, for transit stop improvements (e.g., bus pullouts, bus pads and shelters).

Based on the size of the project, it would be appropriate to require a bus pullout. The most likely location would be between Victoria Avenue 2nd and 3rd driveway. This would further reduce the size of the parking garage to accommodate a pullout.

12. **Page 52, Transportation Circulation Proposed.** “The project is being designed with water-vehicle docks along the western side to accommodate access and parking of water-vehicles such as boats, kayaks and stand-up boards.”

See item 7 of this report: appropriate parking is not allocated for these uses.

13. **Page 55, Infrastructure Plans.** “Parking lots, walkways, balconies, roof-tops and landscaped areas shall be swept, cleaned and maintained regularly by the entities responsible for the various locations...”

This is a very large development which most likely requires a large staff of maintenance personnel. A similarly sized complex, The Colony with 440 units, and like the apartment project with two pools, several spas, water features and lots of landscaping, has an in-house staff of about 18. We noted that a leasing office was not allowed for in the Project Details (see item 7 of this report), and that leasing office by an estimated square footage allowed for approximately 3 or 4 employees, but there must be sufficient information provided to account for who and how many will be caring for and maintaining this large development. **There is no indication that provisions have been made for employee parking and a maintenance staff.**

Although they have not applied for an Urban Village because they have not submitted a Specific Plan we have included the necessary standards and violations based on information provided in their Project Details

14. **Page 61, Development Standards Urban Village** – The parking requirements are incorrect. See item 6 and 7 above.

15. **Page 62**, “Commercial square footage includes outdoor service areas.” Insufficient information provided to determine what they mean by ‘outdoor service areas’.

16. **Page 63 Development Standards Urban Village**

1. **Delivery Areas:** “A delivery area/loading zone will be provided within the parking garage for vertically integrated commercial space.

SEC. 16-644. OFF-STREET LOADING AND UNLOADING AREAS (A): Loading spaces required - All commercial and industrial uses shall provide and maintain off-street loading spaces as provided herein. Loading spaces shall be at least 12 feet wide, 40 feet long, and have 14 feet in vertical clearance.

Commercial Loading Spaces Required for gross floor area between 15,001 and 40,000 is two. Only one space of this size is shown on **Figure 31, Page 49**, and it is unclear what are the dimensions of that space. But what is clear is that it is located within the gated portion of the parking structure and just beyond the parking garage driveway/entry immediately east of the 9,176 Retail/Restaurant Space located on the Boardwalk.

There is insufficient information provided to determine how they address problems of delays in opening the gates and detailing where the loading vehicles will exit. If they are to exit from the Channel Islands driveway or the 1st Victoria driveway, the loading vehicle would have to back up into a driveway entry into the covered garage. If they are to exit at the 2nd Victoria driveway, the loading vehicles will add to the congestion or problems itemized in 9c. above

Placement of a second commercial loading area will require the loss of parking spaces.

2. **Parking:** “Parking requirements are as follow:”

The table presented of parking requirements (**Page 63**) is not the same requirements as **SEC. 16-622. SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS** – see item 7 above.

Additionally, the table presented does not match their own **Site Plan Distribution Page 26**, wherein commercial is given a 1/250 parking ratio and office a 1/300.

17. **Page 64 Development Standards Urban Village**

Other: “Fire access, trash pickup, utilities, and other public service access issues (such as school buses) must be approved by the provider agency in each case.”

1. **ACCESSIBLE PARKING** – was not addressed. The project based on a total number of parking spaces in the proposed Parking facility of 210 spaces will require a minimum of 7 Accessible Parking Spaces and two of those spaces must be Van Accessible Parking Spaces.

Accessible spaces must connect to the shortest accessible route to the accessible building entrance or facility they serve.

If a parking facility serves multiple buildings or accessible entrances, accessible parking spaces should be dispersed to enable people to park near as many accessible entrances as possible. There are a number of buildings with separate entrances, and thus the required accessible parking spaces would be required to be dispersed to provide some options for people to park close to the different locations.

To be noted is that all parking close to the water front public park, the picnic table and benches is completely removed and so no accessible parking spaces will be available anywhere near to the park. This is not the trend in other cities with parks. The trend is to make parks and recreational resources as accessible as possible.

Required parking space size for persons with physical disabilities. Where single spaces are provided, they will be 14 feet wide and outlined to provide a 9-foot parking area and a 5-foot loading and unloading access aisle on the passenger side of the vehicle. When more than one space is provided in lieu of providing a 14-foot-wide space for each parking space, two spaces can be provided within a 23-foot-wide area lined to provide a 9-foot parking area on each side of a 5-foot loading and unloading access aisle in the center. The minimum length of each parking space shall be 18 feet.

The space shall be so located that persons with physical disabilities are not compelled to wheel or walk behind parked cars other than their own.

There are only two accessible spaces provided at this time, not the minimum of 7 required by law. The project will lose a few parking spaces with the correct allowance for accessible parking and will need to provide all accessible elements and spaces, such as walks, sidewalks, curb ramps and pedestrian ramps, lobbies and corridors, elevators, sanitary facilities, other improved areas or necessary combinations thereof that provide free and unobstructed access to and from a particular area or location for pedestrians and/or wheelchair users.

No information has been provided in the Project Details to address these issues.

2. **SOLID WASTE AND RECYCLING PLAN.** Insufficient detail as to trash pickup.

Page 53, "If the trash storage and/or collection area is located within a sub-surface or on-grade parking garage, the building management company or other designated responsible party shall be responsible for moving the trash bins to and from an accessible location on trash pickup days."

Much more information needed as to how these large, heavy trash bins and recycle bins for 400 apartments will be moved and where will they be moved on trash pickup days. They will not be able to be placed on Victoria Avenue. If there is clearance for trash pickup vehicles to enter the garage, the difficulties with entry into the gated portion has to be examined as discussed in item 9 above.

MISCELLANEOUS

1. **Page 33 Landscape Development Plan Apartment Building.** Just a note, that 'the facilities will create a resort style atmosphere'. **Page 32** itemizes a long list of those amenities for the resort style atmosphere.

It will be likely that having those types of amenities will tempt residents to have parties and invite lots of guests. An abundance of guest parking would be recommended as there is no street parking, no area for overflow parking. It will not be possible to determine if someone parking in the commercial section, is going to a restaurant or going to visit a friend at the apartments.

This is also inconsistent with the LCP Policies regarding the purpose and intent of a Harbor. This area should not be a private "resort" but, even if approved, secondary to the principle purpose of a Harbor.

CLOSING SUMMARY REGARDING PARKING

As specifically stated in Oxnard's Code of Ordinances **Chapter 17 Coastal Zoning SEC. 17-49. OFF-STREET PARKING AND LOADING STANDARDS (A) (4):** To provide parking in proportion to the needs

generated by varying types of land use consistent with the Oxnard coastal land use plan and in recognition of the coastal community with established and anticipated parking problems and uses.

The Coastal Zoning Code specifically anticipates parking problems and uses, and so does Oxnard's Local Coastal Plan, as well as **SEC. 17-24. HCI, HARBOR CHANNEL ISLANDS, SUB-ZONE**, and throughout Oxnard's Zoning Ordinance, Chapter 17, Coastal Zoning and Chapter 16, Off-Street Parking Section, and so does the Coastal Act. The Coastal Zone and access thereto must be protected by, among other things, providing adequate parking facilities.

As to parking alone, the applicant has completely failed to provide the information required by the City of Oxnard to process their application. In some areas they failed to provide basic and pertinent information in order to properly process their application. In other areas the applicant has provided incorrect information or has misled by omission. They have not followed the requirements of **Oxnard Zoning Ordinance, Off-Street Parking, Chapter 16**. The information the applicant has provided, including the incomplete and incorrect information, undisputedly requires that they apply for administrative relief from basic parking provisions by submitting a detailed parking study prepared by a professional traffic engineer – see **SEC. 16-651**.

Even with a proper request for relief from the minimum required parking provisions, it is doubtful that the applicant can show justifiable cause for such decrease. The land in question is public land located in the Coastal Zone, zoned for visitor serving, recreational uses. The physical project footprint removes an enormous amount of public parking for visitor serving and recreational uses and then replaces it with insufficient parking for private, residential uses and a negligible, insufficient amount of parking for commercial and recreational uses.

To the contrary, the city should increase the number of parking spaces required as allowed in **Chapter 16 SEC-621(A)** as there is **strong evidence that the Coastal Zone and other areas in Oxnard suffer from a lack of parking, and that there is not enough access to parks and other recreational activities for visitors to and residents of Oxnard**. Notable to Fisherman's Wharf is that there will no longer be a place for overflow parking. No parking is allowed on Victoria Avenue or Channel Islands Blvd. Such a disregard for public access will permanently ruin the public portion of Fisherman's Wharf.

This will fly in the face of everything that is the Coastal Act to allow the applicant to remove such a substantial amount of public parking and then on top of that provide them with administrative relief from the basic, minimal parking requirements for their development.



Channel Islands Harbor Traffic Issues Fisherman's Wharf Project

Project site: Channel Islands Blvd and Victoria Ave., Oxnard, CA

Geographic Limits of Project Site

The project site is bordered on the north by Channels Islands Blvd. and on the east by Victoria Avenue with the majority of the project on Victoria Avenue. The Apartment project entrances are located on Victoria Avenue. Victoria is a critical route because it is the only route to the large residential community of Silver Strand and the beach. It is a major freight artery which off-loads and on-loads to the Port of Hueneme at Curlew Way and Victoria. Victoria is bordered on the east by the Naval Base and on the west by the Harbor. It is geographically constricted by these two major elements. There is no parking along Victoria and only partial areas of paved sidewalk along the west side. These limitations present obstacles to traffic mitigation including any attempt to widen the road which turns into two lanes below Curlew Way.

Traffic Study Fails to meet LCP Requirements

The area of the traffic studied is insufficient to meet the requirement of LCP Policy 28 which specifically states that “no significant adverse accumulative impacts on adjacent coastal neighborhoods, resources or access occur”. The large residential community of Silver Strand is dependent on the single artery of Victoria Ave. An increase in traffic congestion will directly impact this community’s quality of life and safety. Such impacts are detailed in the following pages.

Traffic Impact Conclusions Contradicted by Traffic Study

The County’s conclusion that there is no cumulative impact is contradicted by their own traffic study. On Page 31 of the Public Works Plan Amendment #7, “Consideration of Environmental Factors”, the County incorrectly concludes that the May 20, 2016 Traffic and Circulation Study for the Proposed Project found no significant traffic impacts and that “No project specific mitigations are therefore required.”. In fact the traffic study clearly indicates a significant cumulative project traffic impact at Channel Islands Blvd. and Victoria Ave. and suggests two different ways to mitigate the problem. Page 21 of the study states, “The cumulative analysis indicated that three intersections are expected to operate at Level of Service (LOS) D under cumulative plus project conditions during the AM and PM peak hours. The project would add V/C 0.04 to the Victoria Avenue/Channel Islands Boulevard intersection, thereby generating a cumulative impact based on City of Oxnard impact thresholds.” This is in direct contradiction to the County’s conclusion that there are no impacts.

Unusual U-Turn Requirements for Project Residents

The majority of traffic from the apartments will travel north on Victoria because the commercial areas and freeway are north. The 3 apartment driveways all face south because the apartments are located on the southbound side of Victoria. However, most apartment traffic will need to travel north. In order to travel north the residents will need to make a left turn across two lanes. If signalized they will have to wait through complex signal changes that impact Channel Islands Blvd. located 225', 425' and 785' feet north of the driveways. Additional U-Turn cutouts would further complicate and impede traffic flow. The signal at Curlew Way is used for traffic that turns left into the Naval Base and right into the Boat Launch Ramp. Traffic also make U-Turns at the signal to travel north. Many commuters use the roundabout at the Boat Launch Ramp to turn left and then travel north. This adds pressure to traffic going into the Boat Launch Ramp. This condition requires analysis of signals, median cutouts and other U-turn requirements. The Traffic Study fails to address the need for U-turn traffic from the apartment residents to determine impact on traffic flow.

Traffic traveling south is primarily the residents of Silver Strand and beach visitors since this is the only route to access the beach. The traffic studies show that traffic traveling south primarily follows daily routines of workers at the Naval Base and residents traveling north to their jobs. The apartment residents will most likely follow similar daily patterns. The morning commute will present complex issues of Naval Base workers traveling south while Silver Strand residents travel north with the apartment residents needing to make U-Turns to travel north. Freight traffic travels along Victoria all day long which further complicates U-Turn traffic.

U-Turn Traffic Pattern for Visitors to Commercial Area of Project

Visitors from Silver Strand and the beach traveling northbound can only enter the Fisherman's Wharf commercial area by entering into the middle driveway of the apartments. Analysis should be required to determine the impact of queuing for left turns and the required median cutout. Visitors who miss this turn or want to bypass the queue will need to make a U-Turn at Channel Islands Blvd. or Monaco. Both will need to be signalized for those turns which would likely impact Level of Service.

Additional U-Turns would be created by traffic that wants to bypass lengthy signal cycles at Channel Islands Blvd. as a result of the new signal requirements of the apartment project. Those U-Turns would be at Peninsula Road and Channel Islands Blvd. to enter from the north side. Peninsula Road has historically suffered from serious collisions. This collision history is important because of its proximity to the project site. There is another pass through at Channel Islands Blvd east of Victoria across from the CVS shopping mall that is also used for U-Turns back to the commercial area. The Traffic Study failed to capture these U-Turn patterns and consequential signaling requirements and should be required to do so.

Left Turn into Project for Northbound Traffic

The middle entry point of the project is particularly important because all northbound traffic on Victoria will only be able to enter the apartments or the commercial area by first going into the apartment project's middle driveway. Left turn cutout design is required for potentially long queues. There is potential traffic flow impact related to long queues blocking lanes beyond the left turn cut out. The project has multiple tight 90 degree turns upon entry as well as valet service for tandem parking along this same aisle. All of these factors could back up traffic or cause gridlock. The Traffic Study does not address any of these issues.

Emergency Evacuation Problems

The large Silver Strand community along the ocean at the southern most end of Victoria is in the Tsunami Zone along with the entire Harbor area. Victoria Ave. is the only route for emergency evacuation in case of any type of disaster – natural or man-made. The addition of approximately 800 more cars at the critical intersection of Channel Islands Blvd. and Victoria could lead to catastrophic evacuation delays. The Traffic Study did not address emergency evacuations which should be included in the analysis of impacts.

Truck Traffic Has Not Been Analyzed

The Port of Hueneme serves the entire Central Coast. It is the only deep water port between San Francisco and Los Angeles. The Port is currently planning expansion. Victoria Ave. is a major artery for freight imports and exports. For example, the Port imports 340,000 vehicles on multi-axle auto trailers and 650 metric tons of bananas annually on 1,200 trucks monthly. The traffic studies fail to separate the truck traffic from passenger car traffic. The truck volumes must be expressed as passenger car equivalents in the analysis.

Typically, these multi-axle trucks are the equivalent of 3 passenger cars each but they were not added to the traffic counts to get the true impact on the existing Level of Service (LOS). Each truck was counted only once, not as the equivalent of 3 passenger cars which is the standard practice. When corrected, there will be more baseline traffic, and the potential for additional significant project traffic impacts that require mitigation measures. Many of these trucks travel westbound on Channel Islands Blvd and turn left going southbound on Victoria. They are large and easily block traffic through an entire turn cycle.

In the 2008 Cities of Port Hueneme/Oxnard Truck Traffic Study, the intersection of Channel Islands Blvd and Victoria Ave. was measured as a poor D LOS. Eleven years later with increased freight and population growth it has easily grown another 20%

Traffic Growth Was Not Considered

In addition to improperly ignoring the impact of existing truck traffic, no ambient growth in truck traffic or vehicle traffic was considered for expanded operations at the Port, at the base, or regular annual ambient growth of at least 2% per year from 2016 when the counts were made to “Opening Day” of the Project. This could easily be 4 to 5 years into the future. If past growth is an indicator the population in Oxnard has doubled over the past 10 years. Therefore, growth would be closer to 7% annually. This traffic growth must be considered in any analysis of the impacts.

Traffic Study Cites Incorrect Data

On Page 6 of the May 20, 2016 Traffic and Circulation Study incorrectly states traffic counts were made on April 21, 2016. In reality the key intersection of Channel Islands Blvd and Victoria Ave was not measured on that day. It was measured on October 29, 2015. It was measured in the winter, six months earlier in time and seasonally in winter as compared to spring for the other intersections. The failure to measure the intersection which is the site of the project at the same time and day as all the other intersections calls into question the methodology of the traffic counts and the accuracy of the study’s conclusions.

Victoria Avenue Geometry/Driveway Locations Not Evaluated

The existing raised medians on Victoria Avenue do not match or line up with the proposed driveway locations for the Project. Full turning movements are proposed at the center and southern driveways but no detailed analysis of roadway geometry has been conducted. Proper geometry considering deceleration, storage, and queuing must be developed and provided for Victoria Avenue with its existing posted 50 MPH speed limit. This analysis must be included in any study.

Analysis of Collision Data Is Incomplete

The discussion of the collision history on Page 3 of the Draft Supplemental Access Analysis from Stantec written to Ms. Danielle Tarr dated 10/12/2016 is incomplete as it stops in mid sentence “No accident pattern at the...”. It appears that actual collision data is missing from the county’s study. Collision data would need to cover all intersections proximal to the project site.

Tandem Parking at the Proposed Project

The proposed site plan includes a significant number of tandem parking stalls within the parking garage. These spaces are not allowed by Oxnard parking codes to meet the parking requirements. They will also be very difficult to fully utilize. About 25 of the tandem parking spaces out of the 79 at the north end of the garage are to be designated for commercial parking, and this will only be effective if used exclusively for valet parking. There are 302 tandem parking spaces in the project, out of 865 in the garage and out of 996 in the overall project. All of the tandem parking spaces are designated only for compact vehicles. The project fails to meet Oxnard parking requirements and are addressed in accompanying parking analysis.

Traffic Studies Inadequate for Beach Access Information required by LCP and Coastal Act

Protection of public access is a primary issue under the Coastal Act and all LCPs must comply with protection of public access. In order to make certain that public access to the adjacent beaches and the Harbor, the traffic study must have counts taken at peak times when beaches and the Harbor are used. No such counts were made thus the traffic study is deficient and unable to make the required findings that the project will have no impact on public access.

Summer counts made in August 2016 were not adequate to deal with the issue of beach access. Victoria is the ONLY street that provides access to the beaches of Silver Strand. These counts were made on Tuesday 8/16, Saturday 8/13 and Sunday 8/14 2016 on Channel Islands at Peninsula and at Victoria.

The weekday counts were made during the same hours (7 to 9 AM and 4 to 6 PM), with Saturday from 3 to 7 PM and Sunday from 12 Noon to 3 PM. However, the farmers market on Sundays is between 10 AM to 2 PM with the peak around 11AM. Therefore, a prime period was missed.

In addition, since the project requires an LCP amendment because it is in the Coastal Zone and in the City of Oxnard these counts are not adequate to reflect possible impacts of the project on beach traffic. On summer weekends beach traffic usually is between 10AM to 2 PM and then again for the return trip between 4PM to 7PM. Traffic counts need to be conducted during these peak beach hours.

There should be counts on more than one weekend, one in July and one in August as well as some weekdays because once school is out there is beach traffic during the week that could be impacted by truck traffic during the day and evening commute traffic. Furthermore, no traffic counts were done on holiday weekends- Memorial Day, July 4 and Labor day. Again, this is important to measure impact on public access to both Channel Islands Harbor and the beaches.

Problems: Driveway Locations, Parking Lot Design

Page 48 indicates that the Project proposes three driveways on Victoria Avenue to be located 225', 425', and 785' south of Channel Islands Boulevard. The first driveway 225' south is proposed for commercial parking only, the middle driveway for commercial and residential parking, and the third most southerly for residential parking only. It is not clear how the commercial driveway uses will be separated and controlled as well as how vehicles will be able to safely negotiate the many 90 degree corners within the garage without hitting columns or parked vehicles. Furthermore, the proposed driveway spacing is insufficient to provide deceleration and storage for turns in to and out of the proposed driveways on Victoria Avenue with its posted 50 MPH speed limit.

Southern Driveway Previously Closed due to Unsafe Conditions

In December 2009, the Harbor Director closed a driveway where the proposed southern driveway will be located. It was closed because the Harbor Department determined it was too dangerous. Now, ten years later with increased truck and vehicle traffic it is being proposed as a viable driveway for concentrated use by as many as 400 cars, delivery trucks, service trucks and trash trucks.

Study Fails to Accurately Describe Victoria Ave.

On Page 4 of the May 20, 2016 "Traffic and Circulation Study" Victoria Ave. is described as six lanes that turn into four lanes. The study fails to mention that Victoria becomes two lanes below Curlew Way. This means there is only one lane in each direction to the Silver Strand beach. It presents difficulties for emergency vehicles and beach commuters traveling Victoria on weekends and adds to the congestion of freight trucks during the week. The study must include this information in its analysis.

Valet Parking Complications within the Project

Traffic passing through the apartment entrance to get to the commercial open area will be impeded by valet parking along the same aisle. Multiple 90 degree turns are required upon entry. It is questionable as to whether or not the aisle width is sufficient for safe valet attendance. The Parking Design documents provided by the County are unreadable as to the actual measurements. Therefore, precise measurements cannot be determined. However, it is clear that passengers getting out of their cars would block pass through lanes. Cars stacking would block entrance. This middle driveway becomes an entry point for pedestrians and if there is any public parking within the apartments (such as guest parking) they may also walk to the commercial area. These pedestrians walking along the aisles within the apartment do not have any pedestrian walkways. These same pedestrians complicate tandem parking issues.

Complex Signal Issues at Project Site

There is a new large apartment project just north of Channel Islands Blvd on Victoria Ave. 500 feet NE of the intersection. Construction is beginning on a live/work complex on 4.5 acres in the City of Port Hueneme that consists of 20,000 sq. feet ground floor commercial, half of which will likely be a grocery store like Lassen's. There will be 112 residential units. A traffic light is scheduled to be installed at Monaco (directly north of Channel Islands Blvd) and Victoria to allow for this additional traffic. Any other traffic light required for the FW apartments would mean traffic lights just north and south of the intersection. None of this approved development has been included in the traffic study. Analysis is required to determine LOS impact with multiple new signals.

In Summary

The County's Traffic Study is deficient in several major areas. Among the major failures, it failed to meet the LCP requirements due to inadequate beach access information and the area of the traffic studied is insufficient to meet the requirement of LCP Policy 28. It failed to consider the volume of U-Turn traffic generated by the project. It failed to differentiate multi-axle freight trucks from passenger cars even though Victoria Avenue is a major artery for offloading and on-loading freight from the Port of Hueneme. It failed to take traffic counts of the major intersections on the same day (April 21, 2016 for most intersections and October 29, 2015 for Victoria Avenue and Channel Islands Blvd.) or for that matter not even in the same year. It failed to examine the impact of multiple signals within 500 feet of each other. It failed to analyze Emergency Evacuation impact in a Tsunami Zone. Summer Traffic Counts failed to cover a full day on the weekends that would measure visitor traffic in a Coastal Zone.

Within the study itself there were inconsistencies and errors. Collision data was carelessly excluded. The County's impact conclusion was contradicted by the Traffic Study. The dates of the Traffic counts were identified incorrectly. The most important intersection - the project site intersection - was not counted when the other intersections were counted. It failed to describe the roadways accurately.

All of these deficiencies point to the need for a more accurate and complete Traffic Study.

Views Including the California Coastal Trail Analysis

References:

California Coastal Act

Proposed Apartment Project 2018

Current Oxnard LCP 2/82; Rev. 10/86; 8/87; 1/88; 7/88; 5/02

California Coastal Trail Doc. 7/17

Fisherman's Wharf is an area within the Channel Island Harbor. The harbor is one of only 12 such harbors along the entire 1100 miles of the California Coast. It can be a wonderful attraction for tourists because its location is adjacent to beautiful beaches, the Channel Islands National Marine Park and the local mountains. The harbor is a rare asset and its water and surrounding natural views should be protected for public enjoyment. The proposed 400 Apartment Project is 55' to 65' in height, two city blocks long and immediately adjacent to the California Coastal Trail does just the opposite.

The apartment complex buildings were clearly deliberately designed to maximize water views for its residents. But it fails to take the opportunity during this redevelopment to enhance or protect public views, a major tourist visitor serving reason to come to the harbor. It is incompatible with the goals and policies stated in the current LCP and California Coastal Trail Document that protect public views from public roads, public property and from the Coastal Trail.

Coastal Act Section 30251 states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Coastal Act Section 30251 requires that visual qualities of coastal areas shall be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas shall be enhanced and restored.

Applicable LCP Policies

LCP Policy 35: "The visual quality of the harbor shall be maintained by protecting unimpaired views to the water area from Victoria Avenue and Channel Islands and Harbor Boulevards by retaining view corridors between the first main road and the water line. View corridors shall be landscaped to screen and to screen and soften views across paved areas and to frame and accentuate the view. Development in the Harbor shall not exceed two stories (25 feet in height) or at the corner of Victoria Avenue and Channel Islands Boulevard, 35 feet in height."

LCP Policy 37: "All new development in the coastal zone shall be designed to minimize impact on the visual resources of the area."

LCP Policy 38: "Height restrictions as defined by City Zoning Ordinance shall be used to avoid blocking views."

Project Details:

The Proposed Project Details document offer little to no information as to how the scenic and visual qualities of the harbor will be protected or how views would be restored and/or enhanced. The County's contention that there is no existing views from Victoria and from parcel N2 is not correct. While the land is elevated you can still see the tops of boat masts and the fact that there is a harbor. From N2 you do have views, some are quite beautiful and wide although, as noted below, the bushes and trees have not been maintained to prevent view obstruction.

Page 15 of the Project Details, Figure 9 shows the designated view corridors that are on Parcel N-2 and Parcels V-4 or V-3. The view corridor for N-2 currently appears to be almost the entire size of that parcel. The designated view corridor for either Parcel V-4 or V-3 is about half the width of the two parcels together. There is no explanation as to why these views are not protected.

Page 25 of the Project Details states: "The overall design was made so that the views from Channel Islands Boulevard and from the corner of Channel Islands Boulevard and Victoria Avenue would be substantially unchanged."

The view from Channel Islands Boulevard will change with the abrupt and sudden increase in the size, mass and density of the apartment buildings. As you travel eastbound over the bridge, you currently have views of the harbor, the quaint Fisherman's Wharf buildings and the backdrop of the Santa Monica Mountains. It is difficult to access with the information provided, but a 55 Feet tall building with an additional 10 Feet for rooftop structures, will surely adversely impact the view of the Santa Monica Mountains. Without a view analysis, story poles and drawings indicating views and view impacts, the exact view impact cannot be evaluated. Regardless, the new building will be visually incompatible with the character of the surrounding areas.

Page 39 of the Project Details states: "Maintain existing views to the water as much as possible."

The project blocks, minimizes and/or degrades views that currently exist at the project site without providing any real, new public views, violating LCP policies 35 and 37.

From Victoria Avenue, scenic views and the possibility for enhanced views from the California Coastal Trail, public land, sidewalks, bikeways and roads adjacent to the project will be forever lost. Instead the view will be a 55-Foot-tall building (plus an additional 10 Feet for rooftop structures) surrounded by an 18.5-Foot-high block wall fence only 14 Feet from Victoria Avenue.

A large portion of the subject site (Parcel N-2, Visitor Serving Harbor Oriented) is currently public land without any structures and a wide-open vista. The most easterly portion of N-2 is dedicated to low cost, overnight RV Parking. The middle portion is parking for the harbor front-park and recreational boaters. The most westerly section is the existing public harbor front park.

The RV Parking area is elevated several feet up and affords magnificent views across and down the harbor channels as does the current park & recreational boater parking lot on parcel N2. Most will be removed by the project along with the existing views. Driving down to the free public parking lot offers more water views.

It should be noted that landscaping in the public park area has not been properly maintained, and it must be taken into consideration that there is a definite potential of better and more expansive views than are currently available to the public from all areas of Parcel N-2.

The County's own PWP, Policy 23.c, provides guidance and states in part as follows: 'a. ...View corridors shall be landscaped in a manner that screens and softens the view across any parking and pavement areas in the corridor. This landscaping, however, shall be designed to frame and accentuate the view, and shall not

significantly block the view corridor. All redevelopment shall provide maximum views....'. See Page 26 of DRAFT Consideration of Environmental Factors Rev1 5/31/2016. The County has been in violation of its own PWP in this regard. The County's negligence in protecting these harbor views does not justify continued noncompliance to protect these views.

Page 48 of the Project Details states: "The proposal also includes a fire access in case of emergency, which will be approximately 26 feet wide, to meet Oxnard Fire Department standards, and end in a hammerhead turn along the waterside. This opening will also provide a view corridor for pedestrians walking along the sidewalk or drivers on Victoria Avenue."

The 26-Foot-wide 'fire access' corridor will not offer the same type of view or experience as the wide-open vista provided by the current designated view corridor on Parcel N-2 that is between 200 and 300 feet wide. Sufficient information and detail was not provided, but it appears on some developer drawings that the eastern side of the fire access is gated. If this is correct, then those views would become private ones. Also, the view would be blocked or at least impacted by the two Bridge Walkways.

Page 62 of the Project Details states: "Public space in the commercial area may include, but is not limited to, public walkways, public gathering areas such as courtyards, parking lots for public use, view corridors, waterfront promenades, and bikeways.... A public park, minimum size 40,000 square feet, will be provided at the southern terminus of the project, located on publicly controlled land, and including seating areas, play equipment, and walking paths, all designed to maximize public views."

The public park referred to already exists and has beautiful views. The new project is not adding any new public views; they are eliminating them. The proposed project removes the public parking currently adjacent to the park (Parcel N2). Without easily accessible parking, the park will effectively be a private park utilized primarily by the apartment residents and the views from the park enjoyed by only those who can easily access the park.

The public access is replaced by the apartment building and the exclusive apartment resident only amenities. As stated in **Page 33 of the Project Details**, "Overall, the facilities will create a resort style atmosphere with formal landscaping, enhanced paving, formal gardens, outdoor dining areas and *view terraces*." These areas are off-limits to the general public as are the pool and other amenities and recreational facilities.

Figure 20 on Page 32 of the Project Details show that where there was once public parking for park users and recreational boaters those areas will be replaced with a Raised Deck Terrace, a BBQ, a pool, a fire pit and a Gazebo – all private amenities for the apartment tenants only, and not benefits to the general public

Although not enough detail is given and the drawings are difficult to understand, it appears there is a private entrance into the park from the gated apartment complex. Without adjacent parking, the general public will not have easy access and use of the park and the views that the park provides.

Page 63 of the Project Details states: "The expansion in views will be accomplished by use of the existing, working commercial fishing dock as seating with views down the Harbor's east channel." This would require terminating the current utilization of the commercial fishing dock, a direct conflict with LCP Policy 18.

View expansion from the current commercial fishing dock, proposed for removal, will offer limited views for the public since the urchin dock is located directly in front of the rental docks, boats and signage. In the past, the urchin dock and the commercial fishermen have been part of the visitor experience to watch the comings and goings of the fishermen and the delivery of their product. This is an important attraction of a working harbor, especially for visitors and children. When restaurants were open, and Fisherman's Wharf was vibrant, the public enjoyed the experience.

Not enough information has been provided to assess the impact of the relocation of the urchin dock. The documents indicate that the proposed site for the relocation of the urchin dock will require removal of boat docks. The relocation site is at the end of a public street, Curlew Way, where public on-street parking is allowed. No information is provided about the new dock, and if the location is appropriate for the fisherman's business and if there is adequate parking and space for unloading catches. Removing boat docks is in direct violation of LCP Policies 16, 18, 73 and possibly 27 and 30 depending upon where parking for fishermen is provided.

In addition to all of the above, views exist that are currently available from the promenade located along the Harbor from Kiddie Beach to Silver Strand Beach viewing north. This offers a spectacular view of the west and east channel division looking toward Fisherman's Wharf with the backdrop of the TopaTopa Mountain Range, which at times is dusted with snow and low-level clouds. This 55' (65' with various roof top parapets) apartment project will block a good portion of this spectacular view in addition to being completely out of scale with the surrounding areas.

California Coastal Trail

The massive, tall building proposed would destroy any semblance of views or a harbor. This removes the visitor experience, the neighborhood community's experience and that of those who will want to enjoy the California Coastal Trail segment C1 which is directly adjacent to Fisherman's Wharf as it heads east on Channel Islands Boulevard and south on Victoria Avenue on to Silver Strand Beach and La Jenelle Park. The Coastal Trail is an official State Trail and must be considered in planning development.

The California Coastal Trail document 4.3.2, states the goal of maximizing public access to coastal recreation, maintaining existing access, seeking new access through increased available parking for vehicles and bicycles within the Coastal Trail for all new development. There is absolutely no increase in parking provided for trail users and the impacts on the Coastal Trail are not a consideration in the project design.

The Coastal Trail document also states in section 4.3.2 the goal of improving and increasing public recreational opportunities that are consistent with public health and safety, and the protection of public rights.

Enjoyment of the Coastal Trail will be very much reduced if people are forced to walk immediately adjacent to a monolithic 55' high structure with absolutely no view corridors for over two complete blocks.

In conclusion, the proposed project is inconsistent with the policies of both the Coastal Act and the LCP. It fails to address and deal with the requirements for view protection and enhancement by simply claiming there are no impacts to the current views which is totally inaccurate, and it fails to comply with LCP policies that require that any new development enhance, not destroy, public views. It also completely ignores even the existence of the California Coastal Trail and the impact of the project upon it.

Any review of this project must include a request that the County provide specific information as to what views currently exist, what the impact of the project is on those views and what PUBLIC views will be available once the project is complete along with the impact of the project on the Coastal Trail. It must also include the erection of story poles so that members of the City Council and the public can see what impact the project will have on views and the surrounding neighborhood. The priority is public views under the Coastal Act and the LCP. Views are critical to the public's enjoyment and reason for coming to a harbor.

Parks and Open Spaces Analysis

The issue of parks and open space at the Channel Islands Harbor is vital to the residents and visitors for maximum enjoyment and recreation as designated by the original intent of this Harbor. A gated, luxury high-density apartment complex that limits access to the harbor and eliminates overnight parking for boaters and RVs and overflow parking during high season and special events is not consistent with the Coastal Act and the policies of the LCP.

Project Detail Analysis:

The area involved totals about 11 acres or approximately 479,160 square feet all of which is zoned as Visitor Serving Harbor Oriented. Parcels V1, V2, V-3 and V-4 have approximately 49,000 square feet of one and two story commercial improvements in nine buildings, including the Elite Theatre, the Oxnard College Marine Education Center, retail and restaurants with approximately 325 parking spaces. Parcel N-2 consists of overnight RV parking, the existing 1.31-acre harbor front park, the public parking lot and public restroom. Most of the 11-acre site currently consists of open space – open, undeveloped land (that has no buildings or other built structures) and it accessible to the public, including parking spaces, courtyards and walkways.

Project Details

Page 1 of the Project Details states in part: “The proposed project also includes a consistent, broad, enhanced public promenade along the waterfront, allowing improved public access, and providing additional visitor services. The LCPA would also serve to bring the City of Oxnard LCP into conformance with its 2030 General Plan in this location.”

The City is not required to bring its General Plan into conformance with its LCP, it is the other way around. Regardless, both the City’s LCP and the City’s 2030 General Plan emphasize the importance of parks for visitors and for its residents as noted in the policies and goals regarding parks. The project is not consistent with these goals and policies.

LCP Policy 26: To ensure that lower cost recreational and visitor-serving harbor facilities are available to all income groups, picnic tables, public rest rooms, pedestrian and bicycle access ways, pedestrian furniture, bicycle storage racks, small boat sailing, renting and berthing areas shall be provided. In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use.

Page 25 of the Project Details states, “The Public Park and children’s play area would be located at the south end of the proposed development parcel.” **Page 62** states, “A public park, minimum size 40,000 square feet, will be provided at the southern terminus of the project, located on publicly controlled land, and including seating areas, play equipment, and walking paths, all designed to maximize public view.” And **Page 63** states the developer is providing a “new public park area.”

The ‘new park’ is not new. It exists now for everyone. It is a beautiful waterfront park with unbelievable harbor views. The park currently consists of approximately 1.31 acres, about 57,000 square feet. The park has picnic tables and benches and has at least 45 free public parking spaces contiguous to and serving visitors to this existing harbor front park, with the existing public docks and the existing restroom on site in a visually safe area.

The project actually reduces the size of the park by approximately 17,000 square feet. In other parts of the project’s document (see traffic study data, page 381 of 443 of Project Details), it refers to a ½ acre park (21,780 square feet). This would mean reducing the size of the park from approximately 57,000

square feet to only 21,780 square feet – a reduction of over approximately 35,000 square feet. This is in direct conflict with the goals and policies of the Coastal Act, the LCP and the 2030 General Plan.

This is a location of beauty and inspiration, recreation and renewal. People have purchased memorial benches for their lost ones that line the end of the viewpoint. People, some older, some disabled, some with children also come to visit the site, sit on the benches, picnic and enjoy nature. They are able to park at the edge of the park and have easy access. The proposed project will remove all the free, next-to-the-park public parking. The park will be walled in at the north and northeasterly side by minimally the 18 foot block wall of the project's parking garage, and on the eastern side by a 42-Foot-high fence (see page 31 of Project Details), effectively enclosing the once open space park.

Page 27 of the Draft Consideration of Environmental Factors Rev 5/31/2016 states regarding the 'small public park', "These improvements will facilitate water access and views in a meaningful way, and invite the public to visit the water's edge." The Project Details on page 60 states that "public access to the site by vehicle shall be provided both on Channel Islands Boulevard and Victoria Avenue, with at least one driveway along Victoria Avenue dedicated to residential parking areas."

Public parking will only now be provided at the northern area of the project. This means those wanting to use the park must walk over 900 feet - if they are able to find a parking space. This will severely inhibit public access to the only public park in the entire project. People with disabilities and the elderly will now have great difficulty or be unable to access the park. Even people who want to picnic at the park will find it difficult to access the park as they will need to carry food, drinks and other picnic items long distances.

Effectively, the park becomes the private park of the apartment residents as no one else will have reasonably easy access. In fact, some of the project drawings show doors that open from the apartment complex directly into the park.

The project also removes the park's visually well-located public restroom in the front of the guest docks. The project proposes a new restroom located at the back of what will be the walled portion of the park where again it will be difficult for public access. The project does not indicate the restrooms' size or any other features. The proposed location is not conducive to public safety. The location potentially creates an attractive nuisance that could lead to criminal activity due to its placement in an inappropriate location. The current restroom is well situated in an open and central location that makes it easier for visitors to be seen by others (including law enforcement staff) and for visitors to see if something is out of place. Public safety issues must be addressed and safety emphasized in the design of a public park.

Project reduces general open space

The project area involves about 11 acres (479,160 square feet). As stated above, most of this 11-acre site currently consists of open space – open, undeveloped land (that has no buildings or other built structures) and it accessible to the public, including parking spaces, courtyards and walkways

The Project Details does not show any increase in public, open space. The project building covers and eliminates existing open courtyards located in front of the community theater and around the studio gallery and marine center. While the project details are very vague, it appears that two existing walkways around the park are removed. The proposed plazas do not add new public open space, nor does the fire access between the apartment buildings. Proposed kiosks take up public space along the waterfront and in the reduced sized park.

In summary

Nowhere does the project provide any increase in public space. The project makes no effort to locate and/or create an additional park area. The project does not create any additional open spaces. The project in fact actually results in a significant loss of open space. The current courtyard behind the theater will be covered by the building and lost to the public, as well as the area around the studio art gallery and marine center and the reduction in the size of the park and loss of access to the park.

The project does claim to add walkways but in doing so deletes two current ones. The proposed plazas do not add to public space and the kiosks take up even more of the public space.

There is essentially little open space and park area for visitors to be able to enjoy the Harbor, less than what currently exists today. All of this is contrary to the LCP policies 16, 21, 23, 25, 26, 30 and 31.

Commercial Visitor Serving Analysis

Fails to meet priorities of the harbor. Subordinates public access and visitor serving uses to residential uses, the lowest priority in the coastal zone and inconsistent with the current HCI zoning. Does not provide public benefits commensurate with the value of public harbor waterfront land.

The project fails to meet the priorities for a Harbor as clearly stated in the City's LCP and the HCI zoning for the area.

Policy 14 of the LCP says the "City shall encourage the protection and expansion of facilities for commercial fishing, sport fishing, recreational boating and other harbor-related activities within the Channel Islands Harbor."

HCI zoning policies mirrors the LCP by stating that "The purpose of the HCI sub-zone is to provide, protect and encourage commercial fishing, sport fishing, recreational boating and related uses at the Channel Islands Harbor for both residents and nonresidents of the City" and that "This sub-zone is designed to assure that other uses do not preclude these uses, while allowing visitor uses which are incidental or subordinate to the principally permitted uses, consistent with the policies of the Oxnard coastal land use plan."

Policy 16 of the LCP specifies that as commercial visitor serving parcels recycle or are re-developed priority shall be given to commercial visitor-serving uses. HCI zoning does not include any residential development. None of the proposed is directly related to boating and the HCI Sub-zone does not allow any visitor-serving uses not directly related to boating to exceed 30% of the total harbor land uses. The County needs to verify that the proposed apartment complex does not violate this code.

The following identifies the issues of note regarding the proposed commercial visitor serving uses:

Project significantly reduces visitor serving commercial and retail space.

The project detail shows the project reduces commercial visitor-serving uses at Fisherman's Wharf including the elimination of a Community Theater and replaces them in large part with residential development. The project clearly gives residential priority over visitor-serving uses, contrary to both the LCP and HCI zoning policies. This is also contrary to the fundamental purpose of a harbor.

The proposed project from Channel Islands Harbor Properties LLC (CIHP) and the County indicates there will be 36,172 sq. ft. of commercial and retail space as described on page 26 of the Project Details:

- inside apartment complex (restaurant) 9,179 sq. ft.
- stand alone building (restaurant)– 6,000 sq. ft.
- stand alone building (restaurant) – 2,210 sq. ft.
- deck/pier – 2,340 sq. ft. (removes urchin fishing dock use)
- stand alone building (general commercial)– 13,105 sq. .ft.

- stand alone building (office @ 2nd level) – 3,338 sq. ft.

Total commercial and retail per Table 4 is 36,172 sq. ft. However, office use is not a visitor-serving use so total commercial and retail is 32,834 sq. ft. (see Table 4 on page 26 of the Project Details).

On page 58 of the Project Details, the project plan allocates a maximum of 15% of the total square footage of the commercial uses to “the variety that is **attractive only to residential tenants**” (estimated to be between 5000-5400 sq. ft.). This further reduces the commercial visitor serving uses to 27,634 sq. ft. (reflects the allocation of 5200 sq. ft. to commercial space exclusively for residents).

In the July 2012 RFQ, the County specified there were 49,000 sq. ft. of retail and commercial improvements at Fisherman’s Wharf. This results in more than a 43% reduction in visitor-serving commercial and retail space and therefore inconsistent with policy 16 of the LCP.

In 2017 the County revised the amount of existing commercial and retail to 40,000 sq. ft. There was no explanation for the reduction but it could be that they removed the square footage of some vacant, deteriorated space. Regardless, the result is still a significant reduction of 31%, inconsistent with policy 16.

The project attempts to exploit the concept of mixed use. The project is not a mixed use project - only 5.4% of total building square footage is for visitor serving commercial and retail uses.

This proposed project allocates only 5.4% out of the total square footage of all building space for visitor serving commercial and retail uses. Total for all of the project’s buildings footage is 511,866 sq. ft. This excludes footage of the in-building ground floor garage and commercial leasing office space within the garage. It excludes the 2.6 acres of resident only in-building amenities space, and the dock/pier out door dining space. This project is clearly not a mixed-use project but a high density, high cost, gated residential complex.

The project gives residential priority over visitor serving uses, contrary to both the LCP and HCI zoning policies. No new public amenities proposed. Public benefits not commensurate with value of public waterfront land.

The project proclaims that it provides many amenities exclusively for apartment residents. But there is a noticeable absence of any new additional and compelling visitor serving amenities. The project proposes to primarily only renovate the identified remaining existing facilities. This imbalance between visitor serving and resident amenities indicates public facilities and amenities were included only so the project could technically be described as mixed use.

Residential Amenities: (page 32 and 33)

2 large swimming pools
Beach Volleyball Court
Spa
Gym
BBQ
Outdoor fireplace
Fire Pit
Formal gardens, gazebo, and overhead trellis, garden art
Outdoor dining areas with patio furnishings
View and raised deck terraces
Outdoor activity area and sail shade canopy
Water Feature
Bridge Walkway
Landscape Terrace
Podium Level Promenade
Raised Deck Terrace

Visitor Serving Amenities: (Page 34)

Public Park (one already exists and the proposed park has no adjacent parking for public access)
Retail (not specified and retail already exists)
Promenade/Boardwalk (walkway exists)
Outdoor dining area (already exists)
Outdoor activity area (already exists)
Public Restrooms (already exists)
Note: the Public Community Theater (eliminated)

Please note, Table 4 also states that there will be 218 “stalls” for parking for the commercial and retail but since it fails to specify any commercial and retail uses other than restaurants, it is impossible to know if this is an adequate number of parking spaces. Note no mention is made regarding number of employee parking spaces for facilities. (see Issue Analysis: Parking)

The Project Details are highly deficient with Table 4 on page 26 essentially the only information provided on the visitor-serving commercial facilities. The project claims to be a mixed-use project located in a harbor where visitor-serving uses are an important secondary permitted use and residential uses are prohibited per the HCI zoning. The project’s proposed “mix” of uses clearly demonstrates, this project at Fisherman’s Wharf is not a mixed-use project. It clearly made no effort to add any new compelling commercial and visitor serving facilities that will entice more visitors and tourists to the harbor.

Boating Analysis

Channel Islands Harbor is one of only 12 small boat and water recreational harbors along the 1100 miles of California Coast. It is a rare and valuable asset of the City that should serve as both a functioning harbor and tourist attraction. New harbors are not being built any more. The existing LCP and HCI zoning clearly makes the protection of fishing, boating and visitor serving recreation a top priority.

LCP policy 14 encourages the protection of boating facilities, both recreational and commercial, and other water related and harbor oriented activities. Policy 16 states that as existing commercial development parcels recycle, one of the three major priorities should be for recreational boating support facilities and services. LCP policy 18 mandate existing facilities serving commercial fishing, sport fishing and recreational boating shall be maintained and expanded where appropriate.

Both these LCP policies and HCI, Harbor Channel Islands, Sub Zone policies clearly are intended to protect and encourage commercial fishing, sport fishing, recreational boating, and related uses at the harbor for both residents and nonresidents of the City. The HCI clearly identifies the principally permitted uses are commercial/sport fishing and recreational boating.

HCI 17-24 (F) states “Performance standards/special requirements – No conditional use shall be permitted which causes the amount of harbor area developed for visitor-serving uses not directly related to boating to exceed 30% of the total harbor land area. As used in this division, ‘harbor area’ means the land area of the Channel Islands Harbor owned and operated by the county, and neither just the land zoned ‘Harbor’ nor the entire area of the city’s Channel Islands LUP segment. (64 Code Sec.7-2.15.6)”.

There is no attempt by the County to show how they comply with this requirement.

The proposed project is not consistent with the above policies and their priorities for the harbor zone. The project removes the existing urchin dock use. It eliminates 45 parking spaces for public boating, recreational and RV uses as well as overnight and over flow parking. All these parking spaces are adjacent to the public boat launch ramp and impact public recreational access to the harbor. (see Parking Analysis)

In eliminating these boating parking spaces, the project is in direct conflict with LCP policy 27 that mandates “adequate parking at a ratio of 0.6 parking spaces per slip for recreational boats and two spaces per slip for commercial fishing boats shall be protected and provided in any new marina development.” The County does not provide any analysis of the number of spaces provided for recreational and commercial fishing boats. It should be noted on page 3, Table 1 of the County’s 1998 Master Harbor Plan, it states that for Marinas/Yacht Clubs they included “parking for Parcels C’s, D’s, and E’s boat slips in public lots at City code (0.6 spaces/slip) as proof they meet the 0.6 spaces per recreational boat. The County makes no attempt to show that they are in compliance of this requirement.

However, parcel C contains a private, gated parking area that cannot be counted towards meeting the requirement because it is not a public lot. Removing 45 spaces for public boating reduce this even further. The County also does not provide any means to determine if they meet the requirement of two spaces per commercial fishing boat slip. The County must be required to provide a count of the slips and the location and number of parking spaces that meet the requirement for recreational and commercial fishing boats.

Relegating the primary purpose of a harbor to a non-permitted residential use is not consistent with the LCP policies and HCI Sub-Zone zoning, nor is the project consistent with the overall mandate of coastal policies to provide equal opportunity and access to coastal resources. Environmental justice goals also demand this.

The County in its current March 2019 submission has withdrawn its previous application to seek a change in the HCI zoning for harbor landside uses. That change would have specifically eliminated as permitted “harbor related uses: bait and tackle sales, boating and yacht club and clubhouse, boat sales yard.” It was clear that this was directly contrary to the purpose of a harbor and the intent of the LCP and such a change should not be allowed in the future as well. The priorities of a harbor should not be altered.

In summary, the project as proposed completely disregards any use critical to recreational boating and fishing and visitor-serving purposes of a harbor. It reduces the required number of parking spaces to adequately support these purposes. It fails to provide sufficient visitor-serving uses. It removes a commercial (urchin) dock and converts it for private use of a restaurant. It is in direct conflict with the policies of both the LCP and HCI Sub-Zone. It is in direct conflict with the primary purpose of a harbor. Apartments can be built anywhere. Harbors cannot.

Bicycle and Walkway Paths Analysis

A Harbor is supposed to be designed for the principle purposes of boating, and fishing and recreation. Policy 14 of the LCP makes this clear. It also has as its secondary uses visitor serving facilities, recreation and public access. Developing more and better bicycle paths and walkways around the project area are a requirement of LCP policies 16, 26, 31, 32, and 33. These policies stress the importance of public walkways and bike paths. Now that this area is part of the Central Coast section of the California Coastal Trail, Section C1, this becomes even more important.

With an anchor restaurant and surrounding visitor-serving businesses at the project site, more people would be encouraged to bike and walk around the harbor and along the Coastal Trail. But this depends on having sufficient walkways and bike paths available for these recreational uses. Policy 31 states “Provide harbor shoreline pedestrian access by incorporating shoreline pedestrian walkways into all new shoreline development, including the expansion of existing uses”. Instead of limiting public access by failing to increase the walkways and bike paths and protect views, the project should expand and enhance these public resources.

Channel Islands Harbor has been recognized as a favorite tourist attraction. The original county-adopted June 24, 2008 Channel Islands Harbor Public Areas Plan and Design Guidelines outline appropriate development projects that should be implemented. The bicycle and walking pathways detailed in this project are not sufficient for the needs of the area, nor for the public’s right to coastal access and views along the coastline. The project actually reduces the number amount of walkways that currently exist.

No walkways are added to project site

The County’s Project Description states that they will be adding open space features and walkways, a waterfront pedestrian promenade and new family-oriented public park. The features they describe, however, already exist. The project does not provide additional walkways or bike paths. Instead the project eliminates 2 walkways, one to and from the adjacent public parking and one along the park between the park and the adjacent public parking area. The project also does not enhance nor expand the walkways. No mention is made about providing bike paths anywhere in the project that go along the waterfront, around the project, and link up with the rest of the harbor. This is inconsistent with LCP policies 31 and 32. Nowhere in the project description does it provide a detail of the width of the walkways except to say that in some locations they are 20 feet wide but in others only 12 feet wide.

In the Proposed Project description, it states that the height limit would now be raised to 55 feet (plus possibly 10 more for rooftop appurtenances) from 35 feet, quite clearly showing that the views from Channel Islands Blvd., Victoria Ave, and at the end by Kiddie Beach would be blocked along the coastline for bicycle and walking visitors. This would make the use of any walkways and bike paths less inviting and less desirable.

LCP Policy 31 states: Provide harbor shoreline pedestrian access by incorporating shoreline pedestrian walkways into all new shoreline development, including the expansion of existing uses”. The project does not do this.

All of these affect the existing opportunities for bicycle and walking paths in the area.

Bike Paths

In the landscape development plan to expand the existing promenade, it claims to widen walkways to 20 feet to allow for walkers as well as bicycles, etc. (p. 39& 60) for safety. However, their details are inconsistent. In the walkway along Victoria, they propose a 12-ft. wide “Class I shared bicycle/pedestrian pathway”, with tree-lined landscaping down Victoria outside of a fence (taller than the pedestrians on the visual p. 40 [18.5 feet high]). However, it actually shows (Fig. 24) a Class II unprotected bicycle/pedestrian pathway. A Class I requires a 5-foot separation from traffic. The pathway shown is not wide enough to accommodate both and the additional visitors to the Coastal Trail and is inconsistent with LCP Policy 33 which states “ “ Minimize conflicts between pedestrian, bicyclists and autos by separating pedestrian and bicycle lanes and providing bike paths in conjunction with the street system”. Their plan does not upgrade or otherwise improve the existing bike lanes or minimize conflicts between pedestrians, bicyclists and autos.

The project also makes no effort to provide bicycle paths from Victoria to and along the harbor front and around the entire project as provided in Sec 17.39 of the HCI Sub-Zone Ordinance (B) (2) and (G) (2).

The Project claims that Class II bicycle lanes (p. 52) are provided on all arterial roadways of the project site to downtown Oxnard (p. 52). There is mention of water vehicle docks for coastal access (p. 52), but fails to show where they are and how they are connected. Additionally, there is no plan for access on foot from the parking areas for kayakers, paddle boarders, canoes, etc. from the now remote parking areas.

Summary

Channel Islands Harbor has been recognized as a favorite tourist attraction and any redevelopment of the area should capitalize on that concept. The original county-adopted June 24, 2008 Channel Islands Harbor Public Areas Plan and Design Guidelines outlines appropriate development projects that should be implemented. The bicycle and walking pathways detailed in this project are not sufficient for the needs of the area, nor for the public’s right to coastal access and views along the coastline. The project actually reduces, not increases, the amount of existing walkways and fails to provide the needed bike paths called for in the LCP.

It is also important that the project specifies where the walkways are, how wide they are, as well as, where the bike paths are and how wide they are, and whether or not they are Class I or Class II, whether or not the walkways and bike paths link up with others. These are not made clear in the Project Description and need to be clarified. The

statements are inconsistent. They indicate walkways from 12-20 feet without showing where they change width.

What is missing from the Project Details, among other things, are two clear and specific site plans. The first should show the current situation: where the current walkways and bike paths are, their widths, and where they link up, etc. The other should show the same factors but for the project as completed. Without these a full analysis of the walkways and bike paths is not possible. However, it certainly appears that the walkways and bike paths are reduced by the project and do not meet the requirements of the LCP.

Economic Analysis: 2013 Study of Visitor-Serving Uses for a Site on Victoria Blvd in Port Hueneme

HR&A 2013 Study. The Ventura County Harbor Department recently put forward an economic analysis prepared in September 2013 to support development of a 112-unit apartment project (including 4 live/work units and 20,000 sq. ft. of retail space) on a site that is physically near Fisherman's Wharf ("FW"), but qualitatively not at all comparable in terms of its visitor-serving potential.

Study Authors. This study was prepared by HR&A Advisors, Inc. and Whitney & Whitney, Inc (together "HR&A"). The authors also relied heavily on visitor and lodging market analyses of the general area prepared by Linda Schlau Consulting (2007) and Linda Congleton & Associates (2010).

The Site. This (allegedly comparable) site's footprint is roughly diagonally across Channel Islands Blvd. / Victoria intersection from the north-east corner of the FW site. It is a 4.2 acre, currently-vacant, lot on Victoria Ave., known locally as the "Rite-Aid" site, due to its proximity to a Rite Aid store immediately to the South.

There is a certain awkwardness in the study that comes from the fact that the property is technically within the City of Port Hueneme, although it is publicly perceived as being in Oxnard, as, of course, are Channel Islands Harbor and Fisherman's Wharf.

The Study's Argument.

In brief, HR&A argued that, although their subject property was located within the Coastal Zone, its physical location, access constraints and the trend of recent economic statistics for the wider Port Hueneme / Oxnard / Ventura area would not support more directly visitor-serving uses such as retail or lodging (p.38). The study acknowledged that the developers were required to examine a variety of visitor-serving and public-access-facilitating development alternatives to comply with the requirements of the Coastal Act (p.10).

They also make it clear that "these results do not reflect a strong hotel/motel market that can absorb significantly more product. Moreover, **if such products were to be developed, both Ventura and Oxnard are superior locations for any additional inventory**, because both cities have a strong presence on the major tourist travel corridors as well as tourist infrastructure and services that are superior to those found in Port Hueneme (p. 29)."

Analysis and Conclusions.

- This "Rite Aid property," although nearby, has almost nothing in common with Fisherman's Wharf. There is no safe or practical (i.e., walkable) access to the Harbor

waterfront, and it is not easily approached by City streets. The only thing these properties seem to have in common is that the “Rite Aid” property will be developed primarily with residential apartments and that the County of Ventura would like to build apartments at FW as well.

- HR&A observed that growth prospects for retail and lodging had been stagnant in the Port Hueneme / Oxnard / Ventura area for over ten years (p.26). However, that this study is being put forward by Ventura County to support apartment development on FW, has a circular quality about the argument given the undistinguished record of Ventura County’s management of Channel Islands Harbor over the past two decades.

Channel Islands Harbor is not thriving because it is widely seen to have been mismanaged by the County. In surveys of the harbor community by Channel Islands Community Association, Channel Islands Harbor was ranked last among Southern California harbors as a visitor-friendly destination.

- Oxnard had 7.8 million annual visitors in 2012 (p.21), of which roughly 90% were day visitors, and these visitors spent \$570 million in that year. Since these visitors found very little in the way of visitor-serving infrastructure to greet them at Channel Islands Harbor (essentially none on FW), one could certainly envision significant visitor growth potential if Fisherman’s Wharf, the “Gateway to Channel Islands Harbor,” were in fact developed to become primarily visitor-serving.
- Since the study was not done for Oxnard and CIH, and it acknowledges that it is not applicable to Oxnard and Ventura, it cannot be used to justify residential development over visitor-serving uses in the harbor.

*Rick Belmonte
Werner Keller
February 20, 2018*



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Jack Ainsworth at Coastal Commission Hearing
of February 8, 2008 1:49:24 to 1:49:42

“...the Oxnard LCP should be the standard of review here. For the waterside development it is the Coastal Act not the Oxnard LCP. Now the landside development the Oxnard LCP will be the standard of review...”



Supervisor Steve Bennett statement regarding Urban Village Concept

Public Works Project Amendment #7 - Fisherman's Wharf

Ventura County Board of Supervisors Hearing 6/14/16

Transcription from video timecode

5:31:06 to 5:32:53

“I think we should be upfront right now and say to... um... everybody particularly our Harbor Development Director, this is not a village project... mixed use project... it... it... you know... it... it... it might be convenient for us to say that because that's what the City of Oxnard has come forward with, etc. but a mixed use project has the concept that the work force works right above the business, right? That's not what this is. I would like to have that but I also want to have the public benefits and right now... I know we... if we go... you know we're going to have those apartments, ones that can be afforded by the person who works at the... you know... you know... the restaurant then we don't have the money for the boardwalk, park and all of that other stuff. You can't...we can't have it both ways. We just want to be clear we're not selling this as a mixed use project. We're selling 390 high end apartments to finance something that's good for everybody, the public to really benefit from and so I think that, Ms. Dugan,* I think most accurately and I really appreciate the way you spoke today Ms. Dugan um, you know... um... it addressed an issue like that it... it allowed me to say I have to call it out like it is. This is what we're doing here. Let's be frank with it... um, that's what it is and when we're not frank with it... it creates an opportunity for you to say, 'Hey it's not that!' and you're right it's not that. It's just the way we're going about financing that.”

* Community activist Judy Dugan statement timecode 4:20:00 to 4:24:00



Mark Sandoval on Parking Risk

“parking...bottom line is that it meets the County code. It may be less parking than the City code requires. But who is at risk if it’s under parked. They [Sandoval points to the developer CIHP] are.”

At April 22, 2019 Oxnard Community Workshop on
Fisherman’s Wharf LCPA
58:36-59.00



Mr. Tellefson of CIHP LLC, Testimony at Board of Supervisors Meeting June 14, 2016

(5:22:33- 5:26:00)

“We have no more room (referring to financially reduce apartment numbers)...We are trying to create an environment and lifestyle of living in apartments and living on the water.... at the end of the day, we are at our limit, if you choose not to approve this today, we will go away.”

Note: Mr. Tellefson restated the position of CIHP LLC on this same issue at the INCO meeting of February 1, 2017 that they are unwilling to modify/reduce the number of apartments as planned in their proposal.

(3:00:00-3:00:09)

“ These will be at the highest end of the rents available in the market here.”



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November 1, 2016

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Re: Action of the City of Oxnard (the "City") in failing and refusing to comply with the requests and demands by the County of Ventura (the "County"), through County Counsel and the County's Harbor Department (the "Harbor Department"), dated September 1, 2016, October 12, 2016, October 19, 2016, October 25, 2016 and October 27, 2016 (collectively, the "County Request and Demand"), to the effect that the City process a stand-alone amendment to its Local Coastal Plan, as certified by the California Coastal Commission in 1986 and as subsequently amended (the "LCP"), to conform the LCP to the City's current 2030 General Plan and its "Urban Village" designation for the Fisherman's Wharf site in the Channel Islands Harbor (the "Harbor"), all as required under applicable California law (collectively, the "Harbor Department Request")

Dear Mr. Nyhoff, Ms. Golden and Mr. Fischer:

This law firm represents Channel Islands Harbor Properties LLC (the "Developer" or "Harbor Properties") of Parcel V of the Harbor (formerly known as Parcels V; V-1; V-2; V-3 and Portions of Parcel N and also referred to as the "Fisherman's Wharf Redevelopment Project") (collectively, the "CIHP LLC Development") with regard to an action taken or proposed action to be taken by the City regarding the above-referenced County and Request and Demand and regarding the CIHP LLC Development.

In this regard, the action or proposed taken by the City consists of, among other things, cumulatively and/or in the alternative the following: (i) the City's failure and refusal to take action with regard to the County Request and Demand within a reasonable time or as otherwise required by applicable law (which inaction may be considered to be a final action under applicable law); (ii) the City's failure and refusal to comply with said request and demand within a reasonable time and/or within the

time period otherwise required by applicable law; (iii) the City's unequivocal and anticipatory repudiation of any obligation to comply with said request and demand; (iv) the City's refusal to process the County Request and Demand as a stand-alone amendment to the City's LCP, rather than as part of an extended overall amendment to the City's LCP as a whole; and/or (v) the City's unlawful assertion of planning, approval, permit, application and other entitlement jurisdiction (**collectively, "Jurisdiction"**) over the Harbor, generally, and, specifically over the CIHP LLC Development (**collectively, the "City Action"**).

The City has acted and has indicated that it will continue to act unlawfully, ultra-vires and in excess of its authority and jurisdiction in taking the City Action, including, but not limited to, by failing and refusing to comply with the County Request and Demand. Given the facts and circumstances, it could be argued that the Developer has already exhausted its administrative remedies with regard to the City Action and is entitled to pursue all rights and remedies under applicable law, including, but not limited to, the filing of a mandamus action and complaint for damages in the Ventura County Superior Court. **In this regard, however, the Developer hereby seeks clarification as to whether the City considers that the City Action has become a "final action" under applicable law or whether the City considers that there are, in fact, administrative remedies that the Developer is entitled and obligated to pursue and exhaust before filing a lawsuit.** If the City considers that the City Action is not a final action and that the Developer has not exhausted its administrative remedies, then it is hereby demanded that the City advise the Developer forthwith, in writing, as to the specific nature of and procedures relating to any such alleged administrative remedies that the City contends must be exhausted before a lawsuit can be filed by the Developer. If the City does not so notify the Developer of the same by November 15, 2016, then the Developer shall consider that the City's Action is a "final action" for all purposes under applicable law and that, as a matter of law, all administrative remedies have been exhausted, entitling the Developer to proceed accordingly.

As the City is well aware, pursuant to a lawfully conducted Request for Qualifications (**"RFQ"**) process, the Developer was awarded the right to enter into a ground lease with the County with regard to the development and operation of the CIHP LLC Development in the Harbor, by the Developer (**the "Ground Lease"**) and entered into an Option Agreement with the County regarding the Ground Lease, dated as of December 1, 2015 (**the "Option Agreement"**). By virtue of the foregoing, the Developer has certain vested rights and entitlements with regard to the RFQ, the CIHP LLC Development, the Option Agreement and the Ground Lease (**the "Vested Rights"**).

The Developer concurs and agrees with (and hereby adopts and incorporates herein by this reference) the factual allegations and legal contentions made and the positions taken by the County in the County Request and Demand, including, but not limited to, the ones contained in those certain letters sent to the City by County Counsel and the Harbor Department dated September 1, 2016, October 12, 2016, October 19, 2016, October 25, 2016 and October 27, 2016.

In addition to the ground stated in the County Request and Demand, the City's Action is unlawful and violates the Developer's rights on the following additional grounds, among others:

- (a) In taking the City's Action, the City violated the Developer's procedural due process rights under the United States Constitution and the California Constitution, by virtue of having, among other things, taken the City's Action without affording the Developer adequate and sufficient notice and an opportunity to be heard;
- (b) The Developer is informed and believes that, in taking the City's Action, the City acted in violation of the Brown Act and other applicable California law and conducted secret, non-public hearings and deliberations, without notice and without affording participation, as required by the Brown Act and other applicable law;
- (c) In taking the City's Action, the City has temporarily, permanently, partially and/or completely taken and/or engaged in inverse condemnation with regard to a portion or all of the CIHP LLC Development, without just compensation, in violation of the Developer's rights, including, but not limited to, rights under the 5th and 14th Amendments to the United States Constitution, as well as rights under the California Constitution;
- (d) The City's Action and its announced intention to consider the imposition of affordable housing restrictions and requirements on the Harbor, generally, and on the CIPHP LLC Development, specifically, are illegal actions under Palmer/Sixth Street Properties, L.P. and Geoff Palmer v. City of Los Angeles, 175 Cal. App. 4th 1396 (2009)(the "**Palmer Decision**"). In that case, Division Four of the Second Appellate District of the California Court of Appeal, which sits in downtown Los Angeles, ruled that the affordable housing restrictions on rental rates imposed on apartment projects by the Center City West Specific Plan of the City of Los Angeles were in conflict with and prohibited by the Costa-Hawkins Act [California Civil Code Sec. 1954.52, subd. (a)(1)]. In so ruling, the Court of Appeal upheld the right of developers and owners of residential units, codified into law by Costa-Hawkins, to "**establish the initial and all subsequent rental rates for a dwelling or a unit.... [which] has a certificate of occupancy issued after February 1, 1995.**" Under the strict legal standards established by the Palmer Decision, it is highly unlikely that the City of Oxnard's affordable or inclusionary housing restrictions can legally be imposed on the CIPHP LLC Development or on the Harbor as a whole, or for that matter, anywhere in the City of Oxnard; and
- (e) In taking the City's Action, the City violated the Developer's substantive due process rights under the United States Constitution and the California Constitution by virtue of, among other things, having unlawfully asserted and exercised Jurisdiction over the CIHP LLC Development in a manner that violates applicable law and by virtue of having engaged in selective and discriminatory enforcement, insofar as, among other things, the City has allowed several other projects in and surrounding the Harbor to proceed in the manner described in the County Request and Demand, without detailed consistency review and without considering the potential imposition of any affordable housing requirements.

By virtue of the City's Action, the Developer is in imminent danger of suffering, has suffered and/or will continue to suffer grave and irreparable harm and damage, including, but not limited to, damages proximately caused by the delays caused by the City's Action and damages caused by the temporary and/or permanent loss and/or diminution in value of the Developer's Vested Rights and any viable economic use of the real property that is subject to the Option Agreement and the Ground Lease with the County.

By virtue of the foregoing, the Developer hereby demands that: (i) the City comply forthwith with the County Request and Demand; (ii) the City immediately cease and desist from asserting or exercising any Jurisdiction over the CIHP LLC Development; and (iii) that the City provide unequivocal and reasonable written assurances that it will not attempt to exercise such Jurisdiction in the future.

In the meantime, nothing contained or omitted herein is intended to or shall operate as an admission or as an election, waiver or relinquishment of, or limitation on, any right, remedy or defense, at law or in equity, all of which are reserved.

Thank you for your attention to this matter.

Very truly yours,

COSTELL & CORNELIUS LAW CORPORATION

/electronically signed under applicable law/

By: _____
Jeffrey Lee Costell, CEO and Founder ,
Attorneys for Channel Islands Harbor Properties LLC

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Response to Mark Sandoval's June 24, 2019 Reply to the LCPA Consistency Issues with Other LCP Policies

Overview

Most of the County's responses are "We believe" opinions and claims unsupported by the actual Project Details submitted to the City or by valid policy analysis. Underlying these responses to the LCPA's inconsistency is the County's attempt to shoehorn the proposed project into some form of consistency with the Local Coastal Plan (LCP).

If, however, the County and developer are proposing changes to the project, there should be a formal re-submission of the Revised Project Details for both public and Oxnard review. All changes must be analyzed and their consistency with the specific LCP policies verified.

The County refuses to recognize the change to Policy 23 affects the allowable density for the entire harbor, but NOT Fisherman's Wharf. This is because Fisherman's Wharf is in the HCI (Harbor Channel Islands) Sub-Zone. Residential development is NOT allowed in the HCI Sub-Zone.

As you are aware, the County and developer have officially withdrawn their application to amend the HCI Sub-Zone. The County and developer have also not submitted a Specific Plan as required by the City's General Plan for a residential urban village zoning change. This means there is NO zoning that allows the proposed project at Fisherman's Wharf. For a zoning change, the County must still submit either an HCI amendment application or a Specific Plan that goes through Oxnard's standard public process and obtains approval from Oxnard.

This makes **the request, at the very least, premature**. Development in Oxnard's Coastal Zone and at Oxnard's only harbor demands a thorough and high level of analysis and review. The LCP governs Oxnard's Coastal Zone and changes to it will affect other established plans and ordinances. A CEQA review or EIR for the project, as required by amendments to the HCI ordinances, would ensure Oxnard fully understands the impact of the changes prior to any LCPA. Otherwise, there could be unintended consequences Oxnard may not want. There is no legitimate way the County can avoid a legal zoning change process and this process should precede the LCPA request.

The following are comments regarding the County's responses, as presented by the Harbor Director, Mark Sandoval, to the proposed LCPA's inconsistency with Oxnard's Local Coastal Plan policies.

Policy 16

The County and developer's statement that the project is consistent with Policy 16 is wrong. Policy 16 explicitly states that as existing commercial development harbor parcels recycle and redevelop, **the priority** should be for commercial fishing support and recreational boating facilities and Commercial Visitor-serving uses.

The proposed project clearly makes residential use its priority even though it is not a permitted use for Fisherman's Wharf. The County provides no specific detailed support for its claim that commercial fishing or boating related uses will be "replaced in-kind".

The Ventura County Commercial Fisherman's Association (VCCFA) opposes this LCPA and its related project in their letter to the Planning Commissioners dated June 28, 2019 for precisely this reason.

The project removes free public parking adjacent to the public boat docks and the recreational watercraft rental area. It impedes public access and use of these boating facilities in conflict with this policy. However, apartment residents will have easy access to these facilities from the apartment complex private doorways.

The project reduces, rather than expands, visitor-serving commercial and retail space by over 40% from the County's July 2012 RFQ (Request for Qualifications) 49,000 square feet of retail and commercial facilities at Fisherman's Wharf. Only 5.4% of the total building square footage is for visitor-serving commercial and retail use. Page 32 and 33 of the Project Details make evident that the overwhelming project amenities are exclusively for the apartment residents. Public amenities are at best minimal and the project offers no new amenities for visitors.

The County's claim that this is the only way to re-develop Fisherman's Wharf is a false choice. The County uses a 2013 HR&A Study done for Port Hueneme, not Oxnard, to support their claim there is no other option. This study actually contradicts the County's position. (Page 29 of the study) It explains Ventura and Oxnard are superior locations to Port Hueneme for any additional inventory [of hotels, motels]. It does not support the claim that residential is the only option. The study is very out of date and Ventura Harbor provides proof this is a false claim.

It is ironic that the County proposes this "false choice". As the owner of Fisherman's Wharf and the government entity with fiduciary duty to the public, the County is responsible for the shameful deterioration of Fisherman's Wharf.

Policy 18

The County claims their recommendation/project is consistent with this policy because the Urchin dock will be "relocated to a more convenient location". There is

no documented support from the commercial fishermen to support this claim. (See the Ventura County Commercial Fisherman's Association's letter of June 28, 2019 opposing this LCPA). Policy 18 states that existing facilities serving commercial fishing and recreational boating shall be maintained and expanded where appropriate. The project does not include such facilities or expansion of these facilities in its plan as required by this policy.

The County states that it [the existing dock] will be built to accommodate kayak and paddle board rentals." However, with parking for the public boat docks completely removed and severely reduced in the commercial area, there will not be enough parking for those wishing to rent kayaks, electric boats, paddle board and other recreational watercraft. In their parking breakdowns, they do not allow for parking for such recreational uses, and do not offer to replace the existing public parking that is removed.

Policy 21

The main concern of Policy 21 is "maximum access" for all. The thrust of the County's response is their promotional promise to renovate and improve existing facilities. No genuine attention is given to improve public access. No specific details are given on how the project maximizes access for all.

The County purports the project will ensure "continued and increased public use and enjoyment of all coastal resources at the harbor". But the Project Details do not support this claim.

The project eliminates public attractions like the Elite Theater, an art gallery and marine education facility.

The project reduces the size of the existing public park by approximately 30%. It also makes public access to the park very difficult by removing the forty-five (45) existing, free parking spaces adjacent to the park and public docks. Apartment residents, however, will have immediate access to the park, boat docks and recreational rental concessions through the apartment complex private doorways. In contrast, the public must walk at least two (2) city blocks distance while transporting gear and belongings. This is of course only if the public can find enough open public parking spaces.

Free and low cost parking is critical to maximizing public access. The "expanded and improved public parking" claim made in the County's response is false.

The project significantly reduces free public parking for commercial and retail visitor-serving facilities. There is high risk that apartment residents and guests will use public parking spaces further reducing available public parking. The risk is

evident by the inadequacy of residential parking and its excessive use (over 30%) of tandem and compact parking even though tandem parking cannot be counted towards satisfying parking requirements, see Sec.16-622 (E) (1).

Oxnard's Traffic Engineer found the project to be under parked by 390 spaces. There is no on street parking near the project. The County's "shared parking" concept also acknowledges the parking inadequacy.

The inadequacy of public parking risks the permanent loss of public access to a coastal resource. Without adequate public parking, visitor-serving businesses will fail and public recreational use and access will be restricted to a privileged few not maximized for all.

No new additional public amenities are provided by the project, just market rate waterfront rental apartments. Market rate units, particularly on the waterfront, are NOT affordable. No affordable units will be provided per the developer's legal counsel letter of November 1, 2016 to Oxnard.

The response to traffic impact on public access and safety provides no new information. The County's Traffic Studies were deficient in several major areas. They failed to consider the volume of non-signalized left turn and U-Turn traffic generated by this project. They failed to explain why a driveway was closed in December 2009 by the County as too dangerous but ten years later with increased truck and vehicle traffic is now being proposed as a viable driveway for concentrated use by cars and trucks of all kinds including trash, delivery, service and moving vans. They failed to differentiate multi-axle freight trucks from passenger cars. They failed to take traffic counts of the major intersections on the same day or in the same year.

Policy 26

The County's response does not address the inconsistency issue regarding this policy. The County simply repeats its claim that the proposed project will "create a much more inviting environment."

The park that the project claims to provide already exists with a picnic table, benches, walkways, and public dock. The project reduces the park's size and eliminates the 45 adjacent free public parking spaces for the park and public dock.

The County claims the project provides "expanded and improved public parking". However, of the approximate total of 400 existing public retail and recreational parking (325 commercial spaces, 45 dock and park spaces, and 30 RV spaces) almost 50% is eliminated, leaving approximately 210 spaces for the public. The designated public parking area is located more than 2 city blocks distance from the park and public docks. This is not "expanded and improved public parking".

The County rationalizes the significant elimination of public parking spaces as “the existing parking spaces go virtually unused most of the year, except for the Fourth of July for the fireworks show”. This only supports the need for more attractive public events at Fisherman’s Wharf, not a massive apartment complex.

The County’s claim that the project will increase public usage is contradicted by the project’s reduction of free public parking spaces. If the improved and renovated facilities will attract more people and revitalize Fisherman’s Wharf as the County claims, there should be more, not less, public parking.

The project also eliminates more than 30 low cost, overnight RV parking spaces that are currently used by both visitors and public boat ramp users. The County’s reason for eliminating these RV parking spaces is the parking area is utilized only 195 nights per year and full on July 4th. Even if this claim is true, this does not support eliminating all RV parking spaces or any analysis of what the parking needs would be with a revitalized Fisherman’s Wharf.

The overall inadequacy of the project’s parking and the lack of a clear parking plan that specifies allocated parking by usage, makes it evident that the project’s priority is residential not commercial visitor serving and inconsistent with LCP policies.

The project proposes to convert the Urchin Dock into an outdoor dining facility. But there has been no study or discussion of the potential wind tunnel effect of the massive apartment building on the public walkways, the park and the outdoor dining areas such as the one proposed on the urchin dock. This potential impact on existing and proposed uses needs to be investigated and analyzed.

Policy 27

The County does not address the issues raised by this policy. Relocating the Urchin Dock is not supported by the VCCFA. The County has not provided information that verifies the new location and there is no substantiation that it will meet the needs of the commercial fishermen.

The County claims that the existing floating dock will be rebuilt for visitor-serving purposes. The existing dock already is visitor-serving and used by people launching their own kayaks, paddleboards and other recreational watercraft.

This policy says parking that serves recreational boating should not be eliminated or reduced by new development. Contrary to this policy, the project eliminates forty-five (45) parking spaces that serve the public dock and park. This makes it very difficult for the public to rent or launch their personal recreational watercraft because they would then have to walk and transport their watercrafts from the public parking area that is over 2 city blocks away. This also assumes that the

public will find parking in the project's reduced commercial parking area that the County is now proposing to "share" with guests of the apartment.

The project removes the existing conveniently located waterfront restroom and replaces it with one in a poorly located, unsafe area at the back of the park.

Policy 28

Here the County only restates verbatim its response to traffic impact. No additional data was provided to address the adverse accumulative impacts on adjacent coastal neighborhoods, resources or access as required by the LCP.

The County only claims that replacing aging docks will enhance water quality. The County does not explain how and to what degree replacing aging docks will improve harbor water quality. Also replacing aging docks is standard harbor maintenance not a benefit of new development.

Victoria Avenue is the only way in and out of the entire residential neighborhood of Silver Strand and also the only way to the public beaches of Silver Strand, Kiddie Beach and La Janelle. There are bike paths and pedestrian walkways along the Victoria side of the project. The project clearly affects adjacent neighborhoods' and visitors' safety. The excessive non-signalized left turn and U-turn traffic creates a gauntlet of road hazards.

The project's ingress and egress driveways' are safety issues for bikers, pedestrians, harbor visitors and commercial customers. These traffic issues impact timely emergency vehicle access to the area and efficient area evacuation in the event of an emergency.

These issues cannot be mitigated.

Policy 30

The County makes many unsupported assertions regarding the project's parking issues. Essentially, the County's project cannot meet the parking requirements of Oxnard's Zoning Ordinance.

The County admits the project does not meet Oxnard's parking requirements. It is clear there is a critical deficiency of parking to support the entire project even with the overuse of tandem and compact parking. There is also insufficient ADA parking. The County assumes they will be granted administrative relief from Oxnard's

standard parking requirements. But they show no evidence that they will qualify for any relief whatsoever.

The County claims "In our case we have substantial parking available for apartment visitors in the retail parking field such that it can be demonstrated that the City required parking is excessive and that parking can be shared between visitors to the apartments and retail patrons because of different hours of operations and different peak hours." The County provides no basis or support for this claim but suggests apartment visitors and residents use public parking spaces. The project's inclusion of a substantial number of tandem parking spaces further increases the pressure that apartment residents and guests will use public parking spaces even without administrative relief.

There is no concern for ensuring maximum public access and business success of visitor serving facilities. Compromising on parking adequacy in these areas risks public access and business success.

Administrative relief requires the submission of a parking study prepared by a professional traffic engineer registered by the State. The study must demonstrate that the parking demands for each use of the shared parking do not conflict. This should be supported by a complete parking plan for the entire project and each use's parking allocation. The County must formally apply for administrative relief in accordance with Sec. 16-651 Administrative Relief From Parking Provisions. It should also be noted that Sec. 16-651(B)(3) and Sec. 16-622(E)(1) identify restrictions on compact and tandem parking.

Instead Oxnard should increase the number of parking spaces required as allowed in Chapter 16 SEC-621(A) as there is strong evidence that the Coastal Zone and other areas in Oxnard suffer from a lack of parking, and there is not enough access to parks and other recreational activities for visitors and residents of Oxnard. At Fisherman's Wharf, the project eliminates the overflow parking. No parking is allowed on Victoria Avenue or Channel Islands Boulevard. This disregard of public access will permanently ruin the public portion of Fisherman's Wharf.

The shared parking of administrative relief is not the right solution and is inconsistent with LCP Policies 16, 21, 26, 30, and 73.

Even the County's own Coastal Zoning Ordinance states: "existing parking areas serving coastal access and recreational uses shall not be displaced, except where there is no feasible alternative and the loss of parking spaces is mitigated with a commensurate number of replacement spaces that serve a coastal access function in the same vicinity as the removed parking...(and) preserve existing parking areas that serve coastal access and recreation."

Policy 31

The County's response that the walkways in the existing commercial center are woefully insufficient reflects on the County's failure to maintain its property. The project does not propose any new additional walkways but instead eliminates walkways/bike paths to and from public parking and to the existing park, again reflecting the lack of concern for public use and access.

The project does not link up the walkway at the end of the park to the California Coastal Trail along Victoria Avenue as required for uninterrupted pedestrian movement. The claim that "walkways are not meant to be used for bicycles is consistent throughout the harbor" is false. The walkways along the Harbor Boulevard side of the harbor allow bicycles on the walkways with polite signage reminding bikers that pedestrians have the right of way. Regardless, the project should provide bicycle paths and fails to do so.

Policy 32 and Policy 33

Although there are existing bike paths along Channel Islands Boulevard and Victoria Avenue, the developer's documents calls for "a 12-ft wide Class I shared bicycle/pedestrian pathway" with a tree-lined landscaping and a separation barrier from traffic on Victoria Avenue. The County claims the developer will make whatever changes required to accommodate Policy 33, those changes need to be known, documented, and agreed to beforehand, to verify consistency to these policies.

It is also should be noted that such changes are contradicted by the developer's own project illustrations that show only a Class II bike lane and a small sidewalk for pedestrians, leaving both bikers and pedestrians exposed to the new traffic issues. Putting up signs saying "Keep Clear" at ingress and egress areas will not solve this safety issue.

Policy 73

The County reiterates verbatim their parking comments made to Policy 30. However, policy 73 indicates that adequate public parking in all new development with dedicated public access areas should be provided **in addition** to the parking required for the new development. The overall project is deficient in parking spaces. The County's shared parking relief is inconsistent with this policy. The project does not provide public parking in addition to those required by the new development.

Policy 74

Again, the County claims the developer will make whatever changes are required to accommodate this policy. Again, such changes should be known, documented and

agreed to beforehand, to verify consistency to this policy. Also there could be other consequences to project changes and these need to be understood prior to an LCPA.

As the property owner, the County's comments are more like those of a private developer, not a government entity. In this case, the City is the government entity acting in the Public Interest regarding this matter. **Oxnard needs to preserve its jurisdiction** so it can continue to ensure that the public's interest is protected.

Addendum

There are other policies inconsistent with the County's LCPA that the County has not addressed. The following is a list of those policies and why the LCPA is inconsistent with them.

Policy 14 states the City should encourage the protection and expansion of facilities for commercial fishing, sports fishing and recreational boating by working with the County on a Public Works Plan – the PWP needs updating and should be encouraged by the City to protect these uses because they are the purposes for a harbor.

Policy 22 protects the public right of access to harbor waters. The project eliminates a substantial amount of public parking. The project's parking inadequacy impedes access to harbor waters for people renting or launching their own recreational watercrafts at the public docks.

Policy 35 and 37 protects public visual quality to the water area and requires minimal impact to the visual environment. The project is 2 city blocks long, 55 feet high with a surrounding wall that is 2 stories high (18.5 feet). On the Victoria Avenue side of the complex that the California Coastal Trail also travels along, there are no view corridors, except for the opening in the fortress like wall for the required fire lane. The project makes no real attempt to minimize its visual impact to the area. Its efforts are focused on maximizing views for the apartment residents. The scale model of the project makes this apparent.

Policy 23 and 38 provide restrictions on density and height, both are exceeded by the LCPA project.

Policy 46 and 83 protect the permitted visitor serving uses of harbor land and make clear that designated visitor serving areas should be primarily retained for visitor serving uses.

Submitted July 12, 2019 by Rene Aiu on behalf of the Harbor & Beach Community Alliance

No New Public/Visitor Benefits

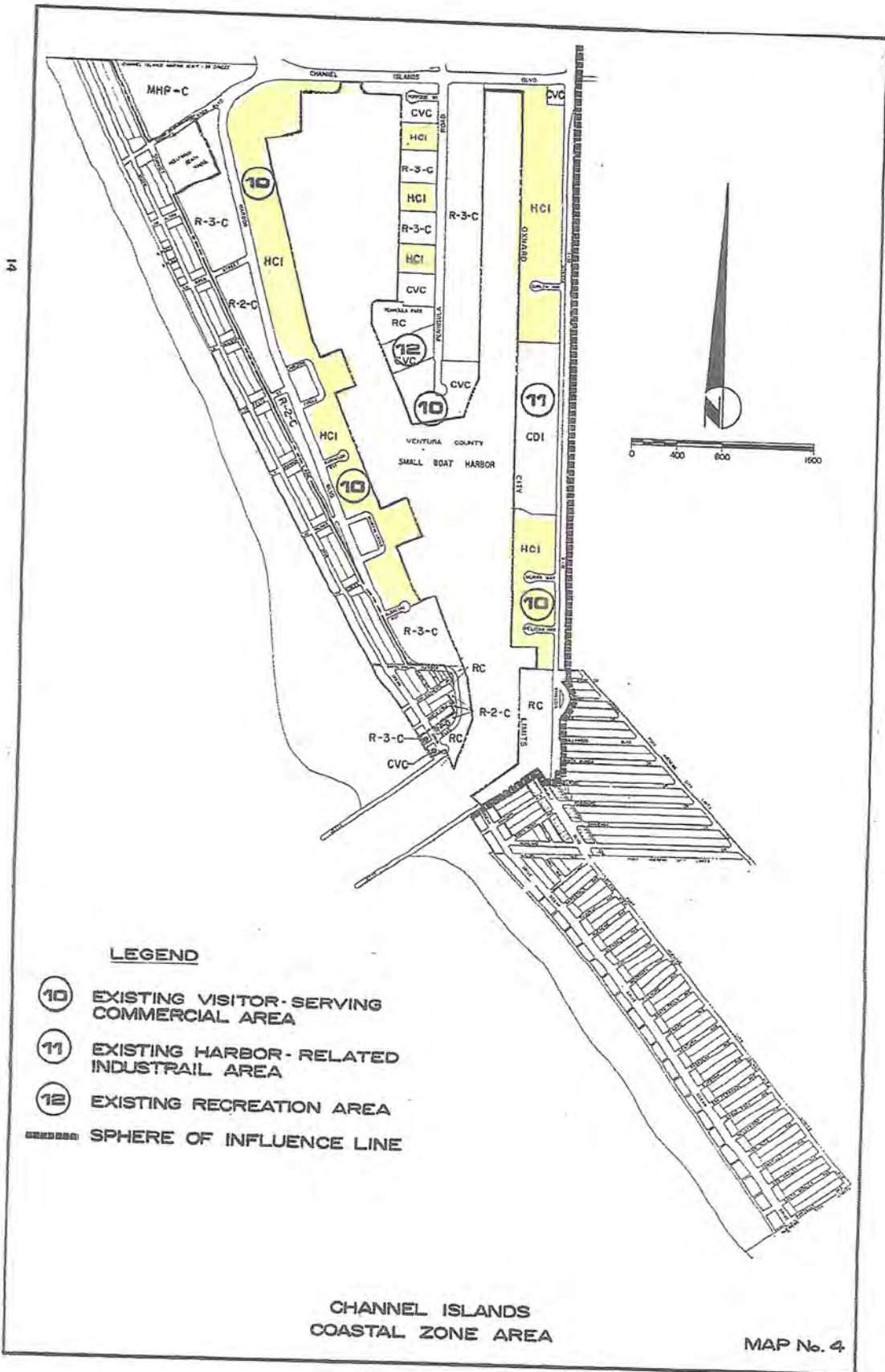
**Exclusive
to Apartment Residents**

VS

**Existing
Renovated Visitor Serving**

- 2 Large Swimming Pools
- Spa
- Gym
- Firepit
- Water Features
- Beach Volleyball Court
- Overhead Trellis
- Outdoor Fireplace
- Garden Art
- Outdoor Activity Area
- Sail Shade Canopy
- Gazebo
- Raised Deck View Terraces
- Formal Gardens
- Outdoor Dining Areas
- Bridge Walkway
- Interior Courtyards
- Elevators
- Gates and Bar

- Public park
- Outdoor activity area
- Promenade/Boardwalk
- Public restrooms
- Outdoor dining area
- Retail



From: neptuneobs@aol.com
To: dee.lai@oxnard.org
Cc: jeffery.lambert@oxnard.org,kathleen.mallory
Sent: 6/28/2019 7:01:12 AM Pacific Standard Time
Subject: Local Costal Plan Amendment

June 28, 2019

City of Oxnard Planning Commissioners

Deirdre Frank, Orlando Dozier

Wilfredo Chua, Jim Fuhring

Robert Sanchez, Jeremy Meyer

251 South A Street

Oxnard, CA 93030

Commissioners,

The Ventura County Commercial Fisherman's Association (VCCFA) oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Clearly, the County and the developer have not considered the commercial fishing communities needs in the Harbor currently and in the future. Not only will this amendment affect Fisherman's Wharf, our current unloading area but the entire harbor. At a recent meeting at the Oxnard Community Center concerning the proposal, it was glaringly obvious the Harbor Manager was the personal salesman and advocate for the developer and the developer had no clue that Channel Islands Harbor had an active and vibrant commercial fishing fleet. It was disappointing to say the least that the developer with the Counties help wants to turn areas of the harbor into a private enclave for the elite.

VCCFA requests that the Commissioners deny the current proposal and consider better uses of the harbor land, specifically ones that meet the needs of the it's fishing industry and surrounding communities.

Regards,

Tim Athens

Channel Islands Harbor Representative, VCCFA



555 South Main Street, Suite 3
Sebastopol, CA, 95472

To: Planning Commissioners
City of Oxnard
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

215 South A Street
Oxnard, California 93030

Commissioners:

Coastwalk/California Coastal Trail Association is a statewide non-profit organization that has worked for 36 years to complete & preserve the legislatively mandated California Coastal Trail, leads educational coastal hiking adventures in 15 counties, and advocates for coastal preservation and protecting coastal public access.

We are writing this letter to express our concern and opposition to the Local Coastal Plan Amendment proposed by Ventura County and the developer, Channel Islands Harbor Properties LLC, regarding the Fisherman's Wharf development.

We believe there are many reasons why this Local Coastal Plan Amendment should be denied. Our main concern centers on its impact on a key access route of the California Coastal Trail and on public access to Fisherman's Wharf and the harbor waterfront.

This project-driven Amendment is designed to accommodate a high-density apartment project that will be 55 feet high, two-city blocks long with a gated surrounding wall that is two-stories high.

For bike riders and walkers, Victoria Avenue is the only route and access area to and from the beaches of Silver Strand and La Janelle and a section of the California Coastal Trail. The massive apartment building impacts the open space environment and views along Victoria Avenue for those heading to these areas. It detracts from

the experience and value of the Trail. It creates public safety issues for those biking or walking along Victoria Avenue.

Victoria Avenue is a route heavily used by the Navy, freight trucks from Port Hueneme, SUVs pulling boats on trailers to the public Boat Ramp, RVs, and vehicles of residents, visitors and beach goers. Added to this is the volume of non-signalized left turn and U-turn traffic generated by this project that its apartment tenants and their guests, service trucks of all kinds, and the public will be required to make to enter and exit the project. Bike riders and walkers will be faced with a series of these driveways that they will need to go across.

These hazards will impact public access and raises safety concerns not only to Fisherman's Wharf but also to the beaches and the California Coastal Trail.

The project also reduces public parking by more than half at Fisherman's Wharf. This will impact public access not only to this harbor waterfront but also for those wanting to bike or walk on the California Coastal Trail.

The proposed Local Coastal Plan Amendment should be denied. The development impacts both public access and public safety. Coastal Zone development on publicly owned land deserves a higher standard of review and public benefits.

Thank you

Cea Higgins

Executive Director

Coastwalk/California Coastal Trail Association

707 829 6689 office

555 South Main St. Suite 3

Sebastopol, CA 95472

Cea@coastwalk.org

www.coastwalk.org



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Comments about Local Coastal Plan Amendment (LCPA) that would permit a residential project proposed by Channel Islands Harbor Properties LLC

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 2:31 PM

----- Forwarded message -----

From: **David Kanter** <david@acculist.com>

Date: Thu, Aug 8, 2019 at 1:19 PM

Subject: [Ask Planning Action] Comments about Local Coastal Plan Amendment (LCPA) that would permit a residential project proposed by Channel Islands Harbor Properties LLC

To: dee.lai@oxnard.org <dee.lai@oxnard.org>

Cc: planning@oxnard.org <planning@oxnard.org>

August 8, 2019

City of Oxnard Planning Commission

Deirdre Frank, Commissioner

Wilfredo Chua, Commissioner

Orlando Dozier, Commissioner

Jim Fuhring, Commissioner

Robert Sanchez, Commissioner

Jeremy Meyer, Commissioner

Daniel Chavez, Jr., Commissioner.

215 South A Street

Oxnard, California 93030

Dear Commissioners:

As a long-time and concerned property owner in Ventura County, I wish to state my opposition to approval of the Local Coastal Plan Amendment (LCPA) that would permit a residential project proposed by Channel Islands Harbor Properties LLC to replace the antiquated Fisherman's Wharf site. From what I understand about the proposed project, it is a high-density apartment building that will be 55 feet high, two city blocks in length, and a gated surrounding wall that is reported two-stories high.

The proposed project is totally out character with neighboring residential and commercial development in Channel Islands Harbor, whose faux Mediterranean architecture is more appealing than a humongous privacy wall and multi-story residential building facing two major public streets, namely W. Channel Islands Blvd and S. Victoria Avenue.

If approved, this project will compound traffic congestion at the above referenced intersection. Furthermore, S. Victoria Avenue is landlocked in the vicinity of the proposed project. As locals are well aware, south of W. Channel Islands Blvd and on S. Victoria Ave., if there's a fire or earthquake, there's only one way in and one way out.

Homeland Security is another issue that may be associated with the proposed project. A new multi-story residential building in close proximity to CBC Port Hueneme is a bad combination. Residents of said project may be able to conduct active surveillance on the US Navy or interfere with naval or commercial shipping operations in the Port of Hueneme.

Unlike when Fisherman's Wharf was developed in the 1970's, there is much less public parking today in Channel Islands Harbor, and fewer boating or other visitor-serving businesses in existence. Reducing the number of public parking spaces in this locale to zero will further diminish public access to the Pacific Ocean and the harbor, which is contrary to the California Coastal Act.

When compared to the old Fisherman's Wharf development, which boasted FREE public parking, recreational opportunities, and various dining and shopping options, the proposed project will eliminate any opportunity for a savvy developer to build a new and improved visitor serving venue that has the potential to improve coastal access and generate needed property and sales tax revenue for the City of Oxnard.

In conclusion, the Fisherman's Wharf site should be redeveloped in a manner that maintains FREE public access to Channel Islands Harbor and the coast, and is not walled in like a fortress.

Respectfully,

David M. Kanter

Owner, [60 Estates Avenue, Ventura, CA 93003](#)

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8/8/2019

City of Oxnard Mail - Fwd: [Ask Planning Action] Comments about Local Coastal Plan Amendment (LCPA) that would permit a residential ...

Salvador Mancha

City of Oxnard

(805) 385-7884

oxnard.org/development



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Coastal permit denial

1 message

Julianna Krolak <thegoldndrgrn@yahoo.com>

Thu, Aug 8, 2019 at 1:11 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>, "jeffrey.lambert@oxnard.org" <jeffrey.lambert@oxnard.org>, "isidro.figueroa@oxnard.org" <isidro.figueroa@oxnard.org>

Dear Ms. Lai,
Could you please distribute my letter to the Planning Commissioners.
Thank you,
Julianna Krolak



Coastal permit denial 8-8-2019.docx

15K

Julianna Krolak
31 Palm Ct. #C
Santa Paula, CA 93060
thegoldndrgrn@yahoo.com
(805) 320-7061

Planning Commissioners
City of Oxnard
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer
Daniel Chavez, Jr.

215 South A Street
Oxnard, California 93030

Dear Planning Commissioners:

I am writing to oppose the Local Coastal Plan Amendment proposed by Ventura County and the developer, Channel Islands Harbor Properties LLC regarding the Fisherman's Wharf proposed development.

The Local Coastal Plan Amendment's project will massively reduce public access to the harbor and nearby beaches and negatively impact other coastal resources. Harbors are intended for the public to enjoy. Channel Islands Harbor serves as a focal point for boating, fishing, walking, picnicking, sitting to enjoy the sunset, kayaking, jogging, family parties, the Fourth of July fireworks, the Christmas boat parade, and numerous other activities enjoyed by multitudes of people. Channel Island Harbor is a valuable coastal resource to be protected, shared and enjoyed.

Traffic safety issues along the Victoria Avenue side of the project will impede access to the public beaches of Silver Strand, Kiddie, and La Janelle. Victoria Avenue is the only route for bike riders, people who want to launch their boats, fishermen who want to go out on fishing charters, people who have their boats at the County dock, and walkers as well as vehicles to access these public areas.

The proposed project is a high-density apartment project that will be 55 feet high, two-city blocks long with a gated surrounding wall that is two-stories high. Though on publicly owned

land, the project's design details clearly make evident, the project's priority is a private luxury apartment complex not genuine public access for all.

The massive size of this apartment complex will ruin the open space enjoyment of biking and walking along a key access route of the California Coastal Trail that goes along Victoria Avenue.

The project also reduces an existing park by more 30% and removes all 45 public parking spaces adjacent to that park. This virtually makes the park easily accessible by only apartment residents to use. The project does not add to the much needed park space at the harbor. The project does not provide adequate parking for water recreational visitors and for the public that wish to use any of the remaining public commercial and retail facilities. The massive apartment building will also reduce open space and impact the natural resources and wildlife of the harbor with shading and bright lights needed for the apartment complex.

This Local Coastal Plan Amendment (LCPA) violates the basic principle of the Coastal Act, Oxnard's Local Coastal Plan and the new California Coastal Commission's Environmental Policy: access to coastal resources by all.

Please deny this Local Coastal Plan Amendment.

Coastal Zone development on publicly owned land should deliver public benefits and ensure public access for all. This project does not meet those standards.

Thank you,
Julianna Krolak



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Reject the LCPA

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:28 AM

----- Forwarded message -----

From: **Cristoforo Dunmire** <neufdoigt@gmail.com>

Date: Thu, Aug 8, 2019, 10:06 AM

Subject: Reject the LCPA

To: <dee.lai@oxnard.org>

Cc: <info@hbca.info>, <jeffery.lambert@oxnard.org>, <kathleen.mallory@oxnard.org>, <isidro.figueroa@oxnard.org>

My letter is also attached at the bottom

August 7, 2019

Commissioners:

My name is Chris Dunmire and I live in Hollywood Beach 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP impacts the way the City protects its coasts, beaches and harbor and will affect the entire Channel Islands Harbor. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard and not be turned into a private enclave. It is one of only 12 small boat harbors along the 1100 miles of California coast and harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

As a Hollywood Beach resident that has studied the proposed development model and spent a significant amount of time kayaking around the harbor, this design is just not a good fit for our neighborhood. The sheer size and proximity of these new apartment buildings will block the views and completely unbalance the look of our harbor.

Next, I am concerned about making our current traffic problem even worse. Currently, the left turn pocket at Victoria and Channel Islands Blvd frequently gets backed up and cause delays even for people travelling straight through to Hollywood Beach. I cannot imagine what it will be like getting to Silver Strand let alone getting out. With all those extra cars on the road, it will be gridlocked.

And finally, it is hard to understand why the county could and would give away public land to be developed and owned by private individuals. This harbor was deeded to the County for public use and it is unconscionable to use it for apartments, especially apartment buildings as large and dense as this proposal.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Christopher Dunmire
3116 Ocean Drive
Hollywood Beach, CA 93035

--



LTR Oxnard Fishermans wharf.doc
30K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

August 7, 2019

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As a Hollywood Beach resident that has studied the proposed development model and spent a significant amount of time kayaking around the harbor, this design is just not a good fit for our neighborhood. The sheer size and proximity of these new apartment buildings will block the views and completely unbalance the look of our harbor.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Christopher Dunmire
3116 Ocean Drive
Hollywood Beach, CA 93035



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 11:18 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Roche -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **John Roche** <JOHNROCHE333@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 9:34 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr. John Roche

Oxnard, CA 93035

JOHNROCHE333@GMAIL.COM

--

*Duane Koziel**City Clerk's Office**805-385-7803*



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 11:18 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Ms. Brinkmann -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **LISA BRINKMANN** <LISA@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 10:49 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms. LISA BRINKMANN

Oxnard, CA 93035

LISA@VALLEYSPODS.COM

--

*Duane Koziel**City Clerk's Office**805-385-7803*



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:39 AM

----- Forwarded message -----

From: **John Roche** <JOHNROCHE333@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 9:34 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Orlando Dozier,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. John Roche
Oxnard, CA 93035
JOHNROCHE333@GMAIL.COM



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:39 AM

----- Forwarded message -----

From: **John Roche** <JOHNROCHE333@everyactioncustom.com>

Date: Thu, Aug 8, 2019, 9:34 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

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JOHNROCHE333@GMAIL.COM



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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr Robert Pearlman
Oxnard, CA 93035
pearlman.r.h1@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:22 AM

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From: **Robert Pearlman** <pearlman.r.h1@everyactioncustom.com>

Date: Wed, Aug 7, 2019, 1:20 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

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From: **Vicki Maldonado** <baddonation1@everyactioncustom.com>

Date: Wed, Aug 7, 2019, 12:09 PM

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Miss Vicki Maldonado
Ventura, CA 93001
baddonation1@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:18 AM

----- Forwarded message -----

From: **Vicki Maldonado** <baddonation1@everyactioncustom.com>

Date: Wed, Aug 7, 2019, 12:09 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

Dear Vice-Chair Wilfredo Chua,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

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1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:17 AM

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From: **Max Ghenis** <mghenis@everyactioncustom.com>

Date: Tue, Aug 6, 2019, 11:04 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

Dear Commissioner Robert V. Sanchez,

I live half a mile from Fisherman's Wharf, and am thrilled to see the development project proposed there. The park, boardwalk, and restaurants will revitalize the neighborhood, and the new residents will generate demand for vacant retail spaces and struggling local businesses. It's the kind of project deserving of this ideal site, and it includes the kind of homes I'd want to live in myself.

As an economist, I see this as part of the solution to bigger problems, too. California's 3-million-home shortage has driven up rents and given it the highest poverty rate of any state. Rising rents have caused homelessness to rise, including here in Oxnard. Housing developments like the Wharf project can address these issues, and its mixed-use density can also tackle climate change by reducing vehicle miles traveled, a leading cause of California's emissions.

Consequently, I'd hope the project could be even more ambitious in stemming housing unaffordability and climate change. A prior proposal included 800 homes--we should aim for more than 390 by allowing taller construction. The proposal is also creating too much car storage. Forcing every resident to pay for one parking space per bedroom plus visitor spaces is excessive and will cause some to use cars when they wouldn't otherwise need to, further clogging streets and polluting our air. Finally, we should allow new residents to rent their homes on Airbnb, which would attract visitors to local businesses, improve affordability, and contribute tax revenue.

I urge you to approve the project and consider these pro-growth amendments.

Sincerely,
Mr. Max Ghenis
Oxnard, CA 93035
mghenis@gmail.com



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Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

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Date: Tue, Aug 6, 2019, 11:04 PM
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Dear Commissioner Orlando Dozier,

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To: <Dee.Lai@oxnard.org>

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Thu, Aug 8, 2019 at 10:14 AM

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From: **Ramiro Canchola** <ramiroscanchola@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 8:02 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Chair Deirdre Frank,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

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Sincerely,
Mr. Ramiro Canchola
Oxnard, CA 93033
ramiroscanchola@yahoo.com



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Figueroa, Isidro <isidro.figueroa@oxnard.org>

re: Comments on proposed LCP Amendment re Fisherman's Wharf2 messages

Cea Higgins <Cea@coastwalk.org>

Wed, Aug 7, 2019 at 7:07 AM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "jeffrey.lambert@oxnard.org" <jeffrey.lambert@oxnard.org>, "isidro.figueroa@oxnard.org" <isidro.figueroa@oxnard.org>

Please find attached and below comments submitted by Coastwalk/California Coastal Trail Association to be distributed to City of Oxnard Planning Commissioners.

To: Planning Commissioners

City of Oxnard

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

215 South A Street

Oxnard, California 93030

Commissioners:

Coastwalk/California Coastal Trail Association is a statewide non-profit organization that has worked for 36 years to complete & preserve the legislatively mandated California Coastal Trail, leads educational coastal hiking adventures in 15 counties, and advocates for coastal preservation and protecting coastal public access.

We are writing this letter to express our concern and opposition to the Local Coastal Plan Amendment proposed by Ventura County and the developer, Channel Islands Harbor Properties LLC, regarding the Fisherman's Wharf development.

We believe there are many reasons why this Local Coastal Plan Amendment should be denied. Our main concern centers on its impact on a key access route of the California Coastal Trail and on public access to Fisherman's Wharf and the harbor waterfront.

This project-driven Amendment is designed to accommodate a high-density apartment project that will be 55 feet high, two-city blocks long with a gated surrounding wall that is two-stories high.

For bike riders and walkers, Victoria Avenue is the only route and access area to and from the beaches of Silver Strand and La Janelle and a section of the California Coastal Trail. The massive apartment building impacts the open space environment and views along Victoria Avenue for those heading to these areas. The project will diminish the experience and value of the Trail and create public safety issues for those biking or walking along Victoria Avenue.

Victoria Avenue is a route heavily used by the Navy, freight trucks from Port Hueneme, SUVs pulling boats on trailers to the public Boat Ramp, RVs, and vehicles of residents, visitors and beach goers. Added to this is the volume of non-signalized

left turn and U-turn traffic generated by this project that its apartment tenants and their guests, service trucks of all kinds, and the public will be required to make to enter and exit the project.

Bike riders and walkers will be faced with a series of these driveways that they will need to go across.

These hazards will impact public access and raises safety concerns not only to Fisherman's Wharf but also to the beaches and the California Coastal Trail.

The project also significantly reduces public parking by more than half at Fisherman's Wharf that will impact public access not only to this harbor waterfront but also for those wanting to bike or walk on the California Coastal Trail. In most cases, the inability to park translates into the inability to utilize and get to beaches and public places.

The proposed Local Coastal Plan Amendment should be denied. The development impacts both public access and public safety. Coastal Zone development on publicly owned land deserves a higher standard of review and public benefits.

Thank you

Cea Higgins



Executive Director

Coastwalk/California Coastal Trail Association

707 829 6689 office

555 South Main St. Suite 3

Sebastopol, CA 95472

Cea@coastwalk.org

www.coastwalk.org

 **Coastwalk comments re HICP-LLC LCP Amendment.pdf**
245K

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:44 AM

[Quoted text hidden]

3 attachments



Capture.JPG
33K

Capture.JPG
33K



 **Coastwalk comments re HICP-LLC LCP Amendment.pdf**
245K



555 South Main Street, Suite 3
Sebastopol, CA, 95472

To: Planning Commissioners
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Wilfredo Chua
Orlando Dozier
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Date: Tue, Aug 6, 2019, 8:02 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

Dear Commissioner Robert V. Sanchez,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Ramiro Canchola
Oxnard, CA 93033
ramiroscanchola@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:13 AM

----- Forwarded message -----

From: **Ramiro Canchola** <ramiroscanchola@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 8:02 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

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1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:12 AM

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From: **Ramiro Canchola** <ramiroscanchola@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 8:02 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
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To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:02 AM

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Date: Tue, Aug 6, 2019, 8:02 PM

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To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 10:01 AM

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From: **Carolina Hernandez** <chelas427@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 7:32 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Chair Deirdre Frank,

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Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:59 AM

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From: **Shaun Davy** <shaundavy1@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:59 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

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Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:58 AM

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From: **Shaun Davy** <shaundavy1@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:59 PM
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The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Erin Davy
Simi Valley, CA 93063
chefdavy2002@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:52 AM

----- Forwarded message -----

From: **Erin Davy** <chefdavy2002@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:33 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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chefdavy2002@yahoo.com



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Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:52 AM

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From: **Erin Davy** <chefdavy2002@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:33 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Daniel Chavez Jr.,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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chefdavy2002@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:50 AM

----- Forwarded message -----

From: **Erin Davy** <chefdavy2002@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:33 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Jim Fuhring,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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chefdavy2002@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:50 AM

----- Forwarded message -----

From: **Erin Davy** <chefdavy2002@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:33 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Orlando Dozier,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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Simi Valley, CA 93063
chefdavy2002@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:50 AM

----- Forwarded message -----

From: **Erin Davy** <chefdavy2002@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:33 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Chair Deirdre Frank,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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chefdavy2002@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:49 AM

----- Forwarded message -----

From: **Erin Davy** <chefdavy2002@everyactioncustom.com>
Date: Tue, Aug 6, 2019, 5:33 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Robert V. Sanchez,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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chefdavy2002@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

2 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:19 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

Take care....

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Tue, Aug 6, 2019 at 4:26 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <mindyrian@gmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Ms. Greenberg -

I'm responding on behalf of the City Clerk, Michelle as she's out of the office this week and normally doesn't attend Planning Commission Meetings. I am including our City Liason for the Planning Commission, Dee Lai on this email as she's at those meetings.

Hi Dee - Can you please respond to Ms. Greenberg? Thank you.

On Tue, Aug 6, 2019 at 4:18 PM Mindy Greenberg <mindyrian@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

The below is a stock email message that I agree with generated from the Fisherman's Wharf committee. I'm adding in some bullet points above on why you need to please approve this project:

- Companies are going out of business in Oxnard because there aren't enough residents to frequent them
- Oxnard needs money to revitalize our schools and city
- California is experiencing a huge housing shortage and homelessness is at an all time high. We need more housing.
- We need the developer to have a financial incentive to build out the wharf and that means housing needs to be included. In my opinion, the more the better.
- PLEASE - Let's be known as an inclusive and welcoming community, not like other cities along the coast that have such restrictive zoning that they keep great people out. We can show the state how a welcoming city can blossom.

Thank you!

--

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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Sincerely,
Ms. Mindy Greenberg
Oxnard, CA 93035
mindyrian@gmail.com

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Duane Koziel
City Clerk's Office
805-385-7803

--

Duane Koziel
City Clerk's Office
805-385-7803

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:42 AM

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:19 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

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Take care....

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Date: Tue, Aug 6, 2019 at 4:26 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <mindyrian@gmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

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Thank you!

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Sincerely,
Ms. Mindy Greenberg
Oxnard, CA 93035
mindyrian@gmail.com

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City Clerk's Office
805-385-7803

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Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:42 AM

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:18 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: Duane Koziel <duane.koziel@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

Take care....

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Tue, Aug 6, 2019 at 2:41 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <letsaskgail@gmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mrs. Morgan -

I'm responding on behalf of our City Clerk, Michelle as she's out of the office this week and doesn't normally attend the Planning Commission meetings. I am sending your email to Dee Lai who is our City Liason for the Planning Commission.

Hi Dee - Can you please respond to Mrs. Morgan. Thank you.

On Tue, Aug 6, 2019 at 1:11 PM Gail Morgan <letsaskgail@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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letsaskgail@gmail.com

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Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:41 AM

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:18 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: Duane Koziel <duane.koziel@oxnard.org>

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Date: Tue, Aug 6, 2019 at 2:41 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <letsaskgail@gmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

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Hi Dee - Can you please respond to Mrs. Morgan. Thank you.

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letsaskgail@gmail.com

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To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:41 AM

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:17 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

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From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Tue, Aug 6, 2019 at 10:28 AM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <tylernstacy@yahoo.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Mr. Miller -

I'm responding on behalf of our City Clerk, Michelle as she's out of the office this week. I am sending your email to Dee Lai in the Planning Department as she's the City Liason for the Planning Commission.

Hi Dee - Can you respond to Mr. Miller's email, please? Thank you;.

On Mon, Aug 5, 2019 at 6:17 PM Ty Miller <tylernstacy@everyactioncustom.com> wrote:

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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Sincerely,
Mr. Ty Miller
Oxnard, CA 93035
tylernstacy@yahoo.com

Duane Koziel
City Clerk's Office
805-385-7803

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City Clerk's Office
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Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:39 AM

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:21 AM

----- Forwarded message -----

From: **Deborah Liddi Brown** <deborahliddibrown@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:16 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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Sincerely,
Dr. Deborah Liddi Brown
Oxnard, CA 93035
deborahliddibrown@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:21 AM

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From: **Deborah Liddi Brown** <deborahliddibrown@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:16 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Vice-Chair Wilfredo Chua,

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Dr. Deborah Liddi Brown
Oxnard, CA 93035
deborahliddibrown@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:20 AM

----- Forwarded message -----

From: **Deborah Liddi Brown** <deborahliddibrown@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:16 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Robert V. Sanchez,

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Date: Thu, Aug 8, 2019, 5:44 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

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Thu, Aug 8, 2019 at 9:11 AM

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From: **Kirsten Schultz** <kirstencelineschultz@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 9:19 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

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kirstencelineschultz@gmail.com



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Please restore our wharf!

Sincerely,
Mrs. MICHELLE RISCEN
Oxnard, CA 93035
michelleriscen@aol.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:15 AM

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From: **MICHELLE RISCEN** <michelleriscen@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 5:42 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

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To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:14 AM

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From: **Jeannette Vickery** <jnetvickery@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 5:39 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

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Date: Wed, Aug 7, 2019, 10:11 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

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Sincerely,
Ms. Kirsten Schultz
Oxnard, CA 93035
kirstencelineschultz@gmail.com



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Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:10 AM

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Date: Wed, Aug 7, 2019, 9:19 PM
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To: <Dee.Lai@oxnard.org>

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Date: Wed, Aug 7, 2019, 6:10 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Jim Fuhring,

We would LOVE to see the new wharf project happen.
Oxnard has such beautiful beaches and does not get credit for them.
We feel that this beautiful wharf will help enhance the beauty it deserves.
Please agree to make it happen.
Thank you!!

Sincerely,
Mrs. Diana Bridges
Oxnard, CA 93035
swbridge@aol.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:06 AM

----- Forwarded message -----

From: **Diana Bridges** <swbridge@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 6:10 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Chair Deirdre Frank,

We would LOVE to see the new wharf project happen.
Oxnard has such beautiful beaches and does not get credit for them.
We feel that this beautiful wharf will help enhance the beauty it deserves.
Please agree to make it happen.
Thank you!!

Sincerely,
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swbridge@aol.com



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Fwd: Letter to Oxnard Planning Commissioners - Addressing the requested LCP amendment

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:13 AM

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From: <wendy@bubug.com>
Date: Wed, Aug 7, 2019, 11:03 PM
Subject: Letter to Oxnard Planning Commissioners - Addressing the requested LCP amendment
To: <dee.lai@oxnard.org>
Cc: <Jeffrey.lambert@oxnard.org>, <Kathleen.mallory@oxnard.org>, <Isidro.figueroa@oxnard.org>

Dear Commissioners,

Please see the attached letter that I've written to you regarding the request for the Local Coastal Plan Amendment.

Can you please see that all respective members of the planning commission receive the letter?

Thank you so much.

I've also sent the letter, via USPS, to the following mailing address:

Planning Commissioners
251 South A Street

Oxnard, California 93030

Sincerely,

Wendy Lee

321 Santa Monica Drive

Oxnard, CA 93035

**8-7-19_Letter_to_City-of-Oxnard-Planning-Commissioners.pdf**

155K

Wendy Lee
321 Santa Monica Drive
Oxnard, CA 93035

Wednesday, August 7, 2019

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer
251 South "A" Street
Oxnard, California 93030

Dear Commissioners:

My name is Wendy Lee, and I am a tax-paying Oxnard resident and homeowner. I do my part to care for the health and well-being of my community. I've owned a house in Oxnard since the 1980s. I'm a mother, grand-mother, working professional, and volunteer, and I'm writing this letter to you regarding the application for a Local Coastal Plan Amendment (LCPA) submitted by Ventura County and the Los Angeles developers named Channel Islands Harbor Properties LLC (CIHP).

Thank you, in advance, for taking the time to read this letter, which I've composed with sincere thoughts and concerns about the welfare of our wonderful City and beautiful Harbor, and those who live or visit our area.

Our City's Local Coastal Plan (LCP) is very important, and decisions to amend it are equally (if not more) important. Our LCP guides the way we (City of Oxnard) protect and steward our local coastal area and its beaches and harbors. The requested amendment has a focused purpose, for a change that is necessary to allow a large apartment complex to be built at Fisherman's Wharf. Amendments to our LCP should be made with the best interests in mind for the City, the Harbor, and the Community; not for private development interests that are driven by monetary or other gain. Please keep our beautiful City and its wonderful Harbor in mind when considering this amendment application. The requested LCP amendment would not only affect Fisherman's Wharf but would have a huge (and, I believe, adverse) impact on the entire Channel Islands Harbor.

We have something very special here, in Oxnard. Our harbor is one of our most valuable assets. I believe we should concentrate on efforts to repair, refurbish, preserve and protect; not on plans to tear down and replace with amenities that are incongruent with the history, charm, heritage, or appeal of the City and its Harbor. The requested amendment is founded on a proposed change to allow an apartment development that (according to the developer) includes bringing in the 'right kind of people' to the area and encouraging a more exclusive, upscale urban area. I oppose this perspective and would like to see Oxnard continue with its characteristic of inclusiveness

and a focus on community, two of the very many reasons why people come to visit, vacation, and live here. Many people deliberately leave their exclusive and elite lifestyles behind when they come to Oxnard. They love that it is not like Los Angeles, or Marina Del Rey, or Newport Beach, and that is why they come here.

Fisherman's Wharf is an important part of the harbor, and this 'public land' should continue to have venues that serve and are available to public. It should not be privatized with gate-enclosed, high-end apartments, available to only the very wealthy. Please help keep this a recreational, public-serving place for 'everyone' to enjoy. The community of Oxnard, and its visitors need a long-term year-round tourist and recreational venue, as was once in place years ago. *I'm asking that you please oppose the LCP amendment* that would provide a pathway to the apartment development at the Fisherman's Wharf and surrounding area. The Oxnard Community and visitors need a venue they can enjoy with their family and friends. Suggestions have been made by a variety of people, for the types of venues that are needed and wanted. Please, I hope you will see and agree that the best option for our City is to appreciate our harbor and help maintain it as public-serving. Channel Islands Harbor is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied:

- The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies
- The 20 LCP policies will remain inconsistent even if this amendment is approved
- It makes no sense to amend the LCP to accommodate a single project
- It violates the "heart of the City's LCP": genuine public access to coastal resources for all
- The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating
- It would disregard the gifting of land to the public with the intention that it be used, and remain in use, as recreational and public serving

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

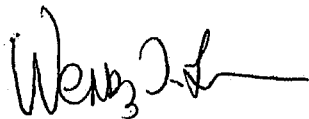
Some elements within this issue are non-tangible and, although not easily measured or quantified, they have benefits that can be substantiated by indirect statistics and/or outcomes:

- Across the nation, parks and protected open space are increasingly recognized as vital to the quality of life that fuels economic health. Nationwide, easy access to parks and open space has become a new measure of community wealth—an important way to attract businesses and residents by guaranteeing both quality of life and economic health¹
- Across the nation, parks, protected rivers, scenic lands, wildlife habitat, and recreational open space help support a \$502-billion tourism industry. Travel and tourism is the nation's third largest retail sales industry, and tourism is one of the country's largest employers, supporting 7 million jobs, including 684,000 executive jobs. At present rates of growth, the tourism/leisure industry will soon become the leading U.S. industry of any kind²
- A poll for the President's Commission on Americans Outdoors found natural beauty and quality of view to be the most important criteria for tourists seeking outdoor recreation sites²

- Ventura County's natural environment is almost certainly its greatest resource. Its people are, of course, immensely valuable, but the biggest reason they want to live here is the natural beauty. In fact, in 2015 the Washington Post ranked Ventura County the single most desirable place to live in the lower 48 states, based on a U.S. Department of Agriculture database that measures "natural amenities," primarily climate and scenery. "Quality of life," that ineffable thing that draws so many people here, is largely a reflection of the region's natural beauty and bounty³

The proposed project at Fisherman's Wharf is an inappropriate development of public land that was designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope that after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Respectfully submitted,



Wendy Lee RN MPH BSN PHN CCRN-K ACM-RN
 321 Santa Monica Drive
 Oxnard, CA 93035
 H: 805-382-0443
 C: 805-390-9171
 Email: wendy@bubug.com or wilee@ucla.edu

Relevant Quotes:

"Great waterfronts are not dominated by residential development."⁴

"Public space can change how you live in a city, how you feel about a city...whether you choose one city over another; and public space is one of the most important reasons why you stay in a city."⁵

"Cities are...fundamentally about people...and where people go, and where people meet, are at the core of what makes a city work. So even more important than buildings in a city are the public spaces in between them. And today, some of the most transformative changes in cities are happening in these public spaces."⁵

"Great waterfront destinations appeal to tourists, as well as local community members and residents. Research has shown that tourism is based on attractions, and those are usually developed and operated by the public sector or by non-profit organizations. Many studies have concluded that pleasure travel and visitation is a business that both the public and non-profit sectors drive, and parks and recreation are central to that business. In most communities, park and recreation agencies are the engines of tourism."⁴

References:

1. Maas, J., R.A. Verheij, P.P. Groenewegen, S. de Vries, and P. Spreeuwenberg. 2006. Green Space, Urbanity, and Health: How Strong is the Relation? *Journal of Epidemiology and Community Health* 60:587–592
2. Economic Benefits of Parks and Open Space by Will Rogers, President Trust for Public Land
3. <http://civicalliance.org/wp-content/uploads/2017/05/2017StateOfTheRegionReport.pdf>
4. <https://www.pps.org/article/10-qualities-of-a-great-waterfront>
5. https://www.ted.com/talks/amanda_burden_how_public_spaces_make_cities_work



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Mrs. Diana Bridges
Oxnard, CA 93035
swbridge@aol.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:02 AM

----- Forwarded message -----

From: **Diana Bridges** <swbridge@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 6:03 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Orlando Dozier,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

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1 message

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To: Isidro <isidro.figueroa@oxnard.org>

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From: **Diana Bridges** <swbridge@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 6:03 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Vice-Chair Wilfredo Chua,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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To: Isidro <isidro.figueroa@oxnard.org>

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From: **Sharon Jayne** <jaynesm42@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 5:49 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

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jaynesm42@gmail.com



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Date: Wed, Aug 7, 2019, 5:49 PM
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To: <Dee.Lai@oxnard.org>

Dear Commissioner Daniel Chavez Jr.,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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jaynesm42@gmail.com



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To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 9:00 AM

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Date: Wed, Aug 7, 2019, 5:49 PM
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Sincerely,
Ms Sharon Jayne
Oxnard, CA 93035
jaynesm42@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:50 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Leichtfuss -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 6:57 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:50 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Dr. Brown -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Deborah Liddi Brown** <deborahliddibrown@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 6:16 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

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Sincerely,

Dr. Deborah Liddi Brown

Oxnard, CA 93035

deborahliddibrown@gmail.com

--

Duane Koziel**City Clerk's Office****805-385-7803**



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:49 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Riscen -

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Hello Elyssa and Isidro - please respond to this email. Thanks.

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From: **Howard Riscen** <tarcoindustries@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 5:44 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

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Please restore our wharf!!!!

Sincerely,
Mr Howard Riscen
Oxnard, CA 93035
tarcoindustries@aol.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

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Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:49 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

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From: **MICHELLE RISCEN** <michelleriscen@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 5:42 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

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Sincerely,
Mrs. MICHELLE RISCEN
Oxnard, CA 93035
michelleriscen@aol.com

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To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:49 AM

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From: **Sharon Jayne** <jaynesm42@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 5:49 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Chair Deirdre Frank,

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Date: Wed, Aug 7, 2019, 5:49 PM
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Dear Commissioner Robert V. Sanchez,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mrs. Vickery -

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Hello Elyssa and Isidro - please respond to this email. Thanks.

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From: **Jeannette Vickery** <jnetvickery@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 5:39 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

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Mrs Jeannette Vickery
Oxnard, CA 93035
jnetvickery@gmail.com

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Duane Koziel
City Clerk's Office
805-385-7803



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To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:48 AM

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To: <Dee.Lai@oxnard.org>

Dear Commissioner Orlando Dozier,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Sharon Jayne
Oxnard, CA 93035
jaynesm42@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

3 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:31 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 5:24 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <judy@thedesignstudio.biz>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Ms. Wyk -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks

On Wed, Aug 7, 2019 at 5:07 PM Judy Van Wyk <judy@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Judy Van Wyk
Oxnard, CA 93035
judy@thedesignstudio.biz

--

Duane Koziel
City Clerk's Office
805-385-7803

--

Duane Koziel
City Clerk's Office
805-385-7803

Figueroa, Isidro <isidro.figueroa@oxnard.org>
To: "Koziel, Duane" <duane.koziel@oxnard.org>
Cc: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, City Clerk <cityclerk@oxnard.org>

Thu, Aug 8, 2019 at 8:33 AM

Thank you.

[Quoted text hidden]

--

Isidro Figueroa
Principal Planner
805-385-8207
Please visit us online: oxnard.org/planning
For Answers to Frequently Asked Questions visit our FAQ page

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:48 AM

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>
Date: Wed, Aug 7, 2019, 5:25 PM
Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <judy@thedesignstudio.biz>, Lai, Dee <dee.lai@oxnard.org>
Cc: City Clerk <cityclerk@oxnard.org>

Resending - forgot to add Dee - sorry.

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:30 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 4:24 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cuneokw@att.net>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Ms. White - -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks

On Wed, Aug 7, 2019 at 4:16 PM Kathy White <cuneokw@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. The Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms. Kathy White
Oxnard, CA 93035
cuneokw@att.net

--

Duane Koziel
City Clerk's Office
805-385-7803

--

Duane Koziel
City Clerk's Office
805-385-7803

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:48 AM

----- Forwarded message -----

From: Koziel, Duane <duane.koziel@oxnard.org>
Date: Wed, Aug 7, 2019, 5:26 PM
Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <cuneokw@att.net>, Lai, Dee <dee.lai@oxnard.org>
Cc: City Clerk <cityclerk@oxnard.org>

Resending - forgot to add Dee - sorry.

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:38 AM

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>

Date: Thu, Aug 8, 2019, 6:57 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:38 AM

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>

Date: Thu, Aug 8, 2019, 6:57 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

Dear Commissioner Daniel Chavez Jr.,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:37 AM

To: jaynesm42@gmail.com, Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Ms. Jayne -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

On Wed, Aug 7, 2019 at 5:49 PM Sharon Jayne <jaynesm42@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Sharon Jayne
Oxnard, CA 93035
jaynesm42@gmail.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:37 AM

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:57 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Robert V. Sanchez,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:37 AM

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:57 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Jim Fuhring,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:37 AM

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:57 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Orlando Dozier,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:37 AM

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:57 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Vice-Chair Wilfredo Chua,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:36 AM

----- Forwarded message -----

From: **Grant Leichtfuss** <grantleichtfuss@everyactioncustom.com>
Date: Thu, Aug 8, 2019, 6:57 AM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Chair Deirdre Frank,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Grant Leichtfuss
Oxnard, CA 93035
grantleichtfuss@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 5:42 PM

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>
Date: Wed, Aug 7, 2019, 2:04 PM
Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <sandy.camp34@yahoo.com>, Lai, Dee <dee.lai@oxnard.org>
Cc: City Clerk <cityclerk@oxnard.org>

Hi Ms. Camp -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Wed, Aug 7, 2019 at 1:06 PM Sandy Camp <sandy.camp34@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

My family and I support the revitalization of the Fisherman's Wharf in Oxnard. We have lived near that development for over 30 years. We watched the existing project being built at substandard construction and knew that it wouldn't hold up to last a very long time. None of the wood siding, overhangs, and facial wood were pre-primed on all surfaces to prevent wood rot and deterioration. That development did not have the Property Management Team to perform the much-needed maintenance and constant upkeep either. It could have been beautiful and profitable for our City of Oxnard, however, it turned into an eyesore where restaurants and shops had to close due to its disrepair and loss of appeal.

We want strict and proper building codes put into place and monitored during the construction of the new development. The design and architecture should complement the beautiful harbor, homes and successful businesses in the existing waterways area.

Thank you for all your efforts in providing the approval for our City of Oxnard's Fisherman's Wharf to be redeveloped into a truly exciting, beautiful and appealing place for not only tourists but all Ventura County residents to frequently visit.

Sincerely,
Ms Sandy Camp
Oxnard, CA 93035
sandy.camp34@yahoo.com

--

Duane Koziel
City Clerk's Office
805-385-7803

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:28 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 2:03 PM

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:27 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.-

Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 12:34 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <baddonation1@yahoo.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Miss Maldonado -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Wed, Aug 7, 2019 at 12:09 PM Vicki Maldonado <baddonation1@everyactioncustom.com> wrote:

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Miss Vicki Maldonado
Ventura, CA 93001
baddonation1@yahoo.com

--
Duane Koziel
City Clerk's Office
805-385-7803

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Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:26 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.---

Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 8:07 AM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <shaundavy1@hotmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Davy -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Tue, Aug 6, 2019 at 5:59 PM Shaun Davy <shaundavy1@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city. Thank you.

Sincerely,
Mr. Shaun Davy
Port Hueneme, CA 93041
shaundavy1@hotmail.com

--

Duane Koziel
City Clerk's Office
805-385-7803

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:25 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.----

Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 8:10 AM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <mghenis@gmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Ghenis -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Tue, Aug 6, 2019 at 11:04 PM Max Ghenis <mghenis@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I live half a mile from Fisherman's Wharf, and am thrilled to see the development project proposed there. The park, boardwalk, and restaurants will revitalize the neighborhood, and the new residents will generate demand for vacant retail spaces and struggling local businesses. It's the kind of project deserving of this ideal site, and it includes the kind of homes I'd want to live in myself.

As an economist, I see this as part of the solution to bigger problems, too. California's 3-million-home shortage has driven up rents and given it the highest poverty rate of any state. Rising rents have caused homelessness to rise, including here in Oxnard. Housing developments like the Wharf project can address these issues, and its mixed-use density can also tackle climate change by reducing vehicle miles traveled, a leading cause of California's emissions.

Consequently, I'd hope the project could be even more ambitious in stemming housing unaffordability and climate change. A prior proposal included 800 homes--we should aim for more than 390 by allowing taller construction. The proposal is also creating too much car storage. Forcing every resident to pay for one parking space per bedroom plus visitor spaces is excessive and will cause some to use cars when they wouldn't otherwise need to, further clogging streets and polluting our air. Finally, we should allow new residents to rent their homes on Airbnb, which would attract visitors to local businesses, improve affordability, and contribute tax revenue.

I urge you to approve the project and consider these pro-growth amendments.

Sincerely,
Mr. Max Ghenis
Oxnard, CA 93035
mghenis@gmail.com

--

Duane Koziel

8/8/2019

City of Oxnard Mail - Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

City Clerk's Office
805-385-7803

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Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:24 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 8:09 AM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <chelas427@gmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Ms. Hernandez -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Tue, Aug 6, 2019 at 7:32 PM Carolina Hernandez <chelas427@everyactioncustom.com> wrote:

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms. Carolina Hernandez
Port Hueneme, CA 93041
chelas427@gmail.com

--

Duane Koziel
City Clerk's Office
805-385-7803

--

8/8/2019

City of Oxnard Mail - Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:24 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 8:08 AM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <ramiroscanchola@yahoo.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Canchola -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Tue, Aug 6, 2019 at 8:02 PM Ramiro Canchola <ramiroscanchola@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr. Ramiro Canchola

Oxnard, CA 93033

ramiroscanchola@yahoo.com

--
Duane Koziel

City Clerk's Office

805-385-7803

8/8/2019

City of Oxnard Mail - Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

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Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

3 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:22 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Tue, Aug 6, 2019 at 5:50 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <chefdavy2002@yahoo.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Ms. Davy -

I'm responding on behalf of the City Clerk, Michelle who's out the rest of this week and normally doesn't attend the Planning Commission Meetings. I have sent this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to Ms. Davy? Thanks.

On Tue, Aug 6, 2019 at 5:33 PM Erin Davy <chefdavy2002@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Erin Davy
Simi Valley, CA 93063
chefdavy2002@yahoo.com

--
Duane Koziel
City Clerk's Office
805-385-7803

--

Duane Koziel
City Clerk's Office
805-385-7803

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 9:59 AM

To: "Lai, Dee" <dee.lai@oxnard.org>

Cc: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Hi Dee -

Yes, I have forwarded all emails we've received thus far in the CityClerk@oxnard.org in box to Elyssa and Isidro (there were about 50 +/-). Take care.

On Thu, Aug 8, 2019 at 9:57 AM Lai, Dee <dee.lai@oxnard.org> wrote:

Duane hope you have started to forward these emails to Isidro already so I don't have to it again Thanks. Until further notice, please continue to forward to him.

On Tue, Aug 6, 2019, 5:51 PM Koziel, Duane <duane.koziel@oxnard.org> wrote:

Hello Ms. Davy -

I'm responding on behalf of the City Clerk, Michelle who's out the rest of this week and normally doesn't attend the Planning Commission Meetings. I have sent this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to Ms. Davy? Thanks.

On Tue, Aug 6, 2019 at 5:33 PM Erin Davy <chefdavy2002@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Erin Davy
Simi Valley, CA 93063
chefdavy2002@yahoo.com

--

Duane Koziel
City Clerk's Office
805-385-7803

[Quoted text hidden]

8/8/2019

City of Oxnard Mail - Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

Lai, Dee <dee.lai@oxnard.org>

Thu, Aug 8, 2019 at 10:28 AM

To: Duane Koziel <duane.koziel@oxnard.org>

Cc: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro <isidro.figueroa@oxnard.org>

Okay. Thanks.

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:20 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

Take care..... Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Tue, Aug 6, 2019 at 4:53 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <marthadavy@gmail.com>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Mrs. Davy -

I'm responding on behalf of our City Clerk, Michelle as she's out this week and normally does not attend Planning Commission Meetings. I am including our City Planning Commission Liason, Dee Lai on this email.

Hi Dee - Please respond to Mrs. Davy. Thank you.

On Tue, Aug 6, 2019 at 4:46 PM Martha Davy <marthadavy@everyactioncustom.com> wrote:

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com

--

Duane Koziel
City Clerk's Office
805-385-7803

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Duane Koziel
City Clerk's Office
805-385-7803

/



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 5:38 PM

----- Forwarded message -----

From: **cristina rodriguez** <cristina846@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 2:32 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms. cristina rodriguez
Oxnard, CA 93035
cristina846@verizon.net



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 5:38 PM

----- Forwarded message -----

From: **cristina rodriguez** <cristina846@everyactioncustom.com>
Date: Wed, Aug 7, 2019, 2:32 PM
Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <Dee.Lai@oxnard.org>

Dear Commissioner Orlando Dozier,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms. cristina rodriguez
Oxnard, CA 93035
cristina846@verizon.net



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Fisherman's Wharf LCPA before the Planning Commission

2 messages

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 5:26 PM

----- Forwarded message -----

From: **Janet Bridgers** <JANETBRIDGERS@msn.com>
Date: Wed, Aug 7, 2019, 5:01 PM
Subject: [Ask Planning Action] Fisherman's Wharf LCPA before the Planning Commission
To: planning@oxnard.org <planning@oxnard.org>

Planning Staff: Please distribute the attached letter to
Ms Dierdre Frank - Chair
Mr Wilfredo Chua – Vice-Chair
Mr Jeremy Meyer - Commissioner
Mr Orlando Dozier - Commissioner
Mr Robert V. Sanchez - Commissioner
Mr Jim Fuhring - Commissioner
Mr Daniel Chavez, Jr. – Commissioner

Thank you!
Janet Bridgers



Fisherman's Wharf Project 8-7-19.doc
34K

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 6:03 PM

[Quoted text hidden]

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Salvador Mancha
City of Oxnard
(805) 385-7884
oxnard.org/development



Fisherman's Wharf Project 8-7-19.doc
34K



6017 Fiesta St., Ventura CA 93003
www.earthalert.org, info@earthalert.org

August 7, 2019

To: City of Oxnard Planning Commission

From: Janet Bridgers

RE: Fisherman's Wharf Proposed Development

As the president and co-founder of an organization that has long been involved with California coastal issues, particularly in Ventura County, I write to state our organization's opposition to approval of the Local Coastal Plan Amendment (LCPA) that would permit a project proposed by Channel Islands Harbor Properties LLC for residential units to replace the failed Fisherman's Wharf site.

The issue of public access is foremost. This project would set a precedent that is entirely in opposition to the Coastal Act by removing public parking adjacent to the harbor that allows the public the restorative ability to park, get out of the car and enjoy the harbor and the coast. Being by the water engages all five senses, as well as a sense of awe, but only if you can get to it! As my friend and mentor, Ellen Stern Harris, the mother of the Coastal Act stated, "the coast belongs to all Californians and you shouldn't need a rowboat to get there."

This apartment project would create an enclave not open to the public. Both the spirit and letter of the law established by the Coastal Act is that the coast must not be allowed to become a theme park for the rich.

The Channel Islands Harbor is a great place to watch the sun go down and should be preserved to serve those needs for all, not just for a few who can afford the high rents that a waterside apartment building could collect, and to the enormous financial benefit of the developer. We ask that, in the interests of all the residents of Oxnard you deny this LCPA. Thank you.

Please distribute this letter to the following -

- *Ms Dierdre Frank - Chair
- *Mr Wilfredo Chua - Vice-Chair
- *Mr Jeremy Meyer - Commissioner
- *Mr Orlando Dozier - Commissioner
- *Mr Robert V. Sanchez - Commissioner
- *Mr Jim Fuhring - Commissioner
- *Mr Daniel Chavez, Jr. - Commissioner



Figueroa, Isidro <isidro.figueroa@oxnard.org>

FW: Letter to Oxnard Planning Commissioners - Addressing the requested LCP amendment

1 message

wendy@bubug.com <wendy@bubug.com>
To: Isidro.Figueroa@oxnard.org

Wed, Aug 7, 2019 at 11:19 PM

Hello... I received an email that the previous email address I used for Isidro was incorrect.

I'm re-sending it to you, with the hopes I now have the correct email address.

Regards,

Wendy Lee

From: wendy@bubug.com <wendy@bubug.com>
Sent: Wednesday, August 7, 2019 11:04 PM
To: 'dee.lai@oxnard.org' <dee.lai@oxnard.org>
Cc: 'Jeffrey.lambert@oxnard.org' <Jeffrey.lambert@oxnard.org>; 'Kathleen.mallory@oxnard.org' <Kathleen.mallory@oxnard.org>; 'Isidro.figueroa@oxnard.org' <Isidro.figueroa@oxnard.org>
Subject: Letter to Oxnard Planning Commissioners - Addressing the requested LCP amendment

Dear Commissioners,

Please see the attached letter that I've written to you regarding the request for the Local Coastal Plan Amendment.

Can you please see that all respective members of the planning commission receive the letter?

Thank you so much.

I've also sent the letter, via USPS, to the following mailing address:

Planning Commissioners
251 South A Street

Oxnard, California 93030

Sincerely,

Wendy Lee

321 Santa Monica Drive

Oxnard, CA 93035

8/8/2019

City of Oxnard Mail - FW: Letter to Oxnard Planning Commissioners - Addressing the requested LCP amendment



155K

Wendy Lee
321 Santa Monica Drive
Oxnard, CA 93035

Wednesday, August 7, 2019

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer
251 South "A" Street
Oxnard, California 93030

Dear Commissioners:

My name is Wendy Lee, and I am a tax-paying Oxnard resident and homeowner. I do my part to care for the health and well-being of my community. I've owned a house in Oxnard since the 1980s. I'm a mother, grand-mother, working professional, and volunteer, and I'm writing this letter to you regarding the application for a Local Coastal Plan Amendment (LCPA) submitted by Ventura County and the Los Angeles developers named Channel Islands Harbor Properties LLC (CIHP).

Thank you, in advance, for taking the time to read this letter, which I've composed with sincere thoughts and concerns about the welfare of our wonderful City and beautiful Harbor, and those who live or visit our area.

Our City's Local Coastal Plan (LCP) is very important, and decisions to amend it are equally (if not more) important. Our LCP guides the way we (City of Oxnard) protect and steward our local coastal area and its beaches and harbors. The requested amendment has a focused purpose, for a change that is necessary to allow a large apartment complex to be built at Fisherman's Wharf. Amendments to our LCP should be made with the best interests in mind for the City, the Harbor, and the Community; not for private development interests that are driven by monetary or other gain. Please keep our beautiful City and its wonderful Harbor in mind when considering this amendment application. The requested LCP amendment would not only affect Fisherman's Wharf but would have a huge (and, I believe, adverse) impact on the entire Channel Islands Harbor.

We have something very special here, in Oxnard. Our harbor is one of our most valuable assets. I believe we should concentrate on efforts to repair, refurbish, preserve and protect; not on plans to tear down and replace with amenities that are incongruent with the history, charm, heritage, or appeal of the City and its Harbor. The requested amendment is founded on a proposed change to allow an apartment development that (according to the developer) includes bringing in the 'right kind of people' to the area and encouraging a more exclusive, upscale urban area. I oppose this perspective and would like to see Oxnard continue with its characteristic of inclusiveness

and a focus on community, two of the very many reasons why people come to visit, vacation, and live here. Many people deliberately leave their exclusive and elite lifestyles behind when they come to Oxnard. They love that it is not like Los Angeles, or Marina Del Rey, or Newport Beach, and that is why they come here.

Fisherman's Wharf is an important part of the harbor, and this 'public land' should continue to have venues that serve and are available to public. It should not be privatized with gate-enclosed, high-end apartments, available to only the very wealthy. Please help keep this a recreational, public-serving place for 'everyone' to enjoy. The community of Oxnard, and its visitors need a long-term year-round tourist and recreational venue, as was once in place years ago. *I'm asking that you please oppose the LCP amendment* that would provide a pathway to the apartment development at the Fisherman's Wharf and surrounding area. The Oxnard Community and visitors need a venue they can enjoy with their family and friends. Suggestions have been made by a variety of people, for the types of venues that are needed and wanted. Please, I hope you will see and agree that the best option for our City is to appreciate our harbor and help maintain it as public-serving. Channel Islands Harbor is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied:

- The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies
- The 20 LCP policies will remain inconsistent even if this amendment is approved
- It makes no sense to amend the LCP to accommodate a single project
- It violates the "heart of the City's LCP": genuine public access to coastal resources for all
- The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating
- It would disregard the gifting of land to the public with the intention that it be used, and remain in use, as recreational and public serving

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

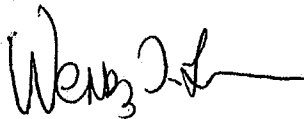
Some elements within this issue are non-tangible and, although not easily measured or quantified, they have benefits that can be substantiated by indirect statistics and/or outcomes:

- Across the nation, parks and protected open space are increasingly recognized as vital to the quality of life that fuels economic health. Nationwide, easy access to parks and open space has become a new measure of community wealth—an important way to attract businesses and residents by guaranteeing both quality of life and economic health¹
- Across the nation, parks, protected rivers, scenic lands, wildlife habitat, and recreational open space help support a \$502-billion tourism industry. Travel and tourism is the nation's third largest retail sales industry, and tourism is one of the country's largest employers, supporting 7 million jobs, including 684,000 executive jobs. At present rates of growth, the tourism/leisure industry will soon become the leading U.S. industry of any kind²
- A poll for the President's Commission on Americans Outdoors found natural beauty and quality of view to be the most important criteria for tourists seeking outdoor recreation sites²

- Ventura County's natural environment is almost certainly its greatest resource. Its people are, of course, immensely valuable, but the biggest reason they want to live here is the natural beauty. In fact, in 2015 the Washington Post ranked Ventura County the single most desirable place to live in the lower 48 states, based on a U.S. Department of Agriculture database that measures "natural amenities," primarily climate and scenery. "Quality of life," that ineffable thing that draws so many people here, is largely a reflection of the region's natural beauty and bounty³

The proposed project at Fisherman's Wharf is an inappropriate development of public land that was designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope that after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Respectfully submitted,



Wendy Lee RN MPH BSN PHN CCRN-K ACM-RN
 321 Santa Monica Drive
 Oxnard, CA 93035
 H: 805-382-0443
 C: 805-390-9171
 Email: wendy@bubug.com or wilee@ucla.edu

Relevant Quotes:

"Great waterfronts are not dominated by residential development."⁴

"Public space can change how you live in a city, how you feel about a city...whether you choose one city over another; and public space is one of the most important reasons why you stay in a city."⁵

"Cities are...fundamentally about people...and where people go, and where people meet, are at the core of what makes a city work. So even more important than buildings in a city are the public spaces in between them. And today, some of the most transformative changes in cities are happening in these public spaces."⁵

"Great waterfront destinations appeal to tourists, as well as local community members and residents. Research has shown that tourism is based on attractions, and those are usually developed and operated by the public sector or by non-profit organizations. Many studies have concluded that pleasure travel and visitation is a business that both the public and non-profit sectors drive, and parks and recreation are central to that business. In most communities, park and recreation agencies are the engines of tourism."⁴

References:

1. Maas, J., R.A. Verheij, P.P. Groenewegen, S. de Vries, and P. Spreeuwenberg. 2006. Green Space, Urbanity, and Health: How Strong is the Relation? *Journal of Epidemiology and Community Health* 60:587–592
2. Economic Benefits of Parks and Open Space by Will Rogers, President Trust for Public Land
3. <http://civicalliance.org/wp-content/uploads/2017/05/2017StateOfTheRegionReport.pdf>
4. <https://www.pps.org/article/10-qualities-of-a-great-waterfront>
5. https://www.ted.com/talks/amanda_burden_how_public_spaces_make_cities_work



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:47 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Vizvary -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Mike Vizvary** <mviz@everyactioncustom.com>

Date: Wed, Aug 7, 2019 at 10:11 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Mike Vizvary
Oxnard, CA 93035
mviz@yahoo.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

2 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:28 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 2:05 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <pearlman.r.h1@gmail.com>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Mr. Pearlman -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Wed, Aug 7, 2019 at 1:20 PM Robert Pearlman <pearlman.r.h1@everyactioncustom.com> wrote:

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr Robert Pearlman
Oxnard, CA 93035
pearlman.r.h1@gmail.com

--
Duane Koziel
City Clerk's Office
805-385-7803

Duane Koziel
City Clerk's Office
805-385-7803

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:47 AM

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>
Date: Wed, Aug 7, 2019, 5:27 PM
Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <pearlman.r.h1@gmail.com>, Lai, Dee <dee.lai@oxnard.org>
Cc: City Clerk <cityclerk@oxnard.org>

Resending - forgot to add Dee - sorry.

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:30 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 3:39 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cristina846@verizon.net>

Cc: City Clerk <cityclerk@oxnard.org>

Ms. Rodriguez -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai. .

Hi Dee - Can you please respond to this email? Thanks.

On Wed, Aug 7, 2019 at 2:32 PM cristina rodriguez <cristina846@everyactioncustom.com> wrote:

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms. cristina rodriguez

Oxnard, CA 93035

cristina846@verizon.net

--
Duane Koziel**City Clerk's Office****805-385-7803**

Duane Koziel
City Clerk's Office
805-385-7803

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:47 AM

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019, 5:29 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cristina846@verizon.net>, Lai, Dee <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

resending - forgot to add Dee - sorry.

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:46 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Ms. Schultz -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liaison for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Kirsten Schultz** <kirstencelineschultz@everyactioncustom.com>

Date: Wed, Aug 7, 2019 at 9:19 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms. Kirsten Schultz
Oxnard, CA 93035
kirstencelineschultz@gmail.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20192 messages

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:29 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Elyssa and Isidro -

Since, as I found out today, Dee has been and is out of the office, it's been requested I forward these emails to you to follow up with the residents.

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>

Date: Wed, Aug 7, 2019 at 2:06 PM

Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <kennethroplinger@gmail.com>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Oplinger -

I'm responding on behalf of the City Clerk, Michelle who is away from the office and normally does not attend Planning Commission Meetings or Hearings. I am also sending this to our City Planning Commission Liason, Dee Lai.

Hi Dee - Can you please respond to this email? Thanks.

On Wed, Aug 7, 2019 at 1:26 PM Kenneth Oplinger <kennethroplinger@everyactioncustom.com> wrote:

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr. Kenneth Oplinger

Oxnard, CA 93035

kennethroplinger@gmail.com

--
Duane Koziel**City Clerk's Office****805-385-7803**

--

Duane Koziel
City Clerk's Office
805-385-7803

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Thu, Aug 8, 2019 at 8:47 AM

----- Forwarded message -----

From: **Koziel, Duane** <duane.koziel@oxnard.org>
Date: Wed, Aug 7, 2019, 5:30 PM
Subject: Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019
To: <kennethroplinger@gmail.com>, Lai, Dee <dee.lai@oxnard.org>
Cc: City Clerk <cityclerk@oxnard.org>

resending - forgot to add Dee - sorry.

[Quoted text hidden]



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:44 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mrs. Strangio-Hedberg -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Linda Strangio-Hedberg** <hedbergll@everyactioncustom.com>

Date: Wed, Aug 7, 2019 at 9:11 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Linda Strangio-Hedberg
Oxnard, CA 93035
hedbergll@aol.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:42 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mrs. Havas -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Maggi Havas** <maggihavas@everyactioncustom.com>

Date: Wed, Aug 7, 2019 at 6:44 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Maggi Havas
Oxnard, CA 93035
maggihavas@gmail.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:41 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mrs. Bridges -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Diana Bridges** <swbridge@everyactioncustom.com>

Date: Wed, Aug 7, 2019 at 6:10 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

We would LOVE to see the new wharf project happen.
Oxnard has such beautiful beaches and does not get credit for them.
We feel that this beautiful wharf will help enhance the beauty it deserves.
Please agree to make it happen.
Thank you!!

Sincerely,
Mrs. Diana Bridges
Oxnard, CA 93035
swbridge@aol.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:40 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mr. Bridges -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

----- Forwarded message -----

From: **Scott Bridges** <swbridge7@everyactioncustom.com>

Date: Wed, Aug 7, 2019 at 6:07 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Scott Bridges
Oxnard, CA 93035
swbridge7@gmail.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Koziel, Duane <duane.koziel@oxnard.org>

Thu, Aug 8, 2019 at 8:39 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hello Mrs. Bridges - -

I'm responding on behalf of our City Clerk, Michelle as she's away from the office and normally doesn't attend the Planning Commission Meetings or Hearings. I am sending this to two people in our City Planning Department as the Liason for the Planning Commission.

Hello Elyssa and Isidro - please respond to this email. Thanks.

- Forwarded message -----

From: **Diana Bridges** <swbridge@everyactioncustom.com>

Date: Wed, Aug 7, 2019 at 6:03 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs. Diana Bridges
Oxnard, CA 93035
swbridge@aol.com

--

Duane Koziel
City Clerk's Office
805-385-7803



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 5:38 PM

----- Forwarded message -----

From: **cristina rodriguez** <cristina846@everyactioncustom.com>

Date: Wed, Aug 7, 2019, 2:32 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

Dear Chair Deirdre Frank,

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Sincerely,
Ms. cristina rodriguez
Oxnard, CA 93035
cristina846@verizon.net



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Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

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From: **Kathy White** <cuneokw@everyactioncustom.com>

Date: Wed, Aug 7, 2019, 4:16 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

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cuneokw@att.net



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Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Lai, Dee <dee.lai@oxnard.org>
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Wed, Aug 7, 2019 at 5:26 PM

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Wed, Aug 7, 2019 at 5:25 PM

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From: **Judy Van Wyk** <judy@everyactioncustom.com>

Date: Wed, Aug 7, 2019, 5:07 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

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judy@thedesignstudio.biz



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The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Judy Van Wyk
Oxnard, CA 93035
judy@thedesignstudio.biz



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lai, Dee <dee.lai@oxnard.org>
To: Isidro <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 5:24 PM

----- Forwarded message -----

From: **Judy Van Wyk** <judy@everyactioncustom.com>

Date: Wed, Aug 7, 2019, 5:07 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <Dee.Lai@oxnard.org>

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 8:00 AM

----- Forwarded message -----

From: **Mindy Greenberg** <mindyrian@everyactioncustom.com>

Date: Tue, Aug 6, 2019 at 4:18 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

Dear Vice-Chair Wilfredo Chua,

The below is a stock email message that I agree with generated from the Fisherman's Wharf committee. I'm adding in some bullet points above on why you need to please approve this project:

- Companies are going out of business in Oxnard because there aren't enough residents to frequent them
- Oxnard needs money to revitalize our schools and city
- California is experiencing a huge housing shortage and homelessness is at an all time high. We need more housing.
- We need the developer to have a financial incentive to build out the wharf and that means housing needs to be included. In my opinion, the more the better.
- PLEASE - Let's be known as an inclusive and welcoming community, not like other cities along the coast that have such restrictive zoning that they keep great people out. We can show the state how a welcoming city can blossom.

Thank you!

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Sincerely,
Ms. Mindy Greenberg
Oxnard, CA 93035
mindyrian@gmail.com

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Salvador Mancha
City of Oxnard
(805) 385-7884
oxnard.org/development



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 8:00 AM

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From: **Mindy Greenberg** <mindyrian@everyactioncustom.com>

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Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 8:00 AM

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From: **Mindy Greenberg** <mindyrian@everyactioncustom.com>

Date: Tue, Aug 6, 2019 at 4:18 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

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Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Wed, Aug 7, 2019 at 7:59 AM

----- Forwarded message -----

From: **Mindy Greenberg** <mindyrian@everyactioncustom.com>

Date: Tue, Aug 6, 2019 at 4:18 PM

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To: <planning@oxnard.org>

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oxnard.org/development



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Tue, Aug 6, 2019 at 3:31 PM

----- Forwarded message -----

From: **Gail Morgan** <letsaskgail@everyactioncustom.com>

Date: Tue, Aug 6, 2019 at 1:11 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

Dear Commissioner Jeremy Meyer,

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Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Tue, Aug 6, 2019 at 8:43 AM

----- Forwarded message -----

From: **Ty Miller** <tylernstacy@everyactioncustom.com>

Date: Mon, Aug 5, 2019 at 6:17 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

Dear Commissioner Jeremy Meyer,

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tylernstacy@yahoo.com

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Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Mon, Aug 5, 2019 at 4:44 PM

FYI 4

----- Forwarded message -----

From: **Lexie Gritlefeld** <lexie.gritlefeld@everyactioncustom.com>

Date: Mon, Aug 5, 2019 at 4:30 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

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Sincerely,
Miss Lexie Gritlefeld
Ojai, CA 93023
lexie.gritlefeld@gmail.com

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Figueroa, Isidro <isidro.figueroa@oxnard.org>

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1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Mon, Aug 5, 2019 at 4:44 PM

FYI 3

----- Forwarded message -----

From: **Lexie Gritfeld** <lexie.gritfeld@everyactioncustom.com>

Date: Mon, Aug 5, 2019 at 4:30 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Miss Lexie Gritfeld
Ojai, CA 93023
lexie.gritfeld@gmail.com

--

Salvador Mancha
City of Oxnard
(805) 385-7884
oxnard.org/development



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Mancha, Salvador <sal.mancha@oxnard.org>
To: Isidro Figueroa <isidro.figueroa@oxnard.org>

Mon, Aug 5, 2019 at 4:44 PM

FYI 2

----- Forwarded message -----

From: **Lexie Gritfeld** <lexie.gritfeld@everyactioncustom.com>

Date: Mon, Aug 5, 2019 at 4:30 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

Dear Vice-Chair Wilfredo Chua,

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To: Isidro Figueroa <isidro.figueroa@oxnard.org>

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FYI 1

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Date: Mon, Aug 5, 2019 at 4:30 PM

Subject: [Ask Planning Action] Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <planning@oxnard.org>

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City of Oxnard
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oxnard.org/development

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

LISA BRINKMANN <LISA@everyactioncustom.com>

Thu, Aug 8, 2019 at 10:49 AM

Reply-To: LISA@valleypuds.com

To: Dee.Lai@oxnard.org

Dear Commissioner Jim Fuhring,

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Ms. LISA BRINKMANN
Oxnard, CA 93035
LISA@VALLEYPUDS.COM



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LISA@VALLEYPUDS.COM



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Ms. LISA BRINKMANN
Oxnard, CA 93035
LISA@VALLEYSPODS.COM

Coastal permit denial

1 message

Julianna Krolak <thegoldndrgrn@yahoo.com>

Thu, Aug 8, 2019 at 1:11 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>, "jeffrey.lambert@oxnard.org" <jeffrey.lambert@oxnard.org>, "isidro.figueroa@oxnard.org" <isidro.figueroa@oxnard.org>

Dear Ms. Lai,
Could you please distribute my letter to the Planning Commissioners.
Thank you,
Julianna Krolak



Coastal permit denial 8-8-2019.docx

15K

Julianna Krolak
31 Palm Ct. #C
Santa Paula, CA 93060
thegoldndrgrn@yahoo.com
(805) 320-7061

Planning Commissioners
City of Oxnard
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer
Daniel Chavez, Jr.

215 South A Street
Oxnard, California 93030

Dear Planning Commissioners:

I am writing to oppose the Local Coastal Plan Amendment proposed by Ventura County and the developer, Channel Islands Harbor Properties LLC regarding the Fisherman's Wharf proposed development.

The Local Coastal Plan Amendment's project will massively reduce public access to the harbor and nearby beaches and negatively impact other coastal resources. Harbors are intended for the public to enjoy. Channel Islands Harbor serves as a focal point for boating, fishing, walking, picnicking, sitting to enjoy the sunset, kayaking, jogging, family parties, the Fourth of July fireworks, the Christmas boat parade, and numerous other activities enjoyed by multitudes of people. Channel Island Harbor is a valuable coastal resource to be protected, shared and enjoyed.

Traffic safety issues along the Victoria Avenue side of the project will impede access to the public beaches of Silver Strand, Kiddie, and La Janelle. Victoria Avenue is the only route for bike riders, people who want to launch their boats, fishermen who want to go out on fishing charters, people who have their boats at the County dock, and walkers as well as vehicles to access these public areas.

The proposed project is a high-density apartment project that will be 55 feet high, two-city blocks long with a gated surrounding wall that is two-stories high. Though on publicly owned

land, the project's design details clearly make evident, the project's priority is a private luxury apartment complex not genuine public access for all.

The massive size of this apartment complex will ruin the open space enjoyment of biking and walking along a key access route of the California Coastal Trail that goes along Victoria Avenue.

The project also reduces an existing park by more 30% and removes all 45 public parking spaces adjacent to that park. This virtually makes the park easily accessible by only apartment residents to use. The project does not add to the much needed park space at the harbor. The project does not provide adequate parking for water recreational visitors and for the public that wish to use any of the remaining public commercial and retail facilities. The massive apartment building will also reduce open space and impact the natural resources and wildlife of the harbor with shading and bright lights needed for the apartment complex.

This Local Coastal Plan Amendment (LCPA) violates the basic principle of the Coastal Act, Oxnard's Local Coastal Plan and the new California Coastal Commission's Environmental Policy: access to coastal resources by all.

Please deny this Local Coastal Plan Amendment.

Coastal Zone development on publicly owned land should deliver public benefits and ensure public access for all. This project does not meet those standards.

Thank you,
Julianna Krolak

Comments about Local Coastal Plan Amendment (LCPA) that would permit a residential project proposed by Channel Islands Harbor Properties LLC

1 message

David Kanter <david@acculist.com>

Thu, Aug 8, 2019 at 1:19 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "planning@oxnard.org" <planning@oxnard.org>

August 8, 2019

City of Oxnard Planning Commission

Deirdre Frank, Commissioner

Wilfredo Chua, Commissioner

Orlando Dozier, Commissioner

Jim Fuhring, Commissioner

Robert Sanchez, Commissioner

Jeremy Meyer, Commissioner

Daniel Chavez, Jr., Commissioner.

215 South A Street

Oxnard, California 93030

Dear Commissioners:

As a long-time and concerned property owner in Ventura County, I wish to state my opposition to approval of the Local Coastal Plan Amendment (LCPA) that would permit a residential project proposed by Channel Islands Harbor Properties LLC to replace the antiquated Fisherman's Wharf site. From what I understand about the proposed project, it is a high-density apartment building that will be 55 feet high, two city blocks in length, and a gated surrounding wall that is reported two-stories high.

The proposed project is totally out character with neighboring residential and commercial development in Channel Islands Harbor, whose faux Mediterranean architecture is more appealing than a humongous privacy wall and multi-story residential building facing two major public streets, namely W. Channel Islands Blvd and S. Victoria Avenue.

If approved, this project will compound traffic congestion at the above referenced intersection. Furthermore, S. Victoria Avenue is landlocked in the vicinity of the proposed project. As locals are well aware, south of W. Channel Islands Blvd and on S. Victoria Ave., if there's a fire or earthquake, there's only one way in and one way out.

Homeland Security is another issue that may be associated with the proposed project. A new multi-story residential building in close proximity to CBC Port Hueneme is a bad combination. Residents of said project may be able to conduct active surveillance on the US Navy or interfere with naval or commercial shipping operations in the Port of Hueneme.

Unlike when Fisherman's Wharf was developed in the 1970's, there is much less public parking today in Channel Islands Harbor, and fewer boating or other visitor-serving businesses in existence. Reducing the number of public parking spaces in this locale to zero will further diminish public access to the Pacific Ocean and the harbor, which is contrary to the California Coastal Act.

When compared to the old Fisherman's Wharf development, which boasted FREE public parking, recreational opportunities, and various dining and shopping options, the proposed project will eliminate any opportunity for a savvy developer to build a new and improved visitor serving venue that has the potential to improve coastal access and generate needed property and sales tax revenue for the City of Oxnard.

In conclusion, the Fisherman's Wharf site should be redeveloped in a manner that maintains FREE public access to Channel Islands Harbor and the coast, and is not walled in like a fortress.

Respectfully,

David M. Kanter

Owner, 60 Estates Avenue, Ventura, CA 93003

----- Internet E-mail Confidentiality Statement -----

Information contained in this e-mail message is intended only for the individual to whom it is addressed and is private and confidential. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you are not the intended recipient of this e-mail, please kindly destroy it and notify the sender immediately by reply e-mail. Thank you for your cooperation.

Comments about Local Coastal Plan Amendment (LCPA) that would permit a residential project proposed by Channel Islands Harbor Properties LLC

1 message

David Kanter <david@acculist.com>

Thu, Aug 8, 2019 at 1:20 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "planning@oxnard.org" <planning@oxnard.org>

August 8, 2019

City of Oxnard Planning Commission

Deirdre Frank, Commissioner

Wilfredo Chua, Commissioner

Orlando Dozier, Commissioner

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City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

7 August 2019

Commissioners:

My name is Phyllisann Maguire and I live on Ocean Drive in Hollywood Beach, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision and should not be taken lightly. It has far-reaching impacts on the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

Like many, I question the County of Ventura's jurisdiction over the City of Oxnard's harbor appropriately known as Channel Islands Harbor. It is certainly possible that the County Board of Supervisors considers our harbor a red-headed step-child which is why the Fisherman's Wharf which was once so vibrant was allowed to fall into disrepair, preferring instead to maintain their namesake harbor at Ventura in pristine condition.

The area cannot handle any more traffic. Entering and leaving Silverstrand is already ridiculous and would become impossible in times of emergency. Environmentally, more vehicles will increase air pollution. Another environmental point is water usage. This year we had a reasonable amount of rain after a 7 year drought. It is irresponsible to ignore the fact that more years of drought are coming. High-density residential developments mean more water meters and excessive usage.

Approving this LCPA will set a dangerous precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion and deny it.

There are better ways than this.

Phyllisann Maguire, Ph.D.
3116 Ocean Drive
Hollywood Beach



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Gloria Barber <gjbarber2002@everyactioncustom.com>

Thu, Aug 8, 2019 at 8:35 PM

Reply-To: gjbarber2002@yahoo.com

To: Dee.Lai@oxnard.org

Dear Vice-Chair Wilfredo Chua,

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Sincerely,
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Oxnard, CA 93035
gjbarber2002@yahoo.com



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Ms. Gloria Barber

Oxnard, CA 93035

gjbarber2002@yahoo.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Gloria Barber <gjbarber2002@everyactioncustom.com>

Thu, Aug 8, 2019 at 8:35 PM

Reply-To: gjbarber2002@yahoo.com

To: Dee.Lai@oxnard.org

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Neighbors opposition to Fisherman's Wharf massive apartment project

1 message

Randy <randall.ulmer@gmail.com>

Fri, Aug 9, 2019 at 6:38 AM

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

Commissioners,

In the best interest and sanity of my community, PLEASE read the attached letter regarding my opposition to the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC.

Thank you so much,

Randall Ulmer
120 Hueneme Ave, Oxnard, CA 93035



Fishermans Wharf petition letter - Randall Ulmer 080819.pdf

48K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

8/8/2019

Commissioners:

My name is Randall Ulmer, I live in Oxnard, 93035. I am writing this letter to firmly oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

Other concerns include traffic. Adding this many apartment dwellings would exceed capacity for S. Victoria Ave. and W. Chanel islands Blvd. These roads would need more lanes (which there are no provisions for).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Randall Ulmer
120 Hueneme Ave
Oxnard, CA 93035



Lai, Dee <dee.lai@oxnard.org>

Re: Neighbors opposition to Fisherman's Wharf massive apartment project

1 message

Randy <jazz4randall@gmail.com>

Fri, Aug 9, 2019 at 6:52 AM

Reply-To: randall.ulmer@gmail.com

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org, info@hbca.info

On Fri, Aug 9, 2019 at 6:38 AM Randy <randall.ulmer@gmail.com> wrote:

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Fwd: Neighbors opposition to Fisherman's Wharf massive apartment project

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Randy <jazz4randall@gmail.com>

Fri, Aug 9, 2019 at 6:54 AM

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Fishermans Wharf petition letter - Randall Ulmer 080819.pdf

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Lai, Dee <dee.lai@oxnard.org>

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr David Brea
Oxnard, CA 93035
davidcbrea@hotmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

David Brea <davidcbrea@everyactioncustom.com>

Fri, Aug 9, 2019 at 7:17 AM

Reply-To: davidcbrea@hotmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Jeremy Meyer,

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400 unit apartment project at Victoria and Channel Island

1 message

Carole Lee Dean <caroleleedean@gmail.com>
To: dee.lai@oxnard.org

Fri, Aug 9, 2019 at 7:52 AM

I say no to this project. Takes away our parking and our access to the wharf and will be very heavy traffic in our beautiful neighborhood.

Carole Dean

President



Helping Indie Filmmakers Get Their Films Funded

Author, The Art of Film Funding, Second Edition

Host, The Art of Film Funding Podcast

iTunes Stitcher Blogtalkradio

NO on 400 unit apartments

1 message

Penny Fitzgerald <penny@studiopkf.com>

Fri, Aug 9, 2019 at 8:27 AM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

The current plan this developers has will only make the area traffic worse and does not improve the area one bit! I am not opposed to some housing (200 units - less than 3 stories) but we must have the public walkway that currently exists, have trees that line the road - no apartments butted up to the sidewalk and street. And instead of restaurant and shops on the street side put them on the inside with parking on the outside. Will make it a much nicer environment with outdoor space for residents and visitors.

If they would be willing to change the plans I am sure more would get on board.

Penny Fitzgerald
Oxnard Resident



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Akiko Gray <graybug333@everyactioncustom.com>

Fri, Aug 9, 2019 at 9:57 AM

Reply-To: graybug333@gmail.com

To: Dee.Lai@oxnard.org

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Fisherman's Wharf

1 message

Anna P <aproussalis@outlook.com>

Fri, Aug 9, 2019 at 10:04 AM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>, "Jeffrey.lambert@oxnard.org" <Jeffrey.lambert@oxnard.org>, "Kathleen.mallory@oxnard.org" <Kathleen.mallory@oxnard.org>, "Isidro.figuero@oxnard.org" <Isidro.figuero@oxnard.org>

Commissioners:

I respectfully submit the following letter in regards to Fisherman's Wharf.

Thank you for your consideration,

Anna Proussalis

112 Tujunga Avenue

Silverstrand Beach,

Oxnard, CA 93035



Fisherman's Wharf.pdf

83K



Lai, Dee <dee.lai@oxnard.org>

400 new apartments in Fisherman's Wharf

1 message

Linda Lee Chavez <llbb1022@gmail.com>

Fri, Aug 9, 2019 at 10:46 AM

To: dee.lai@oxnard.org

I am contacting you to state my disagreement with the proposed project. Apartments are not public recreation.

Thank you

Linda Lee Rossberg Chavez, Oxnard Shores resident

No to over crowding at the harbor

1 message

BRWNIDTURTLEDOVE <americab.76@gmail.com>

Fri, Aug 9, 2019 at 11:23 AM

To: dee.lai@oxnard.org

Greetings,

I am reaching out to you to let you know that as a life long resident of Oxnard I am firmly against massive over crowding, traffic congestion and crime that accompanies such a large apartment project in an area that is not meant to support that such a population. I strongly urge you to rethink this decision. This is not what anyone who lives near the harbor wants. We have all made intensional decisions to live here because of the serenity and coastal life we have access to. 400 units would have a detrimental impact to the environment and our quality of life.

Respectfully,

America Barroso

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

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1 message

Leonor Mario. <leonormanion@everyactioncustom.com>

Fri, Aug 9, 2019 at 12:30 PM

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Sincerely,

Mrs. Leonor Mario.

Oxnard, CA 93035

leonormanion@yahoo.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Leonor Mario. <leonormanion@everyactioncustom.com>

Fri, Aug 9, 2019 at 12:30 PM

Reply-To: leonormanion@yahoo.com

To: Dee.Lai@oxnard.org

Dear Commissioner Robert V. Sanchez,

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Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

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Fri, Aug 9, 2019 at 12:50 PM

Reply-To: james.importante17@gmail.com

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Lai, Dee <dee.lai@oxnard.org>

No to Fisherman's Wharf 400 apartments

1 message

Frances Rifley <franrifley@icloud.com>

Fri, Aug 9, 2019 at 1:04 PM

To: dee.lai@oxnard.org

NO to the current Fisherman's Wharf project plan !!

Sent from my iPad



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Tamara Dowling <tamaradowling@everyactioncustom.com>

Fri, Aug 9, 2019 at 2:07 PM

Reply-To: tamaradowling@gmail.com

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Lai, Dee <dee.lai@oxnard.org>

I own 3 homes in Silverstrand Beach the traffic will be a nightmare No No No

1 message

chloec43@aol.com <chloec43@aol.com>
To: dee.lai@oxnard.org

Fri, Aug 9, 2019 at 2:34 PM

Sent from my Verizon LG Smartphone



Lai, Dee <dee.lai@oxnard.org>

400 unit

1 message

Stellajordan <stellajordan2003@gmail.com>

Fri, Aug 9, 2019 at 3:43 PM

To: dee.lai@oxnard.org

No on Fisherman's wharf. Do not destroy our Harbor!

Sent from my iPad



Lai, Dee <dee.lai@oxnard.org>

Oxnard Fisherman's Wharf

1 message

Grimes Family <blakemandy@roadrunner.com>

Fri, Aug 9, 2019 at 3:48 PM

To: dee.lai@oxnard.org

The current plan is a joke as it has evolved into a simple mass housing complex. As an oxnard taxpayer (lots of taxes) I do not want to spend enormous funds on legal fees when all the suits come in (and I will join in them). Please review this project, make sensible adjustments and then put forward a plan that accommodates all. While no plan is perfect, this units current state is a disaster and a protracted lawsuit waiting to happen

Sent from my iPhone
Please excuse any typos

Fishermans Wharf

1 message

wendy spectator Steinmetz <wendyspectorsteinmetz@gmail.com>
To: "Lai, Dee" <dee.lai@oxnard.org>

Fri, Aug 9, 2019 at 3:57 PM

I beg you...

NO 400 APARTMENTS...

Yes to remodeling and revitalization but the 400 apartments will be a disaster for
Tsunami and earthquake evacuation.

And the traffic in general will be impossible.

Thank you

Wendy Spector Steinmetz

1501 Ocean Drive



Lai, Dee <dee.lai@oxnard.org>

NO amendment to the LCP for Fishermans Wharf project

1 message

wendy spectator Steinmetz <wendyspectorsteinmetz@gmail.com>

Fri, Aug 9, 2019 at 3:59 PM

To: "Lai, Dee" <dee.lai@oxnard.org>

Please do not allow an amendment to the LCP for Fishermans Wharf.

Thank you

Wendy Spector Steinmetz

1501 Ocean Drive

400 apartments

1 message

Valerie Christie <vallsways57@icloud.com>

Fri, Aug 9, 2019 at 4:03 PM

To: dee.lai@oxnard.org

I do not want 400 apartment at the corner of Victoria and channel island area please understand it would cause so so much traffic and over due the area ; also if there was to be a tragedy we all would never get out alive with the amount of people in the area I say NO to 400 apartment complex.thank you Val christie

Sent from my iPad



Lai, Dee <dee.lai@oxnard.org>

400 unit apartment project

1 message

michael garcia <garciams@sbcglobal.net>

Fri, Aug 9, 2019 at 5:16 PM

To: dee.lai@oxnard.org

NO to 400 Apartments at Fisherman's Wharf – NO Amendment to Oxnard's Local Coastal Plan for this Project, this violates our local coastal plan policies. This will create havoc in our community with crowded traffic. We do not want this to become little Los Angeles.

R/
Oxnard resident
Michael Garcia.



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Anh Ly <anhhyun@everyactioncustom.com>

Fri, Aug 9, 2019 at 5:17 PM

Reply-To: anhhyun@yahoo.com

To: Dee.Lai@oxnard.org

Dear Commissioner Daniel Chavez Jr.,

I am writing you to urge you to not support the Fisherman's Wharf Oxnard revitalization project. There is no shortage of apartments in Oxnard. You can see all the new developments. Any waterside apartments will definitely not be affordable. The traffic going into/out the peninsula with the current base occupants would be horrible.

I am all for revitalization but putting 390 units is not the answer.

Sincerely,
Ms. Anh Ly
Oxnard, CA 93035
anhhyun@yahoo.com



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I am writing you to urge you to not support the Fisherman's Wharf Oxnard revitalization project. There is no shortage of apartments in Oxnard. You can see all the new developments. Any waterside apartments will definitely not be affordable. The traffic going into/out the peninsula with the current base occupants would be horrible.

I am all for revitalization but putting 390 units is not the answer.

Sincerely,
Ms. Anh Ly
Oxnard, CA 93035
anhhyun@yahoo.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Anh Ly <anhhyun@everyactioncustom.com>

Fri, Aug 9, 2019 at 5:17 PM

Reply-To: anhhyun@yahoo.com

To: Dee.Lai@oxnard.org

Dear Commissioner Robert V. Sanchez,

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Oxnard Planning Commissions

1 message

Marnie Bond <marnbond@yahoo.com>

Fri, Aug 9, 2019 at 5:54 PM

Reply-To: "marnbond@yahoo.com" <marnbond@yahoo.com>

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

No to 400 apartments at Fisherman's Wharf
No amendment to Oxnard Local Coastal Plan for this project.

Thank you,
Marnie
Oxnard, CA

Sent from Yahoo Mail on Android



Lai, Dee <dee.lai@oxnard.org>

Fishermans Wharf apartment project

1 message

paul <paulkiernan@roadrunner.com>

Fri, Aug 9, 2019 at 5:54 PM

To: dee.lai@oxnard.org

Please don't allow this. We don't want to be Orange County or Los Angeles. Our traffic is already crazy with the Navy Base. Please don't allow this. Thank you
Paul Kiernan
149 Burbank, 805-844-4055



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Samuel Baez <feynatic11@everyactioncustom.com>

Fri, Aug 9, 2019 at 6:03 PM

Reply-To: feynatic11@gmail.com

To: Dee.Lai@oxnard.org

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feynatic11@gmail.com



Lai, Dee <dee.lai@oxnard.org>

NO to Fisherman's Wharf!!!

1 message

nancy.kohatsu@gmail.com <nancy.kohatsu@gmail.com>
To: dee.lai@oxnard.org

Fri, Aug 9, 2019 at 6:04 PM

NO to 400 apartments & NO the amendment!!!!!!

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

Re: NO to Fisherman's Wharf!!!

1 message

nancy.kohatsu@gmail.com <nancy.kohatsu@gmail.com>

Fri, Aug 9, 2019 at 6:07 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Sent from my iPhone

> On Aug 9, 2019, at 6:04 PM, nancy.kohatsu@gmail.com wrote:

>

> NO to 400 apartments & NO the amendment!!!!

>

>

>

> Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

Fisherman Ward Project

1 message

James Hanna <jbhannausa@yahoo.com>

Fri, Aug 9, 2019 at 6:11 PM

To: dee.lai@oxnard.org

NO!!!

Too massive, too tall for the area, too dense. Please respect our community, we are not Los Angeles County.

James B. Hanna
1750 Narrows Ct.
Oxnard, CA 93035



Lai, Dee <dee.lai@oxnard.org>

Fisherman's Wharf

1 message

NANCY E BLACK <neblack@pacbell.net>

Fri, Aug 9, 2019 at 6:14 PM

To: dee.lai@oxnard.org

Count one more vote against the project that is currently proposed. Land designated for public use should NOT be privatized nor make it more difficult for public access to our parks & harbor!

Nancy Black
4117 Sunset Ln.
Oxnard 93035

Sent from my iPhone

NO NO NO APARTMENTS AT FISHERMAN'S WHARF

1 message

spindley@juno.com <spindley@juno.com>
To: dee.lai@oxnard.org

Fri, Aug 9, 2019 at 6:32 PM

Dee Lai,

Our City does NOT need MORE apartments crammed into a small location at Fisherman's Wharf.

Resurrect the Recreational and retail uses intended for this location, NOT another apartment complex.

This land is the Harbor's, not zoned to squeeze 400 unit apartments vertically. This would house at least 1600 people, and that's a conservative figure, and will be a disaster waiting to happen.

Listen to the people who have done their research, this is the City's Harbor, and the citizens should be heard.

In the past, I remember acres of land for agriculture and homes that housed "nuclear families." Now we have SFR's that are used like bed and breakfasts, and apartments that are used similarly, and to compound that with another 400 unit complex, is ludicrous.

City Codes were written to regulate and deter problems that may arise in varying situations, this is one of those situations.

Our Harbor is for Our enjoyment, not to line the pockets of those who want to turn it into a Monstrous High Rise Apartment Complex, that will not serve the Citizens of Oxnard.

NO to the HighRise at Fisherman's Wharf!!

A concerned 55 year resident

Sad News For Meghan Markle And Prince Harry
track.volutr.com
<http://thirdpartyoffers.juno.com/TGL3131/5d4e1eee4ac531eee60afst03duc>

NO on Fisherman's 400 unit apartment

1 message

Renee Garden <reneegarden1@aol.com>

Fri, Aug 9, 2019 at 7:14 PM

To: dee.lai@oxnard.org

Hello,
Please NO on an apartment complex at Fishermans wharf.

Why can't they just build 10 beautiful harbor houses for more revenue?

I live next to Silver Strand and it's my only way to get home.
Thank you,

Be Well
Renee Garden
310-367-2924



Lai, Dee <dee.lai@oxnard.org>

FISHERMAN'S WHARF 400 UNIT APARTMENT PROJECT

1 message

L. Fiery <lefiery@yahoo.com>

Fri, Aug 9, 2019 at 7:18 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "info@hbca.info" <info@hbca.info>

This goes against California's policy of facilitating the enjoyment of limited coastal resources by the maximum number of people, not just the lucky ones who can afford to buy an expensive apartment. Oxnard should consider its citizens' enjoyment and welfare above the counties greed.

Larry Fiery



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Janalyn Sullivan <jaycie@everyactioncustom.com>

Fri, Aug 9, 2019 at 7:27 PM

Reply-To: jaycie@thesoaringwine.com

To: Dee.Lai@oxnard.org

Dear Commissioner Jeremy Meyer,

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Sincerely,
Ms Janalyn Sullivan
Port Hueneme, CA 93041
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I oppose the Harbor Project

1 message

betty bildner <seabreezewayox@gmail.com>

Fri, Aug 9, 2019 at 8:51 PM

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

<http://www.hbca.info/must-be-sent-before-july-5th/>

Must be sent before July 5th | HBCA

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhling

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 8-8-2019

Commissioners:

My name is Betty Bildner. I live in (city, zip) 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Signature, Printed Name, Address

Betty Bildner

5305 Seabreeze Way
Oxnard, CA 93035

Fwd: I oppose the Harbor Project

1 message

betty bildner <seabreezewayox@gmail.com>
To: dee.lai@oxnard.org

Fri, Aug 9, 2019 at 8:53 PM

Begin forwarded message:

From: betty bildner <seabreezewayox@gmail.com>
Subject: I oppose the Harbor Project
Date: August 9, 2019 at 8:51:28 PM PDT
To: dee.lai@oxnard.org
Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

<http://www.hbca.info/must-be-sent-before-july-5th/>

Must be sent before July 5th | HBCA

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 8-8-2019

Commissioners:

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Betty Bildner
5305 Seabreeze Way
Oxnard, CA 93035

Development at Fisherman's Wharf

1 message

Susan Kaufman <cbrzzzs@gmail.com>

Fri, Aug 9, 2019 at 9:26 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Channel Island's Harbor is really a very small harbor hemmed in by a military base and a couple of blocks of housing by the beaches and the ocean.

The proposed development is just physically too large and incredibly unattractive. I say to all involved, you can do better, you can be more creative, you can present an aesthetically beautiful plan. That will fit the site of the property and still be profitable, So come on Gentlemen be more creative in your approach and design.

Your, Susan Kaufman resident on Ocean Drive

Sent from Mail for Windows 10



Lai, Dee <dee.lai@oxnard.org>

NO ON 400 APARTMENTS ON FISHERMAN' WHARF

1 message

Gladys Dominguez <GDomingez@aol.com>
To: dee.lai@oxnard.org

Fri, Aug 9, 2019 at 10:10 PM

The Channel Islands Fishermen's Wharf should be again developed in restaurants & shops NOT apartments.

Gladys Dominguez
3401 Neap Pl
Oxnard, CA 93035

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Alicea Ware <aliceakware@everyactioncustom.com>

Sat, Aug 10, 2019 at 1:11 AM

Reply-To: aliceakware@yahoo.com

To: Dee.Lai@oxnard.org

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms. Alicea Ware
Port Hueneme, CA 93041
aliceakware@yahoo.com



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Alicea Ware <aliceakware@everyactioncustom.com>

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Port Hueneme, CA 93041

aliceakware@yahoo.com

Harbor revitalization

1 message

Ron <rperelman@charter.net>
To: dee.lai@oxnard.org

Sat, Aug 10, 2019 at 5:58 AM

We are residents of Mandalay Bay. The "revitalization " project is misguided. The traffic will be awful. The problems many. We need beautification of the wharf , restaurants and shops. We need to keep the public launch. We need the Casa Sirena leveled and a new hotel and restaurant built. We do not need mire apartments or condos. The roads are already getting congested. For years the Harbor Commission rejected everything now they want this. The tax money is good but the damage is not worth it. There are too many new apartments and condos in the harbor areas. Just drive down Victoria

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

Stop Fisherman's Wharf proposal

1 message

susan.m.montalvo@gmail.com <susan.m.montalvo@gmail.com>

Sat, Aug 10, 2019 at 8:41 AM

To: dee.lai@oxnard.org

Cc: info@hcba.info

I am a registered and voting resident

and urge the Planning Commission to SAY NO TO THE 400 APARTMENTS AT FISHERMANS WHARF. NO AMMENDMENT to Oxnard's Local Coastal Plan for this Project.

Thank you for your help.

Susan Montalvo

3641 W Hemlock St

Oxnard, CA 93035



Lai, Dee <dee.lai@oxnard.org>

NO to Development at Fisherman's Wharf

1 message

drdanj1951@gmail.com <drdanj1951@gmail.com>
To: dee.lai@oxnard.org

Sat, Aug 10, 2019 at 9:30 AM

The proposed development at Fisherman's Wharf can be summed up in one word – insanity. It is a stunningly overbuilt proposal and local infrastructure can come nowhere near to supporting it. The proposal does not, as claimed, create a one-acre park, it removes much of the existing waterfront park to accommodate the apartment project and removes ALL of the Free Public Parking for the park and the public boat ramps.

The project will cause traffic problems in an already crowded intersection with additional driveways on Victoria. The City traffic engineer has deemed these unsafe. How many injuries, and potential deaths, do you want to be part of causing?

This is simply a profit making scheme for a billionaire, pure and simple, one with lots of money to spread around and no concern for people in the community. He will suck his profits, and leave our community a mess.

Do not be part of that.

Sincerely

Daniel Jordan, PhD, ABPP



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Danalynn Dion <dl.pritz@everyactioncustom.com>

Sat, Aug 10, 2019 at 9:53 AM

Reply-To: dl.pritz@verizon.net

To: Dee.Lai@oxnard.org

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Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

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Jourdain Dion <jd90404@everyactioncustom.com>

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr Jourdain Dion
Oxnard, CA 93035
jd90404@gmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Jourdain Dion <jd90404@everyactioncustom.com>

Sat, Aug 10, 2019 at 9:54 AM

Reply-To: jd90404@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Daniel Chavez Jr.,

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Lai, Dee <dee.lai@oxnard.org>

NO!

1 message

Melinda Irvin <melirvin@aol.com>

Sat, Aug 10, 2019 at 12:09 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

NO to 400 Apartments at Fisherman's Wharf – NO Amendment to Oxnard's Local Coastal Plan for this Project
Please! Please! Please say NO!

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

Do not let this happen!!!

1 message

Paula Cindric <pcindric@yahoo.com>

Sat, Aug 10, 2019 at 1:05 PM

To: dee.lai@oxnard.org

Do not let this happen!!!!

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

400 Unit Apartments in Oxnard

1 message

Marsha Jamison <marsha3027@yahoo.com>

Sat, Aug 10, 2019 at 1:30 PM

Reply-To: "marsha3027@yahoo.com" <marsha3027@yahoo.com>

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

We would like to object to the over building on Peninsula Blvd. Oxnard. The citizens would like to see the park expanded with access to the Harbor.

Please forward to the planners.

Sincerely,

Gary & Marsha Jamison

2031 Jamestown Way

Oxnard, CA

Sent from Yahoo Mail on Android



Lai, Dee <dee.lai@oxnard.org>

Oxnard Planning Commisssioners

1 message

marr parr <marrparr68@hotmail.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Sat, Aug 10, 2019 at 2:04 PM

Dear Sir:

I am writing to you regarding the "proposed project" of an apartment complex at the Fisherman's Wharf. I live on W. Hemlock Steet off Victoria and definitely oppose this project. We don't need any more housing around this area causing more overcrowding and traffic problems than we have already. We have fairly new housing at the Von's shopping complex plus The Westerlies Condos on Hemlock. Not to mention all the surrounding area condos and apartment complexes on Hemlock and Victoria. It is beginning to look and feel like a rat's maze in this area.

What is needed is a renovation of the Wharf to beautify the area and bring in revenue to the city, not more people and housing. For the good of the city and it's long-time residents, please reconsider this proposal **and not let the city leaders do nothing but line their pockets at the expense of the residents who live in the area.**

***Respectfully yours,
Margaret Parra
3131 W. Hemlock St
Oxnard, CA 93035***

Project Proposal @ Fisherman's Wharf

1 message

John Prior <dmbulb@gmail.com>

Sat, Aug 10, 2019 at 3:00 PM

To: dee.lai@oxnard.org

Greetings,

My name is John Prior. I am a registered voter and have been a resident on San Fernando Avenue in Silver Strand since 5/2010. I have attended the meetings related to the Fisherman's Wharf project and listened to both advocates and opponents of the proposal. My conclusions: **The FW Contractors/Designers have submitted a plan that fails even under the lightest scrutiny.** There is no adaptation for the 800 plus residents (conservative est. 400 appts. x 2) to enter or exit the parking areas via Victoria Ave. or the Channel Islands Blvd. The morning and evening traffic hours would have an additional 300 - 600 autos merging with the Naval Base employees, Silver Strand residents, Semi-Tractor trailers (parked overnight each week), and the already crowded Oxnard Harbor Blvd.-Channel Islands Blvd. corridor commuters. I frequently drive to Ventura in the morning and am currently adding an additional 15 minutes to my ETA to allow for the anticipated back-ups during the first 3/4 mile to CI Blvd. I see only a nightmare scenario if the FW project is approved to proceed. I touched only on One concern. I have several including the lack of Specs related to needed (safe) sewage augmentation. I agree with many of my neighbors that the County is rushing this project for reasons that are either short-sighted or motivated by obvious and undisclosed incentives.

Please include my name among those opposed to the current. Fisherman's Wharf residence project. I would also volunteer for any future committees seeking solutions for the FW area.

Sincere Regards,
JJPrior 805.253.0982



Lai, Dee <dee.lai@oxnard.org>

Please Note: I vote No to Fisherman Wharf Project

1 message

Leslie Ball <gadgitte@aol.com>

Sat, Aug 10, 2019 at 4:10 PM

To: dee.lai@oxnard.org

Leslie Ball
Homeowner
Driftwood Homes

Sent from my iPhone

Recreation not overcrowding : Oxnard 's wharf project

1 message

Deborah Liddi Brown <deborahliddibrown@gmail.com>

Sat, Aug 10, 2019 at 4:22 PM

To: dee.lai@oxnard.org, info@hbca.info, Deborah Liddi Brown <deborahliddibrown@gmail.com>

Dear Ms. Dee Lai and The Oxnard Planning Commission,

I live at 149 Los Angeles Avenue
Silverstrand Beach
Oxnard CA 93035

I am deeply concerned about the new proposal to build apartments in Oxnard's fisherman's wharf/marina.

While the developer, Geoff Palmer, speaks of 'revitalizing' Fisherman's Wharf, their Proposed Project consists primarily of a MASSIVE 400-Unit Apartment Project, 55 Feet Tall, Gated & Barred, two city blocks long that does NOT have enough parking and is located on land Zoned for Public Recreational Uses.

Apparently, their 'Revitalization' Project REMOVES over one-half of the foot print of Fisherman's Wharf, removes the Elite Theatre, Art Gallery and the quaint charm of the wharf .

The project does NOT create a new 1-acre park as the developer claims, the project removes 1/3 of an already existing waterfront park to accommodate their massive apartment project and then removes ALL of the Free Public Parking for the park and the public boat ramps.

Their Massive Apartment Project will absolutely cause even greater Traffic Nightmares with its three ingress/egress driveways on Victoria which the City Traffic Engineer deemed unsafe.

This project violates several Local Coastal Plan policies which protect the public's access to our harbor.

Because the project is so ill-conceived and poorly planned, the Developer and County are trying to deceive the public using PR campaigns and cajole them into signing petitions supporting a 'Revitalization' of the Harbor. A MASSIVE 400 UNIT APARTMENT PROJECT will Not revitalize the harbor. Please do NOT allow the County and this Developer to réappropriaient LAND zoned for the public's recreational uses.

I will be attending the Planning Commission Meeting August 22, 2019, at 6pm at Oxnard City Council Chambers

Oxnard has made some curious choices regarding the development of our city. They seem based on short term profit and ignore critical city planning concerns such as: traffic congestion, over crowding, lack of adequate parking, public transportation and improving our city for eco friendly and community friendly pedestrians .

We need sidewalks, trees planted, recreation, art, businesses, and water activities in the Wharf, not more residents who will be under served and over crowded.

Thank you for your time and reflection on this critical matter.

Sincerely,

Deborah Liddi Brown, Ph.D.

"Take rest; a field that has rested gives a beautiful crop." Ovid

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

pats

1 message

Ellen Kramer <2greatteachers@gmail.com>

Sat, Aug 10, 2019 at 7:18 PM

To: dee.lai@oxnard.org

No 400 apts at Fishermans Warf. Eric Krtamer

Fisherman's Wharf Development

1 message

Lori Dupuis <ladsummer@aol.com>
To: dee.lai@oxnard.org

Sat, Aug 10, 2019 at 7:31 PM

Dear Commissioners:

We do not need more apartments at that already congested location. Please do not approve the 400 unit building. Any developer should be required to have adequate parking, and safe ingress and egress to the homes.

In addition, there are not enough retail stores and restaurants to service the people who already live here. I drive to Ventura to do the majority of my shopping. There are so few restaurants, that again we drive to Ventura Harbor, Main Street, or even Ojai a few nights a week.

Revitalization would be great! Please consider the realistic needs of current and future residents. Several new, high density condos have been built recently without infrastructure consideration. Victoria is turning into a traffic jammed thoroughfare at an alarming rate. Quality of life should be considered. Where is the long term planning?

Finally, giving up public land is never a good idea, and will not result in projects that benefit our community. Developers have only quick profits as their motivation.

Please hold out for a better offer. Thank you for your consideration.

Sincerely,
Frank and Lori Dupuis
5211 Driftwood St.
Oxnard, CA 93035



Lai, Dee <dee.lai@oxnard.org>

8/22/19 Planning Commission Mtg on Fisherman's Wharf Redevelopment - NO

1 message

Tom McNally <tmac.ca@hotmail.com>

Sun, Aug 11, 2019 at 1:41 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "info@HBCA.info" <info@hbca.info>

This is my second letter opposing the 390 apartment project at the southwest corner of Victoria and Channel Islands Blvd. I sending this one because I am unclear if the first one ever was received.

NO to 390 Apartments at Fisherman's Wharf.

NO Amendment to Oxnard's Local Coastal Plan for this Project.

While we all understand the need for additional revenue for the City of Oxnard and also the need to patch relationships with Ventura County and specifically the Harbor Department, this is not the way to do it.

Start over with a visitor serving facility that does not rely on apartments to provide income for the City and County and line the pockets of the developer. While no one works for free, this will be a 50 year windfall.

Tom McNally

4123 Galapagos Way

Oxnard, CA 93035

Tmac.ca@hotmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Aja Benninghoff <ispeakdog805@everyactioncustom.com>

Sun, Aug 11, 2019 at 5:13 PM

Reply-To: ispeakdog805@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Orlando Dozier,

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Ms Aja Benninghoff

Oxnard, CA 93035

ispeakdog805@gmail.com



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1 message

Phillip Sabala <pnsabala@everyactioncustom.com>

Sun, Aug 11, 2019 at 5:59 PM

Reply-To: pnsabala@att.net

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Sincerely,

Mr Phillip Sabala
Oxnard, CA 93035
pnsabala@att.net



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Phillip Sabala <pnsabala@everyactioncustom.com>

Sun, Aug 11, 2019 at 5:59 PM

Reply-To: pnsabala@att.net

To: Dee.Lai@oxnard.org

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Dave Vogt <davejvogt@everyactioncustom.com>

Mon, Aug 12, 2019 at 7:04 AM

Reply-To: davejvogt@yahoo.com

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Fisherman's Wharf Development

1 message

Judith Lee <delorean35@yahoo.com>

Mon, Aug 12, 2019 at 7:36 AM

To: dee.lai@oxnard.org

This is not the way to improve our harbor - please protect our wonderful small boat harbor by refusing this project. It's too big, not well thought out and does not represent the best way to replace Fisherman's Wharf. Mike and Judi Lee 3524 Ocean Drive, Oxnard

Sent from my iPad



Lai, Dee <dee.lai@oxnard.org>

Urgent Matter

1 message

April Nickerson <april_nickerson@icloud.com>
To: dee.lai@oxnard.org

Mon, Aug 12, 2019 at 7:42 AM

No to the 390 Apartments! Please listen to the community. This will destroy our beautiful harbor. My 10 year old had listened to these plans and even he can see, it's too much! Too many people in a small area. We aren't EVER going to recover or adjust if this project goes through. Find a better option. Stop seeking the wrong thing! Money can come in many ways, not only by building a nightmare monster project in our beautiful neighborhood.

Thank you,

April Nickerson
28 year resident.

Sent from my iPhone



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lori Bracey <jlbracey@everyactioncustom.com>

Mon, Aug 12, 2019 at 7:53 AM

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Sincerely,

Mrs. Lori Bracey

Rockford, IL 61109

jlbracey@comcast.net



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Lori Bracey <jlbracey@everyactioncustom.com>

Mon, Aug 12, 2019 at 7:53 AM

Reply-To: jlbracey@comcast.net

To: Dee.Lai@oxnard.org

Dear Chair Deirdre Frank,

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Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 4:13 PM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030****(805) 385-8200 / elizabeth.rubalcava@oxnard.org**

----- Forwarded message -----

From: **Renee Haney** <arhaney@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 4:12 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Renee Haney

Cincinnati, OH 45255

arhaney@icloud.com



Lai, Dee <dee.lai@oxnard.org>

Re: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Koziel, Duane <duane.koziel@oxnard.org>

Tue, Aug 6, 2019 at 4:53 PM

To: marthadavy@gmail.com, "Lai, Dee" <dee.lai@oxnard.org>

Cc: City Clerk <cityclerk@oxnard.org>

Hi Mrs. Davy -

I'm responding on behalf of our City Clerk, Michelle as she's out this week and normally does not attend Planning Commission Meetings. I am including our City Planning Commission Liason, Dee Lai on this email.

Hi Dee - Please respond to Mrs. Davy. Thank you.

On Tue, Aug 6, 2019 at 4:46 PM Martha Davy <marthadavy@everyactioncustom.com> wrote:

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com

--
Duane Koziel
City Clerk's Office
805-385-7803



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Martha Davy <marthadavy@everyactioncustom.com>

Tue, Aug 6, 2019 at 4:46 PM

Reply-To: marthadavy@gmail.com

To: Dee.Lai@oxnard.org

Dear Vice-Chair Wilfredo Chua,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Martha Davy <marthadavy@everyactioncustom.com>

Tue, Aug 6, 2019 at 4:46 PM

Reply-To: marthadavy@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Robert V. Sanchez,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Martha Davy <marthadavy@everyactioncustom.com>

Tue, Aug 6, 2019 at 4:46 PM

Reply-To: marthadavy@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Jim Fuhring,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Martha Davy <marthadavy@everyactioncustom.com>

Tue, Aug 6, 2019 at 4:46 PM

Reply-To: marthadavy@gmail.com

To: Dee.Lai@oxnard.org

Dear Chair Deirdre Frank,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Martha Davy <marthadavy@everyactioncustom.com>

Tue, Aug 6, 2019 at 4:46 PM

Reply-To: marthadavy@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

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Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Martha Davy <marthadavy@everyactioncustom.com>

Tue, Aug 6, 2019 at 4:46 PM

Reply-To: marthadavy@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Daniel Chavez Jr.,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Martha Davy <marthadavy@everyactioncustom.com>

Tue, Aug 6, 2019 at 4:46 PM

Reply-To: marthadavy@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Orlando Dozier,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Martha Davy
Port Hueneme, CA 93041
marthadavy@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 4:13 PM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Renee Haney** <arhaney@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 4:12 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Renee Haney
Cincinnati, OH 45255
arhaney@icloud.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:53 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Gloria Barber** <gjbarber2002@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 8:35 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms. Gloria Barber

Oxnard, CA 93035

gjbarber2002@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:53 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Kim Sallee** <kimberlysallee@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 9:42 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs. Kim Sallee
Oxnard, CA 93035
kimberlysallee@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:54 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **sara hedstrom** <sarahedstrom3@everyactioncustom.com>

Date: Thu, Aug 8, 2019 at 9:20 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

On a personal note, we need more renters/people to support local businesses. Thank you!

Sincerely,
Miss sara hedstrom
Port Hueneme, CA 93041
sarahedstrom3@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:38 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Leonor Mario.** <leonormanion@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 12:30 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs. Leonor Mario.
Oxnard, CA 93035
leonormanion@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:36 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Tamara Dowling** <tamaradowling@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 2:07 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms. Tamara Dowling

Oxnard, CA 93035

tamaradowling@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:36 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Samuel Baez** <feynatic11@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 6:03 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Samuel Baez
Oxnard, CA 93033
feynatic11@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:36 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Anh Ly** <anhhyun@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 5:17 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to not support the Fisherman's Wharf Oxnard revitalization project. There is no shortage of apartments in Oxnard. You can see all the new developments. Any waterside apartments will definitely not be affordable. The traffic going into/out the peninsula with the current base occupants would be horrible.

I am all for revitalization but putting 390 units is not the answer.

Sincerely,
Ms. Anh Ly
Oxnard, CA 93035
anhhyun@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:36 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **JAMES IMPORTANTE** <james.importante17@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 12:50 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing in support of the Fishermans Wharf project. I was born in 1982 and raised in South Oxnard. As a child I remember looking forward to going to the wharf with my parents. After nearly 20 years, I've returned to Oxnard after living in Tucson and Sacramento and hopeful that redevelopment can occur in the harbor has it has in the previous communities I've lived in. I find it disappointing, sad, and embarrassing to see what was once a community asset fall into disrepair and an eyesore. Any opportunity to reinvest in the wharf that will provide jobs and housing is a win for the community.

Sincerely,

Mr. JAMES IMPORTANTE

Oxnard, CA 93033

james.importante17@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:35 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Janalyn Sullivan** <jaycie@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 7:27 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

The revitalization of the Fisherman's Wharf Oxnard will benefit Oxnard families for many generations to come. The project will include the restoration of the Iconic Lighthouse, a 1-acre park, 36,000 sq.ft. restaurants and retail space, the rehabilitation of six retail buildings, and a 1,000 foot long boardwalk. The project will also include the addition of 390 apartment homes, which will be very helpful for the future of Oxnard given the lack of housing in Ventura County.

This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms Janalyn Sullivan

Port Hueneme, CA 93041

jaycie@thesoaringwine.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:33 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Alicea Ware** <aliceakware@everyactioncustom.com>

Date: Sat, Aug 10, 2019 at 1:11 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms. Alicea Ware

Port Hueneme, CA 93041

aliceakware@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:33 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Phillip Sabala** <pnsabala@everyactioncustom.com>

Date: Sun, Aug 11, 2019 at 5:59 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr Phillip Sabala

Oxnard, CA 93035

pnsabala@att.net



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:33 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Aja Benninghoff** <ispeakdog805@everyactioncustom.com>

Date: Sun, Aug 11, 2019 at 5:13 PM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms Aja Benninghoff

Oxnard, CA 93035

ispeakdog805@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:32 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Jourdain Dion** <jd90404@everyactioncustom.com>

Date: Sat, Aug 10, 2019 at 9:54 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr Jourdain Dion

Oxnard, CA 93035

jd90404@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:32 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Danalynn Dion** <dl.pritz@everyactioncustom.com>

Date: Sat, Aug 10, 2019 at 9:53 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Ms. Danalynn Dion

Oxnard, CA 93035

dl.pritz@verizon.net



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:27 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Damaris Vogt** <damaris.cata.nsd@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 7:25 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Ms Damaris Vogt
Oxnard, CA 93035
damaris.cata.nsd@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:26 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Christian Fiene** <fienechristian@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 8:14 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Christian Fiene
North Tustin, CA 92705
fienechristian@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:26 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030****(805) 385-8200 / elizabeth.rubalcava@oxnard.org**

----- Forwarded message -----

From: **Ryan Stenderup** <wakestud1@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 8:11 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr. Ryan Stenderup

Bakersfield, CA 93307

wakestud1@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:26 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Lori Bracey** <jlbracey@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 7:53 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clark Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs. Lori Bracey
Rockford, IL 61109
jlbracey@comcast.net



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:25 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Dave Vogt** <davejvogt@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 7:04 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr Dave Vogt

Oxnard, CA 93035

davejvogt@yahoo.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:45 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Joe Morgan** <JOEMORGAN20@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 11:46 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Joe Morgan
Oxnard, CA 93035
JOEMORGAN20@GMAIL.COM



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:48 AM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk**City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030**

(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **David Brea** <davidcbrea@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 7:17 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Mr David Brea

Oxnard, CA 93035

davidcbrea@hotmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 20191 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 9:46 AM

To: Elyssa Vasquez <elyssa.vasquez@oxnard.org>, Isidro Figueroa <isidro.figueroa@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Akiko Gray** <graybug333@everyactioncustom.com>

Date: Fri, Aug 9, 2019 at 9:57 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mrs Akiko Gray
Oxnard, CA 93035
graybug333@gmail.com



Figueroa, Isidro <isidro.figueroa@oxnard.org>

Fwd: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Rubalcava, Elizabeth <elizabeth.rubalcava@oxnard.org>

Mon, Aug 12, 2019 at 12:10 PM

To: Isidro Figueroa <isidro.figueroa@oxnard.org>, Elyssa Vasquez <elyssa.vasquez@oxnard.org>

FYI.

Elizabeth Rubalcava, Assistant City Clerk
City of Oxnard: 300 W. Third Street, 4th Floor, Oxnard, CA 93030
(805) 385-8200 / elizabeth.rubalcava@oxnard.org

----- Forwarded message -----

From: **Mark Feinsinger** <kinetic5@everyactioncustom.com>

Date: Mon, Aug 12, 2019 at 9:57 AM

Subject: Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

To: <cityclerk@oxnard.org>

Dear Oxnard City Clerk Michelle Ascencion,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,
Mr. Mark Feinsinger
Glenwood Springs, CO 81601
kinetic5@comcast.net



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Terri Henderson <terriboobing@everyactioncustom.com>

Mon, Aug 12, 2019 at 4:48 PM

Reply-To: terriboobing@gmail.com

To: Dee.Lai@oxnard.org

Dear Commissioner Jeremy Meyer,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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This project is about the future of Oxnard and I hope that you will stand with me to support the future of our city.

Sincerely,

Terri Henderson

Jacksonville, AR 72076

terriboobing@gmail.com

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Terri Henderson <terriboobing@everyactioncustom.com>

Mon, Aug 12, 2019 at 4:48 PM

Reply-To: terriboobing@gmail.com

To: Dee.Lai@oxnard.org

Dear Chair Deirdre Frank,

I am writing you to urge you to support the Fisherman's Wharf Oxnard revitalization project. As you may know, the Fisherman's Wharf Oxnard is moving through the process of requesting a Local Coastal Plan Amendment from the City of Oxnard. The next step is to ask for your support at the Oxnard Planning Commission hearing.

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Cincinnati, OH 45255
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Lai, Dee <dee.lai@oxnard.org>

Proposed apartment complex at oxnard harbor

1 message

Judith Lee <delorean35@yahoo.com>

Mon, Aug 12, 2019 at 4:21 PM

To: dee.lai@oxnard.org

Saw the plans at the last big meeting and had concerns in a many areas
Don't build it
Vote you bunch out next round

Sent from my iPad



Lai, Dee <dee.lai@oxnard.org>

Important Topic at the Oxnard Planning Commission Meeting on August 22, 2019

1 message

Angela Jauregui <angela.jauregui.us@everyactioncustom.com>

Mon, Aug 12, 2019 at 2:57 PM

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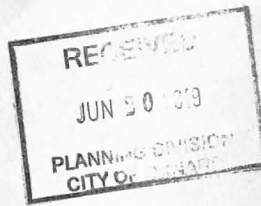
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LOCAL COASTAL PLAN AMENDMENT

Planning Commission
251 South A St.
Oxnard, CA 93030



June 15, 2019
no return address

City of Oxnard Planning Commissioners, Frank, Chua, Dozier, Fuhning,
Sanchez and Meyer

My name is Nancy Myers, and I live on Hemlock Street, near the
proposed local Coastal Plan Amendment application for "Fisherman's
Village Wharf".

The public land should not be used as a private enclave for residence.
This harbor is a rare and valuable asset: look around and you
can see for yourself how Oxnard is famous for its harbor and seashores.

The developer of this "leased" public property is the billionaire,
Peter Muller who does not live in the area, and whose daily
lifestyle will not be negatively affected, as the lifestyle of the
neighborhood will be: More traffic, more noise, more trash, more
pollution, and less recreational access by the public.

We need more public parks, public parking, swim access, kayaks,
paddleboards, rowboats, water cycles, remote control boats, nature
walkways, children's fishing areas, picnic tables, tennis courts,
volleyball courts, swings, slides, sandboxes, public bathrooms, camp sites.

If you do not stop this amendment, it will usher a huge wave of
development that will restrict access to our public lands. We the people
own this property!

Nancy Myers

Fwd: Apartments can be built anywhere, not so harbors!

1 message

Catherine Vidal <vidal50@fastmail.us>
To: dee.lai@oxnard.org

Sun, Jul 14, 2019 at 8:33 PM

Catherine Vidal
vidal50@fastmail.us
805-816-6226

----- Original message -----

From: Catherine Vidal <vidal50@fastmail.us>
To: dee.lai@oxnard.org
Cc: info@HBCA.info
Subject: Apartments can be built anywhere, not so harbors!
Date: Sunday, July 14, 2019 8:31 PM

Dear Planning Commissioners:

The battle against big development on public land (beach side/harbor property) at the corner of Channel Island Boulevard and Victoria Avenue continues across the street from the Ventura County U.S. Naval Base. The traffic flow, already a standstill at peak hours, serious accidents occurring often at this intersection, revoking of public land originally bequeathed for public use by the Bard Family, loss of beach/harbor access, interference with the sole entrance to the community of Silverstrand Beach for emergency vehicles, residents, small businesses, visitors which is shared with commuters to the Navy Base, are a few of our reasons for battling this 400 apartment, 80 foot tall building proposal.

So, if you care about your citizenry, oppose this proposed construction.

Thank you very much.

Catherine Vidal
vidal50@fastmail.us
805-816-6226

Re: Proposed Oxnard Local Coastal Plan Amendment for Fisherman's Wharf

1 message

Angela Dubber <angelapsalm34@verizon.net>

Sun, Jul 14, 2019 at 10:45 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

To: Deirdre Frank, Chair
Wilfredo Chua, Vice Chair
Orlando Dozier, Commissioner
Jim Fuhring, Commissioner
Robert Sanchez, Commissioner
Jeremy Meyer, Commissioner

From: Eric and Angela Dubber, 145 Eagle Rock Ave. (**Silver Strand**), Oxnard, CA. 93035

Re: Proposed Oxnard Local Coastal Plan Amendment for Fisherman's Wharf

My husband, Eric Dubber, and I are in agreement with Rene Aiu and all of the Harbor & Beach Community Alliance members opinion that amending Oxnard's Local Coastal Plan (LCP) is not in the best interest of Oxnard, the public, and its coastal resources. Because the proposed Local Coastal Plan Amendment (LCPA) impacts Oxnard's jurisdictional authority to protect and ensure its residents and visitors access to enjoy its coastal resources. This amendment will set a precedent for development of a rare and valuable asset of Oxnard. Channel Islands Harbor is one of only 12 small boat harbors along the 1100 miles of California coast and it is the only harbor within Oxnard.

If this proposed amendment goes through, it would greatly affect this already high traffic area by impacting public access and safety. The proposed project is at the busy intersection of Channel Islands Boulevard and Victoria Avenue. **Victoria Avenue is the only route to and from the large Silver Strand neighborhood and popular Silver Strand and Kiddie Beaches.** The project's ingress and egress requires an excessive number of U-Turns and left turns with no traffic signals. **This is on a route heavily used by the Navy, freight trucks from the Port of Hueneme, Silver Strand residents, their guests, public beach goers, SUVs pulling boat trailers, RVs, and emergency vehicles.** This project will add to this traffic: apartment tenants and their guests, service trucks of all kinds (trash, moving, delivery, etc.), **creating risks to public access, public safety and a barrier to the visitor serving commercial businesses' success.** There are many other serious traffic issues that have not been addressed and mitigated.

The County is attempting to force people to accept the massive 400-apartment complex or endure a deteriorating Fisherman's Wharf for at least another five years. This is a false choice.

The County owns Fisherman's Wharf and has shamefully allowed the area to deteriorate. It is ironic that now the County claims the only solution to the deterioration is the proposed massive apartment complex.

We agree that in conclusion, the proposed LCPA conflicts with Oxnard's LCP policies, Oxnard's HCI sub-zone ordinances, and the fundamental purpose of a harbor. If this LCPA's project is permitted to proceed, it will stand on Oxnard's coast for more than a hundred years and affect public access for generations. There is no legitimate reason for Oxnard to approve this LCPA or make an exception to its LCP policies for this one project. This LCPA's project is in the coastal

zone. It is on publicly owned land. It is in a city with one of the largest underserved populations in the state. This LCPA demands a higher standard of scrutiny and genuine public benefits commensurate with the value of public waterfront land.

Thank you for taking our concerns as members of the **Silver Strand** neighborhood into consideration.

Sincerely,
Eric and Angela Dubber

HBCA Letter

1 message

Gina Connolly <gsavageconnolly@gmail.com>
To: dee.lai@oxnard.org

Mon, Jul 15, 2019 at 9:34 AM

 **6-25-19_Planning_Commission_HBCA-Letter_.pdf**
413K



June 25, 2019

Deirdre Frank, Chair
Wilfredo Chua, Vice Chair
Orlando Dozier, Commissioner
Jim Fuhring, Commissioner
Robert Sanchez, Commissioner
Jeremy Meyer, Commissioner

Re: Proposed Oxnard Local Coastal Plan Amendment for Fisherman's Wharf

We would like to explain why amending Oxnard's Local Coastal Plan (LCP) is not in the best interest of Oxnard, the public, and its coastal resources. The proposed Local Coastal Plan Amendment (LCPA) impacts Oxnard's jurisdictional authority to protect and ensure its residents and visitors access to enjoy its coastal resources. This amendment will set a precedent for development of a rare and valuable asset of Oxnard. Channel Islands Harbor is one of only 12 small boat harbors along the 1100 miles of California coast and it is the only harbor within Oxnard.

This LCPA is an attempt to accommodate a single project but it impacts the entire harbor. A single project exception to any LCP undermines the purpose of the LCP and sets a bad precedent.

There are seven major reasons why this Local Coastal Plan Amendment (LCPA) should be denied.

1) Oxnard will lose jurisdiction over an important coastal asset.

Oxnard will lose its jurisdiction over any project that the County may propose at Fisherman's Wharf if this amendment is approved. The County will amend its Public Works Plan and Oxnard will lose its permitting authority and its ability to propose any modifications or changes to the development project.

The amendment would also set a precedent that would allow other high-density residential development in the harbor. Oxnard will be unable to stop or modify these developments despite the fact that they are within Oxnard and should be subject to Oxnard's jurisdiction and development standards.

Why should Oxnard or any city cede its jurisdictional authority over projects within its boundaries? Why give sovereign governance over one of the Oxnard's valuable coastal visitor attracting locations to another government entity? Oxnard's LCP should govern all of its Coastal Zone. Oxnard should retain its jurisdictional rights.

2) The LCPA is inconsistent with 20 LCP policies and Oxnard's General Plan.

This LCP amendment is inconsistent with at least 20 LCP policies certified by the California Coastal Commission. It changes only two policies, 23 and 35 but facilitates a project that will be inconsistent with almost all of the other policies. All policies must be consistent within the LCP. There is no legitimate reason to even consider making an exception of this project driven LCPA that impacts such a wide range of LCP policies.

The County and developer insist the LCP should be made consistent with the General Plan's Urban Village zoning. As you know, this is absolutely wrong. Within the Coastal Zone, the LCP governs over the General Plan. It is clearly stated in Oxnard's LCP "If there are any conflicts between the policies or land use designations of the Coastal Plan and the existing General Plan, the Coastal Plan shall prevail". The Coastal Commission's Jack Ainsworth also made this clear to the County back in February 2008 "For the landside development [of Channel Islands Harbor] the Oxnard LCP will be the standard of review."

Oxnard's General Plan also requires that a Specific Plan must be submitted and approved before an "Urban Village" designation can apply. The County and developer have failed to submit a Specific Plan. The proposed density change is, therefore, inconsistent with the General Plan as well.

3) The LCPA attempts to accommodate a single project but affects the entire harbor.

The change to Policy 23 affects the allowable density for the **entire harbor, but not Fisherman's Wharf because Fisherman's Wharf is in the HCI (Harbor Channel Islands) Sub Zone.**

No residential development is allowed in the HCI Sub-Zone. The application to amend the HCI Sub-Zone has been withdrawn by the County and developer. The County and developer have also not submitted a Specific Plan for a residential urban village zoning change as required by the General Plan. This means, without also obtaining an approved zoning change by an HCI amendment or by a Specific Plan, there is no effective zoning that allows the proposed project at Fisherman's Wharf.

The LCPA proposes a density increase from 18 units per acre to 40 units per gross acre, more than double the current density. It makes no sense to amend the LCP to accommodate a single project that allows increased density in the entire Harbor. It weakens the LCP policies by allowing project specific exceptions. It sets a precedent for amending Oxnard's LCP on a piecemeal project-by-project basis that will affect Oxnard's entire Coastal Zone.

4) HCI (Harbor Channel Islands) ordinance changes should be considered prior to this LCPA. There could be unintended consequences that Oxnard may not want.

It is premature to approve this LCPA because this project not only requires an LCP amendment but also amendments to Oxnard's HCI ordinances that have been certified by the California Coastal Commission. The proposed project is in the HCI Sub-Zone where residential development is not permitted and the height limit does not allow the proposed project.

HCI amendments should be **made prior to an LCPA**. The City should review and consider the required HCI ordinance changes before any LCPA is approved. There could be unintended consequences that Oxnard may not want.

The County and developer have withdrawn their proposed changes to the HCI Sub-Zone ordinances. The withdrawal obviously avoids the required CEQA review of the project that should take place first. A CEQA review would ensure Oxnard fully understands the impact of the change before the LCPA is considered.

5) The LCPA's project violates the basic principle of genuine public access to coastal resources by all. It also conflicts with the objectives of the new Environmental Justice Policy.

A basic principle and the heart of both the Coastal Act and the City's LCP would be violated by this LCPA's project: **access to coastal resources by all**. It is in violation of Coastal Act Policies 30210, 30211, 30212, and 30252. It specifically violates LCP Policy 21 that states: "maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all people..."

Oxnard's LCP policies work to not only ensure and protect public access to coastal resources but also work to encourage and promote access to the coast. Policy 26 states "To ensure lower cost recreational and visitor serving harbor facilities are available to **all income groups**...In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use." LCP policy 30 requires: "adequate public parking facilities in all new or modified harbor developments consistent with the City Land Use Plan and Zoning Ordinance."

The project is in violation of these policies. The project's use of public land without genuine public access and benefits goes against the very principles that the Coastal Act is founded on.

There are at least 13 specific LCP policies that are related to ensuring and promoting genuine public access to public coastal areas like Channel Islands Harbor. The LCPA is in violation of all of these policies. This is why it is critical to understand what this proposed project really is about. (See Project Scale Model of the developer's Elevations and Plans for a good understanding of the project's size and impact on public access. Model showing available upon request.)

Critical to genuine public access is free or low cost parking. The project fails to provide adequate parking. The City of Oxnard finds the project to be under parked by 390 spaces. It also fails to even meet current ADA parking requirements.

The County states it is using County parking requirements. However, the proposed project does not even meet the County's Coastal Zoning Ordinances. Sec. 8176.0, 8176-2.7 Coastal Access states: "Preserve existing parking areas that serve coastal access and recreation...new development shall be designed to include off-street parking spaces sufficient to serve the propose use."

“Existing parking areas serving coastal access and recreational uses shall not be displaced, except where there is no feasible alternative and the loss of parking spaces mitigated with a commensurate number of replacement spaces that serve a coastal access function in the same vicinity as the removed parking.”

The proposed project removes: 195 free public parking spaces, 45 of the only adjacent parking spaces with access to the waterfront park and public boat docks, and 32 overnight, low cost RV parking spaces. The project fails to provide a “commensurate number of replacement spaces” and there is no on-street parking anywhere near the location.

On April 22, 2019, at the Oxnard Community Workshop, the Harbor Director said, “bottom line is that it [project parking] meets the County code. It may be less parking than the City code requires. But who is at risk if it’s under parked. They [Channel Islands Harbor Properties LLC, the developer] are.” (Points to developer)

This is wrong. The real risk of the inadequate parking is the permanent loss of public access to a coastal resource.

Traffic also impacts public access and safety. The proposed project is at the busy intersection of Channel Islands Boulevard and Victoria Avenue. Victoria Avenue is the only route to and from the large Silver Strand neighborhood and popular Silver Strand and Kiddie Beaches.

The project’s ingress and egress requires an excessive number of U-Turns and left turns with no traffic signals. This is on a route heavily used by the Navy, freight trucks from the Port of Hueneme, Silver Strand residents, their guests, public beach goers, SUVs pulling boat trailers, RVs, and emergency vehicles.

This project will add to this traffic: apartment tenants and their guests, service trucks of all kinds (trash, moving, delivery, etc.), creating risks to public access, public safety and a barrier to the visitor serving commercial businesses’ success. There are many other serious traffic issues that have not been addressed and mitigated.

The priority of development on valuable public harbor land **demands a higher level of public benefits than provided by this project.** On June 14, 2016 the developer addressed the issue of reducing the number of apartment by saying, “We have no more [margin] room... We are trying to create an environment and lifestyle of living in apartments and living on the water.” The project’s focus is on 400 apartments and its tenants, not on public access and benefits.

The project removes over a third of the existing park instead of providing more needed harbor park space. It reduces visitor serving commercial and retail space by more than 43%, making visitor serving commercial and retail space only 5.4% of the project’s total building square footage. The project’s amenities are overwhelmingly exclusive to apartment tenants.

There are no affordable apartment units in the project. The project’s developer has a history of aggressively opposing any affordable units in their developments. (See attached letter from developer’s legal counsel.)

The project violates the new California Coastal Commission's Environmental Justice Policy "Coastal development should be inclusive for all who work, live and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development. "

As reported by Mathew Fienup, Executive Director of the California Lutheran University's Center for Economic Research and Forecasting: Housing affordability is "the challenge of our time... We can't say it enough times." Mr. Fienup also made the point that rentals are especially unaffordable in Ventura County. Per ATTOM Data Solutions 2018 Rental Affordability Report, The County is ranked 13th least affordable county out of 447. The average Ventura County renter may be forced to spend over half their wages on rent.

This project does not promote genuine public access. It is a high end, high-density residential development with no affordable units. It does not provide public benefits at a level commensurate with the value of public waterfront land at Channel Islands Harbor in Oxnard.

6) The LCPA conflicts with the fundamental purpose of a harbor: commercial fishing and water recreation. These are the priorities of both Oxnard's LCP and HCI ordinances.

There are 6 LCP policies that encourage, protect, and promote expansion of commercial and sport fishing and recreational boating support facilities. Policy 16 states: "As existing commercial development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services."

Oxnard's HCI Section 17-24 states "The purpose of the HCI sub-zone is to provide, protect and encourage commercial fishing, recreational boating, and other related uses at the Channel Islands Harbor for both residents and non-residents of the city. This sub-zone is designed to assure other uses do not preclude these uses, while allowing visitor uses..."

7) False choice: A high end, high density apartment complex OR a deteriorating Fisherman's Wharf for at least the next five years.

The County is attempting to force people to accept the massive 400-apartment complex or endure a deteriorating Fisherman's Wharf for at least another five years. This is a false choice.

The County owns Fisherman's Wharf and has shamefully allowed the area to deteriorate. It is ironic that now the County claims the only solution to the deterioration is the proposed massive apartment complex.

The County uses a 2013 HR & A Study done for Port Hueneme not Oxnard to support their claim that there is no other option. However, the same study actually contradicts the County's position. It states: "these results do not reflect a strong hotel/motel market that can absorb significantly more product. Moreover, if such product were to be developed, both Ventura and Oxnard are superior locations...both cities have a strong presence on the major tourist corridors as well as tourist infrastructure and services that are superior to those found in Port Hueneme."

The County only issued Requests for Proposal or Qualifications to apartment developers. The County failed to provide any current data to support its position regarding Fisherman's Wharf. High-density apartment development is not the only viable choice for Fisherman's Wharf as Ventura Harbor has shown by recently attracting low-density residential development.

Conclusion

The proposed LCPA conflicts with Oxnard's LCP policies, Oxnard's HCI sub-zone ordinances, and the fundamental purpose of a harbor. If this LCPA's project is permitted to proceed, it will stand on Oxnard's coast for more than a hundred years and affect public access for generations. There is no legitimate reason for Oxnard to approve this LCPA or make an exception to its LCP policies for this one project.

This LCPA's project is in the coastal zone. It is on publicly owned land. It is in a city with one of the largest underserved populations in the state. This LCPA demands a higher standard of scrutiny and genuine public benefits commensurate with the value of public waterfront land.

A handwritten signature in black ink, appearing to read "Rene Aiu". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rene Aiu on behalf of the Harbor & Beach Community Alliance

cc: Jeffrey Lambert
Kathleen Mallory
Isidro Figueroa
Ken Rozell
Ashley Golden

Note: The complete set of Detailed Analyses of the Project will be provided to the Commission at a later date.

fisherman's wharf

1 message

Stacy Vierheilig <svierheilig@lee-re.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@hbca.info" <info@hbca.info>

Mon, Jul 15, 2019 at 2:47 PM

I have been in commercial real estate for over 30 years. We own a 2nd home in Silver strand. Let me 1st say I am pro development in most cases but the fisherman's wharf is one of the few remaining charming places. Once we hit that intersection it really makes you feel you at the beach/harbor. When friends come to visit I always say just go past the place that looks like Amity and everyone knows what I mean! We always ride our bikes along the bike path to the wharf and look at the seals, birds and whatever else we might encounter along the way. Those would probably stay away with a large development. We made a point to shop at Ahoy every time we were in town to support local. It was a lovely store that got run out due to lack of a good marketing plan for the center and I understand % rent which no one does anymore. I could see adding a bit more retail structures but why go so big? It is already a busy congested intersection thus the ticket camera. I can't imagine the construction trucks what a mess that will be. We have younger children who drive and it would be a tragedy if something ever happened and they couldn't get out of the beach area. Why not get a good leasing team that is active in the area and get the place leased up? Add another 1 or 2 cute structures, Slap some exterior paint on and you are good to go!

Stacy Vierheilig-Fraser
Principal

Lee & Associates – LA North/Ventura, Inc.

D 818.933.0313 F 818.933.0413

svierheilig@lee-re.com



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Sherman Oaks, CA 91403



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delete the original message and all copies from your system. Thank you.

Amending the City's LCP plan

1 message

Lisa <Lisa@tothartworks.com>

Sat, Jun 15, 2019 at 8:38 AM

Reply-To: Lisa <Lisa@tothartworks.com>

To: dee.lai@oxnard.org

Cc: jeffrey.lambert@oxnard.org, kathleen.mallory@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date:

Commissioners:

My name is Lisa E. Toth. I live in {city, zip Oxnard 93030 I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

I don't often write in opposition to city planning but I am opposed to this plan. I would rather see that area improved for public use.

Lisa E. Toth
410 Ivywood Dr.
Oxnard, CA 93030

Opposition to amending the Local Costal Plan

1 message

Joel Berman <joel.berman@gmail.com>

Wed, Jul 17, 2019 at 9:57 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

My wife and I moved to Oxnard from Massachusetts 14 months ago. We wanted to be near some of our grandchildren in the Valley, but we wanted to live in a great place. Although we had never heard of Oxnard, as soon as we drove around and saw the magnificent coast and beaches, the excellent harbor, and enjoyed the great weather we knew we would settle here. We are in Seabridge and of course are deeply concerned about the harbor.

We see people enjoying the harbor and Seabridge all the time and we are so lucky to be close to such great facilities. Hopefully all of the complex government including the city, the county, the harbor, the coast realize what a precious resource we have and feel an obligation to maintain it.

Surely you must see that building a large residential development will totally change the character of the harbor. The tax and rental revenue may be tempting, but finding a way for the residents of Oxnard, Ventura County, California, and the United States to enjoy it rather than making a large chunk of the harbor closed to all but a thousand or so residents is not in the best interests of anyone except developers who will pocket their profit and move on to their next project while we residents will miss the use of that harbor forever.

I urge you to consider the original plan and the intent of the original plan and do not rationalize reasons to destroy public enjoyment of our harbor. It may be the easy way out to just accede to developers and lawyers, but it is certainly not the best way for you to act. And it is certainly not in the best interest of the people who live near or visit our harbor.

Joel Berman
Frances Berman
4072 Tradewinds Dr.
Oxnard, CA 93035



Lai, Dee <dee.lai@oxnard.org>

Wharf amendment

1 message

Carol Boggio <gnpboggio@icloud.com>

Wed, Jul 24, 2019 at 1:26 PM

To: dee.lai@oxnard.org

No no no amendment and ditto to all the letters opposing this amendment
Carol Boggio

Sent from my iPhone

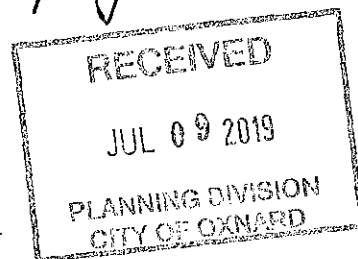
Ref: Office Local Coastal Plan
Amendment (L.C.P.A.) Application
From Ventura County.

Deirdre Frank

Page 1 of 2.

Mandalay Bay, June 23rd 2019

To the Planning Commissioners
at 251 South A. Street
Oxnard, Ca. 93030



Shortly after Lynn Krieger was appointed Harbor Commissioner, a delegation from Harvard University School of Architecture visited Oxnard Harbor and voluntarily drew up a development plan for the future. The Oxnard Planning Commission should re-examine the Harvard plan. (Some of it might still be relevant) and how it varies from what they are now proposing to us. I seriously doubt that their plan included a 400 unit apartment project!

Oxnard's potential as a tourist destination has yet to be effectively promoted in spite of the city scenic waterfront. Channel Islands Harbor and marina, our pristine white sand beaches and their dunes can easily rival Ventura's.

And the additional quaint charm of our colorful New England style fisherman's wharf often used as movies backdrops - Once again brought back to life, its attractive small shops, maritime museum, art galleries and in-door out-door dining areas when restored, would become a perfect choice for family weekend outings bringing back life and business incentive to the area - the existing ample parking making it readily accessible.

What doomed Fisherman's Wharf, a Twin-like development of the highly successful New England style mariner village in Marina Del Rey, were the prohibitive rents and taxes demanded from its tenants. A more realistic approach, in the future to the matter, by the city, would allow them to thrive. The revival of a picturesque landmark would have far more vital importance than yet another addition to what one can see across it, on Victoria Avenue. ... Row after row of monotonous apartment complexes in their repetitive architecture.

An enthusiastic support for this alternative to the alarming proposed plan would be greatly appreciated!

Sincerely

Christiane Wiese

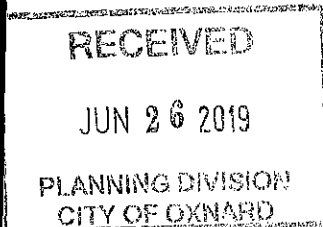
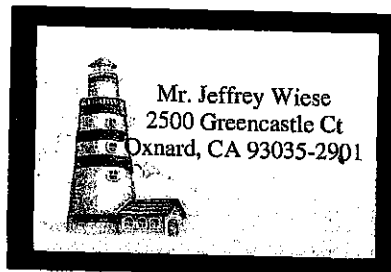
CHRISTIANE CASSAN WIESE
2500 GREENCASTLE CT.
MANDALAY BAY - OXNARD
CA. 93035.

7.5. AT DUSK, UNDER THE LITTLE LIGHTHOUSE
HAVE YOU EVER TAKEN CHILDREN TO MEET
THE RETURNING FISHING BOATS, AND LET THE
KIDDIES BUY THEIR "CATCH OF THE DAY"?

Planning Commissioners
251 South A Street
Oxnard, CA. 93030

Page 1 of 2

Re: Oppose Local Coastal Plan
Amendment (LCPA) Application
From Ventura County



Date: June 23, 2019

I'm Jeffrey Wiese, and my wife, Christiane, and I have lived at our current address since purchasing our house in 1981. (Note: our property is about 3 blocks away from the proposed 400 unit apartment building.)

Approximately 20 years ago, I attended the annual meeting of the Channel Islands Waterfront Homeowners Association at the old Lobster Trap. I called attention to the audience that it was time to consider widening Harbor Blvd. from 2 lanes to 4 lanes - from Victoria Blvd. to the Ventura Harbor entrance. This of course would entail repairing the small bridge ^{NEAR} the power plant, and the larger one over the Santa Clara River. Perhaps it was viable at that time, but highly unlikely now.

Currently, there already is a traffic problem. Cars are racing through the red light at Peninsula and Harbor Blvd. to get ahead, before slowing down to 2 lanes - some major accidents have occurred at this spot.

Looking into the future, there's another potential problem — a 400-500 unit development project at 5th Street and Harbor Blvd. Should it get approval, the traffic problem will be insurmountable.

There used to be a certain understated charm in the Oxnard Harbor. The Channel Islands Village was filled with visitors and children. There were a number of interesting restaurants: Costarolas, Marinos, Whales Tail, Funking's, Jacks, Buon Appetitos ---- There was a public boat that would take you from place to place. It reminded me a bit of the current Marina Del Rey Harbor Village — even some harbors in Europe.

Then Lyn Krieger was brought in — "to make a buck" — and almost immediately, restaurants closed; Harbor Village was left in disrepair; the charm disappeared, as well as reasons for tourists to come. We don't even have the Carnegie museum to offer! Seemingly, as things deteriorated a Mail Mary was given to developers, on favorable terms, to advance a very controversial high rise proposal.

Let's add to the attractiveness of Oxnard Harbor and not become just another ugly cement city!

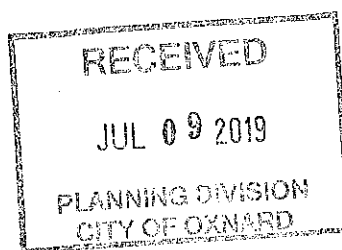
P.S. My Belgian wife, wholeheartedly agrees with this letter.

Most Sincerely,

Jeffy Whelan

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date: 6/25/2019
Commissioners:

My name Karen Watson. I live in Oxnard, 93039. I am writing this letter to express my strong opposition the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

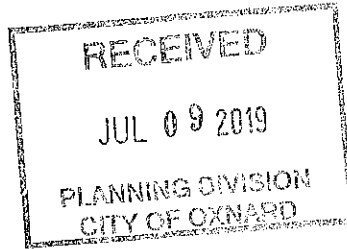
The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I was born in this area and I love it so. This will change it in so many horrible ways. We are not Orange County. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied. Please stop the madness.

Karen Watson

Karen Watson
625 Ocean Drive
Oxnard, California.

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date: June 25, 2019
Commissioners:

My name is Karen Johnston. I live in Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

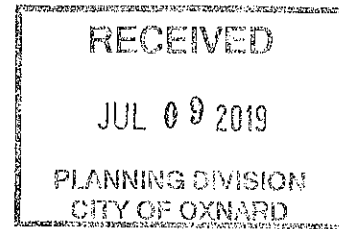
Karen Johnston
264 Santa Monica Drive
Oxnard, CA 93035

6/25/19
Date

MARY SAIA VASINDA
2320 Peninsula Road
Oxnard, CA 93035

Deirdre Frank
Robert Sanchez
Orlando Dozier
Jeremy Meyer
251 South A Street
Oxnard, California 93030

Jim Fuhring
Wilfredo Chua
Robert Sanchez



Date: June 25, 2019

Commissioners:

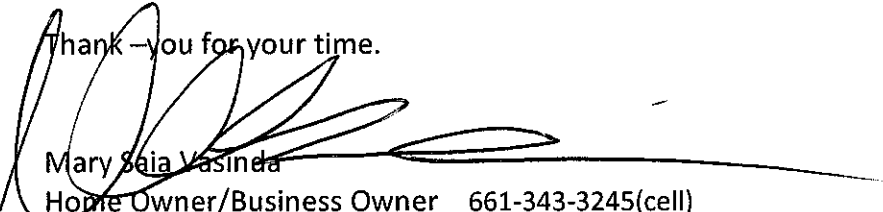
My name is Mary S. Vasinda and I live in Oxnard, CA 90305. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Thank --you for your time.



Mary Saia Vasinda
Home Owner/Business Owner 661-343-3245(cell)

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

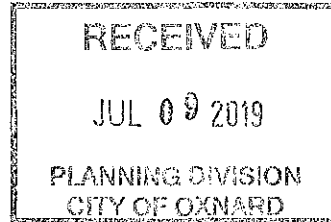
Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030



June 25, 2019

Commissioners:

My name is Colleen McNally. I live in Oxnard. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). This important decision gravely affects the way the City protects its coasts, beaches, and harbor. This harbor is a rare asset of the city; it is one of only 12 small boat harbors along 1100 miles of California coast and there are no more harbors being built.

There are many reasons why this LCPA should be denied; it makes NO sense to amend the LCP for a single project; the City of Oxnard cares about priorities to encourage, protect and promote expansion of commercial and sport fishing and recreational boating. One of the biggest problems with this amendment is the density of the building. The number of units per acreage is so far out of proportion to the other building projects at Seabridge and the other new projects within Channel Islands Harbor.

This proposed project at Fisherman's Wharf is an inappropriate development of public land for visitors and harbor use. Any coastal development deserves a higher standard of demand and use for the public.

In addition to these reasons, the common sense reason of traffic on the corner of Victoria and Channel Islands Blvd is a huge concern; recently I had to pull over for the Fire trucks to proceed south on Victoria going to Silver Strand and it was scary to see the difficulty when traffic was heavy: so I cannot imagine 400 more apartments on that corner with 400-800 more cars.

These are only SOME of the reasons this project should be denied. I hope the commissioners agree.

Colleen McNally
Colleen McNally

4354 Meridian Ave

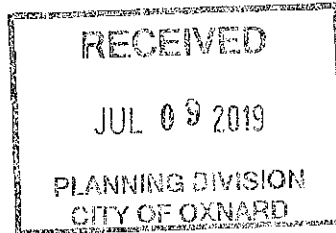
Oxnard, CA 93035

(letter sent by email also)

City of Oxnard Planning Commissioners

✓ Deirdre Frank
✓ Wilfredo Chua
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✓ Robert Sanchez
✓ Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date:

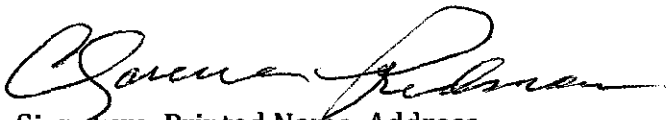
Commissioners:

My name is CLARENCE REDMAN. I live in (city, zip) OXNARD CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Signature, Printed Name, Address

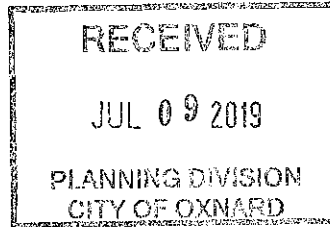


Clarence Redman
4225 Harbour Island Ln.
Oxnard, CA 93035

City of Oxnard Planning Commissioners

✓ Deirdre Frank
✓ Wilfredo Chua
✓ Orlando Dozier
✓ Jim Fuhring
✓ Robert Sanchez
✓ Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date:

Commissioners:

My name Anita Redman. I live in (city, zip) Oxnard, CA 93030. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Anita Redman
Signature, Printed Name, Address

Anita Redman
4225 Harbor Is. Ln
Oxnard, CA 93035

City of Oxnard Planning Commissioners

✓ Deirdre Frank
✓ Wilfredo Chua
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✓ Jim Fuhring
✓ Robert Sanchez
✓ Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date:

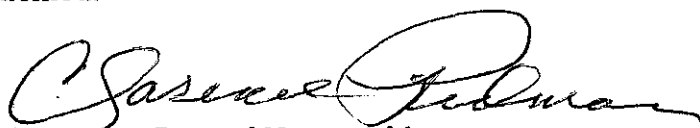
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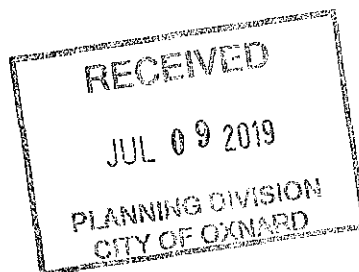


Clarence Redman
4225 Harbour Island Ln.
Oxnard, CA 93035

City of Oxnard Planning Commissioners

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Oxnard, California 93030



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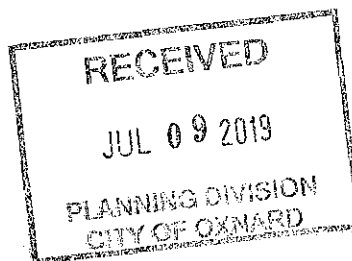
Anita Redinal

Signature, Printed Name, Address

ANITA Redinal
4325 Harbour Island
Oxnard, CA 93030

City of Oxnard Planning Commissioners

✓ Deirdre Frank
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251 South A Street
Oxnard, California 93030

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Signature, Printed Name, Address



Clarence Redman
4225 Harbour Island Ln.
Oxnard, CA 93035

City of Oxnard Planning Commissioners

✓Deirdre Frank
✓Wilfredo Chua
✓Orlando Dozier
✓Jim Fuhring
✓Robert Sanchez
✓Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date:

Commissioners:

My name is Arvita Redman I live in (city, Oxnard, CA 93035) I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Arvita Redman

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Signature, Printed Name, Address

4225 Harbor Island
Oxnard, CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

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251 South A Street

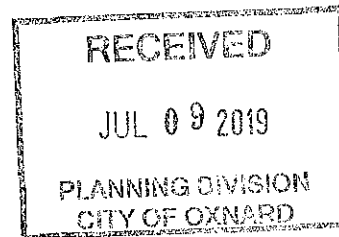
Oxnard, California 93030

Date:

Commissioners:

My name is **Raymond Hebrank**. I live in **(Oxnard, 93035)**. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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overcrowding and then is completely ignored? When the units per acre recommendations are quadrupled? How can anyone justify these blatant disregard for community safety and quality of life. My wife and I hope to live here many more years and perhaps even have a third generation live here. However, if the developers care for only one thing at the complete lack of regard for the existing community, it makes one wonder if there is the kind of future here that we had envisioned. A huge part of the charm and attraction to this community is the small town feel. Adding 400 high density units in a location that truly cannot accommodate them will dramatically destroy that feeling. And that is not even factoring in the safety issues. I do not see how this proposal is for the PUBLIC BENEFIT?

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Raymond Hebrank
4350 Meridian Ave
Oxnard, CA
93035

Raymond Hebrank

City of Oxnard Planning Commissioners

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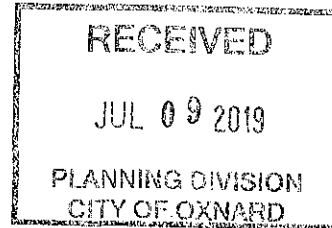
Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/28/19

Commissioners:



My name is Michele Hebrank. I live in (Oxnard, 93035). I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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concerns. The size of the proposed property is massive and not in keeping with the rest of the marina/ harbor. The gobbling up of the harbor dedicated to overpopulated residences seems is extremely counterintuitive to the charm of a marina lifestyle. If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction. The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Michele Hebrank
4350 Meridian Ave
Oxnard, CA
93035

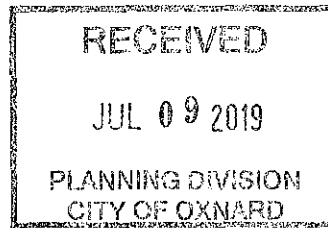


6/28/19

City of Oxnard Planning Commissioners

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Date:

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Signature, Printed Name, Address

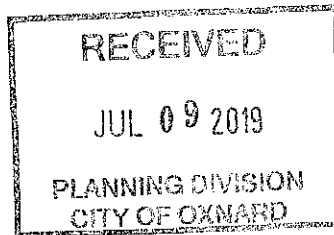
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4225 Harbour Is. Ln
Oxnard, CA 93035

City of Oxnard Planning Commissioners

✓ Deirdre Frank
✓ Wilfredo Chua
✓ Orlando Dozier
✓ Jim Fuhring
✓ Robert Sanchez
✓ Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date:

Commissioners:

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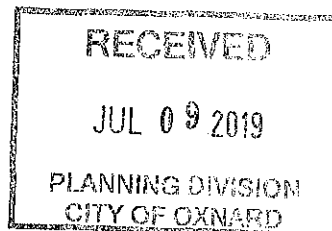
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Signature, Printed Name, Address

Anita Redman Anita Redman
4325 Harborview Dr. Yone
Oxnard, CA 93035

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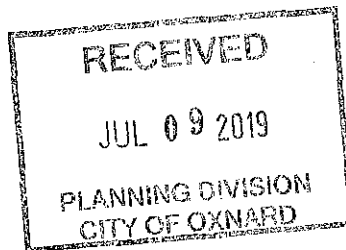


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Oxnard, California 93030



Date:

Commissioners:

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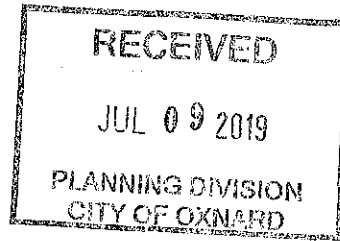
Arta Redman

Signature, Printed Name, Address

Arta Redman
4225 Harbor Is. Ln
Oxnard, CA 93035

6/27/2019

City of Oxnard Planning Commissioners
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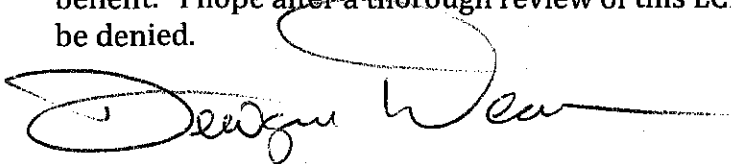
Commissioners:

My name is Dewayne Weaver and I live at 321 Lakeshore drive Oxnard CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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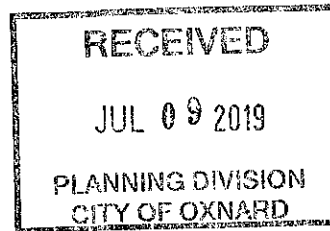
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A handwritten signature in black ink, appearing to read "Dewayne Weaver", with a large, stylized loop at the beginning and a long horizontal stroke extending to the right.

Dewayne Weaver

321 Lakeshore Drive
Oxnard CA 93035

WARNER and PATRICIA YOUNIS
2215 Kingsbridge Lane
Oxnard CA 93035



June 27, 2019

CITY OF OXNARD PLANNING COMMISSION
251 South A Street
Oxnard, CA 93030

ATTN: Vincent Stewart, Chair
Orlando Dozier, Commissioner
Robert Sanchez, Commissioner
Jim Fuhring, Commissioner
Wilfredo Chua, Commissioner
Stephen Huber, Commissioner
Diedre Frank, Commissioner

Honorable Commissioners:

We are writing this letter to urge that you resist the push by the County and the Developer to amend the City's LCP in order to accommodate the apartment project at Fisherman's Wharf.

We join with other community stakeholders in this regard but with, perhaps, a slightly different emphasis.

The mandate of the Coastal Commission is very clear: provide for, encourage and protect public access to California's beaches. By voting to provide zoning that will instantly allow residential on land that is not already zoned for residential is not in compliance with or in the spirit of the Coastal law. It seems to us that should you vote this change, you, as Commissioners, would be complicit in bending, if not violating, the Coastal Act itself. We know of no location, anywhere, where such a change has been allowed by the Coastal Commission because "residential" is not deemed to promote *public* access. The Commission has recently enlarged its mandate to include "social justice". We suppose it could be plausible that residential along the waterfront might be allowed if it were constructed to provide low-income housing but this is not the case here.

This Oxnard area is currently zoned correctly: it encourages public access. The Harbor Department and the County Board of Supervisors County have allowed this oversized project, which virtually blocks all access to this section of the channel and the existing adjacent public park, to move forward with impunity. Now faced with Coastal Commission issues, it appears the County is trying to intimidate the City of Oxnard (and you, in particular) to "fix" the County's mistake by pressuring for the amendment of the City's LCP so that the ill-conceived project can move forward. We understand the City's LCP needs updating but the change being pushed is not core to the update *unless the City agrees with the County and wants this project to move forward.*

We urge you and the City leadership to do the right thing. Think *Oxnard First*. Oxnard and its citizens must be your primary obligation and focus.

The City desperately needs to increase tourism. It's a City with a wonderful waterfront and great beaches neither of which have been maximized in terms of access and development. **The LCP zoning as it stands relative to this area is correct.** It allows for development that supports tourism.

The City also needs housing but we believe the argument that the LCP should be changed to allow residential to help meet Oxnard's need is completely off base. We all know this project is not the kind of housing that Oxnard needs, and that even if the developer would agree to *some* affordable units, the Fisherman's Wharf project will not put a dent in Oxnard's true need. So, to us, the argument that the LCP should be changed to allow residential zoning is specious.

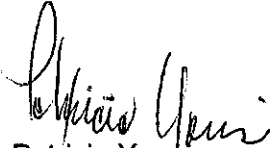
In closing we urge you to not make the County's problem Oxnard's problem. The County voted to select this project and to allow it to move forward with no consideration for either the Coastal mandate or the impact it would have on the City of Oxnard. And, as we understand it, there was no agreement that Oxnard would cooperate by changing its LCP to accommodate this project.

Lastly, it is easy to predict this very dense project *will* have both immediate and future major and expensive repercussions on the City in terms of traffic congestion, road improvements, utilities (especially water), public safety – all with no recourse to the County or the developer for financial offset.

In closing, we thank you for reading our letter and considering our request.

Sincerely,

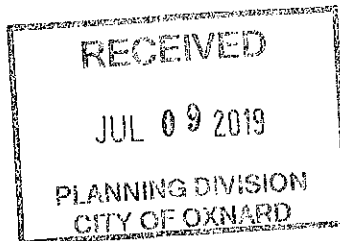

Warner Younis


Patricia Younis

cc: : Harbor and Beach Community Alliance

June 23, 2019

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer



251 South A Street
Oxnard, California 93030

Dear Commissioners:

Fisherman's Wharf Project

Hi, I'm Charleen Schuss residing at 2251 Victoria Ave. Oxnard.

I want you to know that I oppose the LCPA application from Ventura County. I have real concerns that this project is not the best use of the valuable public land. I'm very concerned about the number of units projected the limited parking available for the residents, the ingress and egress of the cars on Victoria and Harbor Blvds. There is no on street parking available anywhere around the project. The plan calls for one parking space per bedroom. I'm pretty sure Victoria between Harbor and Hemlock will be the prime location for the extra resident cars. I have concerns that the limited shopping and restaurants will fail because of the limited parking. Oxnard developed Seabridge and Westport in a way that combines residential areas as well as access for the public. It provides wonderful walkways along the water. This project really doesn't have enough parking for all the businesses but I'm betting the Fisherman's Wharf project provides even less.

There is another apartment project planned for the west side of Victoria above Channel Islands Blvd in Port Hueneme and I not sure what the parking arrangements will be but am pretty sure our little street will have overflow cars. This project entrance and exit will be on Victoria which will add to the traffic problems.

It is also of concern that the added traffic will adversely effect residents from Silver Strand as there is only one street in and out of that area.

The approval and building of this project is a mistake that cannot be corrected.

Please consider all of these issues and oppose the LCPA from Ventura County.

Sincerely,

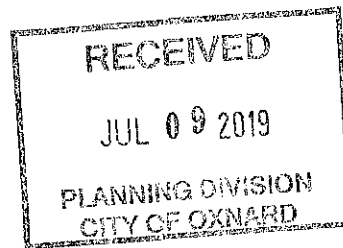
Charleen Schuss

2251 Victoria Ave. Oxnard, 93035 805 415 4482

City of Oxnard Planning Commissioners

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Anita Redman

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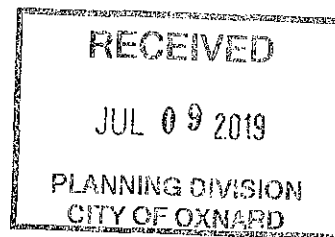


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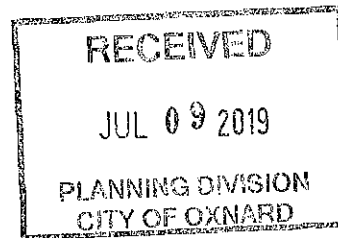


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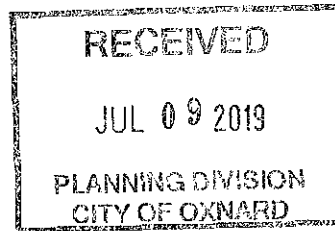
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Anita Redman

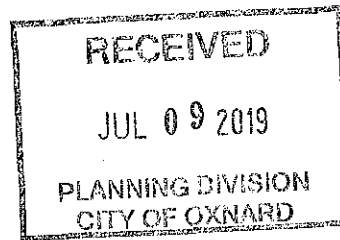
Signature, Printed Name, Address

Anita Redman
4225 Harbour Is Ln
Oxnard, CA 93035

City of Oxnard Planning Commissioners

✓ Deirdre Frank
✓ Wilfredo Chua
✓ Orlando Dozier
✓ Jim Fuhring
✓ Robert Sanchez
✓ Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date:

Commissioners:

My name is Clarence Redman. I live in (city, zip) OXNARD CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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A handwritten signature in cursive script, appearing to read "Clarence Redman".

Signature, Printed Name, Address

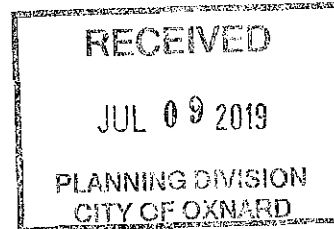


Clarence Redman
4225 Harbour Island Ln.
Oxnard, CA 93035

City of Oxnard Planning Commissioners

✓ Deirdre Frank
✓ Wilfredo Chua
✓ Orlando Dozier
✓ Jim Fuhring
✓ Robert Sanchez
✓ Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date:

Commissioners:

My name Anita Reiman. I live in (city, zip) Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Anita Reiman

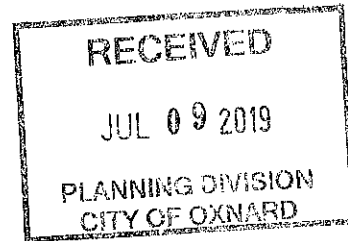
Signature, Printed Name, Address

Anita Reiman
4225 Harbour Is. Ln
Oxnard, CA 93035

City of Oxnard Planning Commissioners, Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhring, Robert Sanchez, Jeremy Meyer.
251 South A Street, Oxnard, California 93030

7-1-19

Commissioners:



My name is David Conway. I live in Port Hueneme, 93041. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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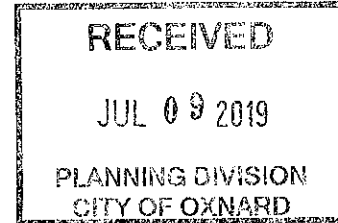
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David Conway, 2672 Cindy Place, Port Hueneme, CA 93041

City of Oxnard Planning Commissioners, Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhring, Robert Sanchez, Jeremy Meyer.
251 South A Street, Oxnard, California 93030

7-1-19

Commissioners:



My name is Cheryl Conway. I live in Port Hueneme, 93041. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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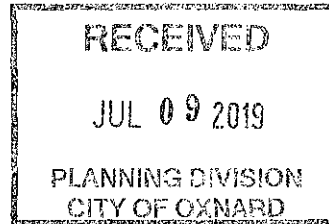
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Cheryl Conway, 2672 Cindy Place, Port Hueneme, CA 93041



City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer



251 South A Street
Oxnard, California 93030

Date:

Commissioners:

My name is MALCOLM GAMBLE. I live in (city, zip) OXNARD 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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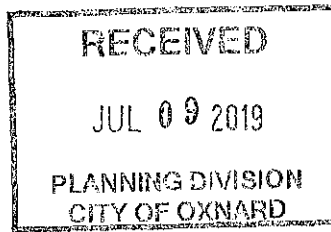
Signature, Printed Name, Address

Malcolm Gamble
MALCOLM GAMBLE
3504 SUNSET LN
OXNARD, CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030



Date: July 1, 2019
Commissioners:

My name is Claire Gamble. I live in (city, zip) Oxnard 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

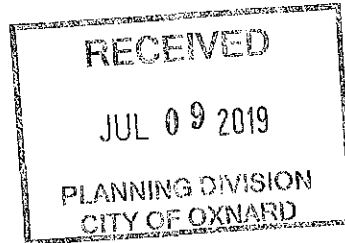
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Signature, Printed Name, Address

Claire Gamble
3504 Sunset Lane
Oxnard, CA 93035

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030



June 30, 19

Date:
Commissioners:

My name is Darlene Lowry I live in (city, zip) 109 Glendale Ave 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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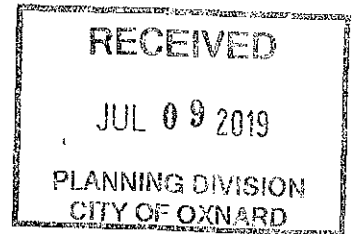
Signature, Printed Name, Address

Darlene Lowry

*Darlene Lowry
109 Glendale Ave
Oxnard CA 93035*

City of Oxnard Planning Commissioners
251 South A Street
Oxnard, California 93030

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer



Date:

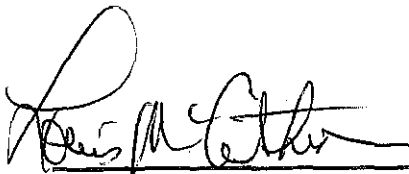
Commissioners:

My name is Louis McArthur I live in (city, zip) Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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 Louis McArthur 2200 Jamestown Lane
Oxnard, CA 93035

Signature

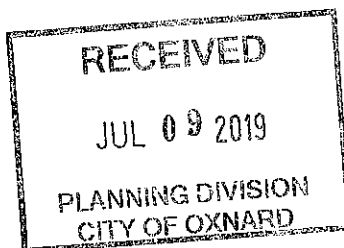
Printed Name

Address

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier

Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street, Oxnard, California 93030



Date: 6-25-2019
Commissioners:

My name is Isabel McCarthy. I live in the city of Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Sincerely,

Isabel McCarthy
3114 Sunset Lane, Oxnard, Ca. 93035

PLANNING COMMISSIONERS LETTER

1 message

Colleen McNally <colleen.mcnally@yahoo.com>

Tue, Jun 25, 2019 at 5:19 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>, "info@hbca.info" <info@hbca.info>

PLEASE SEE IMPORTANT LETTER ATTACHED; OPPOSING THE FISHERMAN'S WHARF PROJECT

Colleen McNally



OXNARD PLANNING COMMISSION.pdf

340K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 25, 2019

Commissioners:

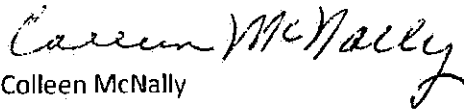
My name is Colleen McNally. I live in Oxnard . I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). This important decision gravely affects the way the City protects its coasts, beaches, and harbor. This harbor is a rare asset of the city; it is one of only 12 small boat harbors along 1100 miles of California coast and there are no more harbors being built

There are many reasons why this LCPA should be denied; it makes NO sense to amend the LCP for a single project; the City of Oxnard cares about priorities to encourage, protect and promote expansion of commercial and sport fishing and recreational boating. One of the biggest problems with this amendment is the density of the building. The number of units per acreage is so far out of proportion to the other building projects at Seabridge and the other new projects within Channel Islands Harbor.

This proposed project at Fisherman's Wharf is an inappropriate development of public land for visitors and harbor use. Any coastal development deserves a higher standard of demand and use for the public.

In addition to these reasons, the common sense reason of traffic on the corner of Victoria and Channel Islands Blvd is a huge concern; recently I had to pull over for the Fire trucks to proceed south on Victoria going to Silver Strand and it was scary to see the difficulty when traffic was heavy: so I cannot imagine 400 more apartments on that corner with 400-800 more cars.

These are only SOME of the reasons this project should be denied. I hope the commissioners agree.



Colleen McNally

4354 Meridian Ave

Oxnard, CA 93035

Oppose Apartments at Fisherman's Wharf (Amendment #7)

1 message

Christy Sisneros <christy3777@gmail.com>

Tue, Jun 25, 2019 at 7:40 PM

To: dee.lai@oxnard.org, info@hbca.info

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:
Commissioners:

My name is Christy Sisneros. I live in the Dunes at Oxnard Shores, 93035 I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Furthermore, there are already more than enough residences in this area with the additions of Seabridge and the newer construction at Victoria/Hemlock. Adding a large apartment complex would dramatically devalue the quality of life here. It seems to me the city would benefit better from more tax dollars from new businesses and almost certainly from a few more collectives to boost revenues.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

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In closing, as a tax paying resident of over 12 years. I am appalled at even the slightest consideration of such an idea.

In extreme sincerity,
Christy Sisneros
901 Dunes St.
Oxnard 93035

AGAINST Current Development proposal of Fisherman's Wharf, Oxnard, CA

1 message

svduffy@roadrunner.com <svduffy@roadrunner.com>

Wed, Jun 26, 2019 at 2:06 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "Jeffrey.lambert@oxnard.org" <Jeffrey.lambert@oxnard.org>, "Kathleen.mallory@oxnard.org" <Kathleen.mallory@oxnard.org>, "Isidro.figueroa@oxnard.org" <Isidro.figueroa@oxnard.org>

Please see my attached letter in opposition to the current proposal for Fisherman's Wharf development.

Regards,

Shawn Duffy
3529 Sunset Lane
Oxnard, CA 93035

 **Shawn Wharf Letter.pdf**
710K

City of Oxnard Planning Commissioners

**Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer**

**251 South A Street
Oxnard, California 93030**

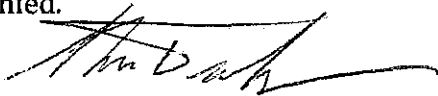
**Date: JUNE, 2019
Commissioners:**

My name is Shawn Duffy. I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. This project has been pushed by entities (County and developer) whose sole purpose is either profit or tax revenue – not to serve the beautification and public use/enjoyment of this valuable public asset.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



**Shawn Duffy
3529 Sunset Lane
Oxnard, CA 93035**

AGAINST Current Development proposal of Fisherman's Wharf, Oxnard, CA

1 message

Dodie Duffy <paintedpelicans@yahoo.com>

Wed, Jun 26, 2019 at 2:11 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "Jeffrey.lambert@oxnard.org" <Jeffrey.lambert@oxnard.org>, "Kathleen.mallory@oxnard.org" <Kathleen.mallory@oxnard.org>, "Isidro.figueroa@oxnard.org" <Isidro.figueroa@oxnard.org>

I am against this Wharf proposal.

Thank you,

Dodie duffy



Dodie Wharf Letter.pdf

674K

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 26 June, 2019
Commissioners:

My name is Dodie Duffy, I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Dodie Duffy
3529 Sunset Lane
Oxnard, CA 93035

LCPA Application Ventura County Channel Islands Properties

1 message

Richard Maggio <richardjmaggio@msn.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@hbca.info" <info@hbca.info>

Wed, Jun 26, 2019 at 8:31 PM

To: City of Oxnard Planning Commissioners Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhring, Robert Sanchez, Jeremy Meyer 251 South A Street Oxnard, California 93030

Commissioners: My name is Richard Maggio. I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

In this case, Ventura County is a property owner and as such the County is acting in a non governmental capacity similar to a private developer. As such an owner they will maximize the financial return from the property. In contrast the City is acting in a governmental capacity and must act in the Public Interest. Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City.

This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

At the present time the City has 621 apartment units approved, under construction, or in Plan Check. A large apartment project recently completed, the "Reserve at Seabridge", is less than one mile away from the Harbor site. In addition, in Oxnard Shores Area, Home Away has over 74 homes available for temporary rental less than 30 days. (The City is losing 10% for each night stay under the TOT Ordinance since a permit for them has not yet been required by the City)

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction. The proposed project at Fisherman's Wharf is inappropriate development of land owned by the Public.

Richard J Maggio
5032 Island View St

Proposed LCPA Modification

1 message

Dewayne Weaver <dweaver@calcommercialroofing.com>

Thu, Jun 27, 2019 at 9:38 AM

Reply-To: dweaver@calcommercialroofing.com

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

Attached please find my objection to the Amendment the LCPA. I know that housing is critical to the City Of Oxnard and our County. Allowing this project to move forward will be the beginning of the decline of our wonderful harbor. I want to be counted and we are always told one voice can make a difference ,one vote can change an election. There are so many other locations for housing

I urge you to vote this amendment down. I moved here in 2002 because of the harbor and what it afforded my family and my extended family who soon followed. This will be senseless destruction to our beautiful Channel Islands Harbor. Thank you for taking time to read my letter and my concerns. Should we have a real emergency your decision could effect the survival of thousands of Ventura County Residence. There are Tsunami warning sign all through out the harbor area should we have one or any other problem the loss of life will be on your hands.

Dewayne Weaver
321 Lakeshore Drive
Oxnard CA 93035

 **LCPA opposition.pdf**
697K

6/27/2019

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Commissioners:

My name is Dewayne Weaver and I live at 321 Lakeshore drive Oxnard CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. I live in Hollywood by the Sea and as I am sure you are aware there is only ONE access road to our community. Please consider the traffic impact that it will cause at the intersection of Channel Islands and Victoria. Should there be any type of emergency people would not be able to exit safely with the increased traffic. On 6/26/2019 I came home for lunch there was a 2 car accident at this intersection. There were 2 large fire trucks and the snorkel truck closing off the intersection, along with 4 police vehicles and several ambulances and the wrecked vehicles. There are 23 lanes either turning or direct access lanes. All were closed and the police were allowing 1 (ONE) lane at the time to pass. Should there be a emergency either water related or other, an accident would surely occur at this corner with added traffic from these apartments, many lives could be lost as traffic would be at a stand still. Allowing this project directly would endanger the lives of an entire community. I never was able to go home and finally managed to get turned around and went back to my office. How many People could loose there lives in an emergency, this corner is already dangerous, this project will make this into a kill zone.

Channel Islands Fisherman's Wharf

1 message

Michele Hebrank <Mhebrank@socal.rr.com>

Thu, Jun 27, 2019 at 10:29 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Hi, my name is Michele Hebrank. Attached is my letter to express my concerns about the proposed building at Fisherman's Wharf. I will mail a hard copy as well.

Thank you,
Michele Hebrank
4350 Meridian Ave.
Oxnard, CA
93035

 **Fisherman's Wharf letter.pages**
362K

Local Costal Plan Amendment

1 message

neptuneobs@aol.com <neptuneobs@aol.com>

Fri, Jun 28, 2019 at 7:01 AM

To: dee.lai@oxnard.org

Cc: "jeffery.lambert@oxnard.org kathleen.mallory@oxnard.org isidro.figueroa@oxnard.org fishmarket@freshfishfanatics.com" <venturafreshfish@gmail.com>

June 28, 2019

City of Oxnard Planning Commissioners

Deirdre Frank, Orlando Dozier

Wilfredo Chua, Jim Fuhring

Robert Sanchez, Jeremy Meyer

251 South A Street

Oxnard, CA 93030

Commissioners,

The Ventura County Commercial Fisherman's Association (VCCFA) oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Clearly, the County and the developer have not considered the commercial fishing communities needs in the Harbor currently and in the future. Not only will this amendment affect Fisherman's Wharf, our current unloading area but the entire harbor. At a recent meeting at the Oxnard Community Center concerning the proposal, it was glaringly obvious the Harbor Manager was the personal salesman and advocate for the developer and the developer had no clue that Channel Islands Harbor had an active and vibrant commercial fishing fleet. It was disappointing to say the least that the developer with the Counties help wants to turn areas of the harbor into a private enclave for the elite.

VCCFA requests that the Commissioners deny the current proposal and consider better uses of the harbor land, specifically ones that meet the needs of the it's fishing industry and surrounding communities.

Regards,

Tim Athens

Channel Islands Harbor Representative

VCCFA

Please Oppose Local Coastal Plan Amendment (LCPA) application from Ventura County

1 message

Jackie Pinson <jackiepinson@yahoo.com>

Fri, Jun 28, 2019 at 4:55 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>, "info@hbca.info" <info@hbca.info>

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, CA 93030

June 28, 2019

My name is Jackie Pinson. I live in Oxnard, CA 93035. I am writing this letter requesting that you oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties, LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and value asset of the city. This public land should be used to provide a much needed long-term tourist attractions and recreational area for all of Oxnard. People from all over our city come to our beach! It should not be turned into a private development for elite homeowners. It is one of only 12 small boat harbors along the 1100 miles of the California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. It is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a singular unpopular project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. As Fisherman's Wharf is on the CA Coastal Trail on the way to the La Jennelle Beach site, views should not be obscured by high-density residential buildings. As Channel Islands Harbor is the Gateway to Channel Islands National Park, we need to expand the recreational opportunities along our coast to accentuate that!

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Sincerely,

Jackie Pinson
336 Rossmore Drive
Oxnard, CA 93035

CI Fisherman's Wharf

1 message

Ray Hebrank <ray@raymondhebrank.com>

Fri, Jun 28, 2019 at 9:45 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/28/19

Commissioners:

My name is Raymond Hebrank. I live in (Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. I have been living in Mandalay Bay for 17 years now and in fact I am a second generation resident. I have naturally seen changes over the years, many of them good and for the benefit of the community. However I consider this proposal to be one that will have enormous negative results and contribute greatly a much lessened, if not outright dangerous experience. Multiple regulations that have been established for the benefit, beauty and most of all, safety, of the local residents are being overridden in order to turn a profit. These regulations were set down for a reason. When a traffic control study indicates overcrowding and then is completely ignored? When the units per acre recommendations are quadrupled? How can anyone justify these blatant disregard for community safety and quality of life. My wife and I hope to live here many more years and perhaps even have a third generation live here. However, if the developers care for only one thing at the complete lack of regard for the existing community, it makes one wonder if there is the kind of future here that we had envisioned. A huge part of the charm and attraction to this community is the small town feel. Adding 400 high density units in a location that truly cannot accommodate them will dramatically destroy that feeling. And that is not even factoring in the safety issues. I do not see how this proposal is for the PUBLIC BENEFIT? If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Raymond Hebrank
4350 Meridian Ave
Oxnard, CA
93035

Sent from my iPhone

Local Coastal Plan Amendment (LCPA)

1 message

Ivan Bottlik <greenelectron@ieee.org>

Sat, Jun 29, 2019 at 1:44 PM

To: Planning Commissioners <dee.lai@oxnard.org>

Cc: Ivan Bottlik <greenelectron@ieee.org>

City of Oxnard Planning Commissioners

Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhling, Robert Sanchez, Jeremy Meyer

Commissioners:

My name is __Ivan P. Bottlik__. I live in (city, zip)__Oxnard, 93035__. I am writing this letter to **oppose** the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

The rest of the letter, including signature is attached.

 190629 Bottlik to Planning Commisioners-signed+scanned.pdf
510K

Date: 29 June 2019

Planning Commissioners < dee.lai@oxnard.org >

251 South A Street

Oxnard, California 93030

City of Oxnard Planning Commissioners

Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhring, Robert Sanchez, Jeremy Meyer

Commissioners:

My name is Ivan P. Bottlik. I live in (city, zip) Oxnard, 93035. I am writing this letter to **oppose** the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

I remember that in the past Fisherman's Wharf was a vibrant center for tourists, visitors, and locals with many shops (I especially remember a store with shells and other bric-a-brac), and many places to eat, and plenty of free parking. It was a **joy** to freely wander the area, watch the sailboats and the unloading of fishing vessels.

It is a self serving notion by this Developer that the only way to revitalize the area is by allowing high-density residential development severely restricting public access to the area and curtailing visitor-serving and harbor oriented uses. Public parking would be severely restricted and traffic at Victoria and Channel Islands Blvd (already rather busy) would probably become intolerable.

Through many years the old Harbor Commission has allowed the Fisherman's Wharf area to deteriorate. By restoring the funding that this area of the Harbor has been shortchanged in the past and by looking for alternatives, more in keeping with visitor-serving and harbor oriented uses, rather than singularly and actively promoting this particular high-density Developer the new Harbor Commission might well revitalize the Fisherman's Wharf area and create a wonderful harbor.

Please stop this project!

1 message

Heather Watson <quintaplex@gmail.com>
To: dee.lai@oxnard.org

Mon, Jul 1, 2019 at 5:38 AM

City of Oxnard Planning Commissioners,

My name is Heather Konoski. I live in Jackson Heights, NY and I grew up on Silver Strand in Oxnard. The house that I grew up in is still occupied by family members and I bring my family for vacations frequently.

I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Heather Konoski
33-43 88th st
Jackson Heights, NY
11372

To Oxnard Planning Commissioners - LCP

1 message

Diane Davis <ddavis0869@gmail.com>

Mon, Jul 1, 2019 at 9:43 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Please see the attached letter. I will also include the content in this email. Thank You

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 7/1/19

Commissioners:

My name is Diane Davis. I live on Peninsula Road in Channel Islands Harbor. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

The charm of the old buildings, is exactly the reason why I moved here and still live here. I propose to repurpose, renovate these old buildings, but if a 4 story apartment building goes up, Oxnard will lose many residents in this area and I cringe to imagine, what the view would be. There is already too much housing in this area that no one can afford! Sea Bridge is the example I would use. It's a disaster, it's ugly and too expensive.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Proposed Fisherman's Wharf massive apartment project

1 message

Sandy Parker <sprkr0102@gmail.com>

Wed, Jul 3, 2019 at 9:56 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 7/3/19

Commissioners:

My name is Sandra Parker. I live in Renton, Washington. I also lived in Oxnard for many years and continue to visit yearly. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of

Letter about LCPA decision

1 message

Kim Selkoe <kim@cfsb.info>

Wed, Jul 3, 2019 at 5:40 PM

To: dee.lai@oxnard.org, Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

Dear Dee Lai,

Please find attached a letter about the upcoming LCPA decision.

Thank you,

Kim Selkoe

--
Executive Director,
Commercial Fishermen of Santa Barbara, a 501 (c)3 non-profit
& Director, FishSB, a program of the Chamber of the Santa Barbara Region
Cell: 805-259-7476
Web: www.cfsb.info

 **CFSB_Oxnard_PlanningCommissioners.pdf**
306K



Commercial Fishermen of Santa Barbara

A 501(c)3 non-profit organization

6 Harbor Way #155 Santa Barbara, CA 93109 www.cfsb.info

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

July 3, 2019

Dear Commissioners:

Commercial Fishermen of Santa Barbara has actively represented all fisheries in the Santa Barbara Channel for over 40 years. Our membership includes 65 fishermen and over 500 members of the public who value access to local seafood. Many of our members use multiple harbors to land their catch, including Channel Islands Harbor.

We have a vested interest in the management and planning related to the fisheries infrastructure at Channel Islands Harbor. **We strongly oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).** The planned development will badly compromise the fisheries infrastructure at this harbor. Its relocation plans for the fisheries infrastructure are completely inadequate- an afterthought that will not function.

The Santa Barbara Channel is arguably one of the most productive ecosystems in the world, and its fisheries are managed sustainably. Federal fisheries scientists at NOAA have forecasted booming fish stocks in our waters for the next decade and beyond (see <https://www.fisheries.noaa.gov/feature-story/new-fishing-opportunities-emerge-resurgence-west-coast-groundfish>).

The fishing industry is vital to the food security, coastal economy and sustainable resource use in California. It is critical that all of the remaining shoreside infrastructure and access to fisheries in our state are protected and enhanced to support the imminent expansion of

mark temkin <justment@gmail.com>

to me, Jeffrey.lambert, Kathleen.mallory, Isidro.figuero

July 3, 2019

To Commissioners:

Deirdre Frank

Wilfredo Chua

Orlando Dozer

Jim Fuhring

Robert Sanchez

Jeremy Meyer

My name is Mark Temkin and I live in Oxnard's 93035 unincorporated area I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Sincerely

Mark Temkin

109 Camarillo ave

Oxnard ca 93035

Development of Fisherman's wharf at Channel Island Harbor

1 message

LB <vivaaloha@gmail.com>

Wed, Jul 3, 2019 at 9:30 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "Jeffrey.lambert@oxnard.org" <Jeffrey.lambert@oxnard.org>, "Kathleen.mallory@oxnard.org" <Kathleen.mallory@oxnard.org>, "Isidoro.figueroa@oxnard.org" <Isidoro.figueroa@oxnard.org>

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhling
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:
Commissioners:

My name is Lori Bates. I live in Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Thank you,



Saving Fisherman's Wharf

1 message

Natalie Chronister <sirenainthesea@gmail.com>

Thu, Jul 4, 2019 at 4:31 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info, jeffery.lambert@oxnard.org, kathleen.mallory@oxnard.org, isidro.figueroa@oxnard.org

Thank you for taking the time to read this letter that I have attached below.

Sincerely,

Natalie Chronister
1815 Bearden Court
Oxnard, CA 93035



Fishermans Wharf LCPA letter to Planning Commissioners 7-4-19.odt

24K

City of Oxnard Planning Commissioners:

Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhring, Robert Sanchez & Jeremy Meyer

251 South A Street
Oxnard, CA 93030

7/4/19

Commissioners:

My name is Natalie Chronister. I live in Oxnard very near Fisherman's Wharf (93035). I am writing this letter to urge you to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the city's LCP is an extremely important decision as it impacts the way Oxnard protects her coast, beaches and harbor. This proposed amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset for Oxnard and should be viewed as such. This public land should be utilized by providing a much needed long term tourist attraction as well as a recreational area for tourists and Oxnard citizens alike. It should not be turned in to a private investment for the elite. Oxnard's Harbor is one of only 12 small boat harbors along the 1,100 miles of the California coast that is also used by sport and commercial fishermen. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of Oxnard's Local Plan policies. These 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCPA for this one single sweetheart deal of a project. It violates the intent of Oxnard's LCP, which is genuine public access to coastal resources for everyone. The proposed project is also at odds with the LCP's priorities to encourage, protect and promote expansion of commercial and sports fishing as well as recreational boating. This was recently made very evident by a commercial fisherman's input and comments at one of the recent meetings with the Harbor Director and the public.

If this LCPA is approved, it will decimate our harbor. It will set a precedent for other higher density residential developments at our harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The city of Oxnard will lose its permitting authority and will be unable to stop or modify this and future developments despite the fact the developments would be within Oxnard and should be subject to Oxnard's jurisdiction. All would be lost for the mighty, temporary dollar.

The proposed project at Fisherman's Wharf is an inappropriate development of public land designated many moons ago for visitors, residents and harbor oriented uses. A development that is in this coastal zone and on publicly owned land deserves the highest standard of scrutiny for the benefit of the public. I sincerely hope you all will conduct a thorough review of this LCPA. I hope you all come to the same realization that it should be denied.

Sincerely

Natalie Chronister
1815 Bearden Court
Oxnard, CA 93035

Stop the building project at Channel Islands Harbor

1 message

Lynn Gates <lynngates@me.com>
To: dee.lai@oxnard.org

Fri, Jul 5, 2019 at 1:25 PM



City of Oxnard Planning Commissioners.docx
45K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date:

Commissioners:

My name is Lynn Gates. I live in Oxnard Calif, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

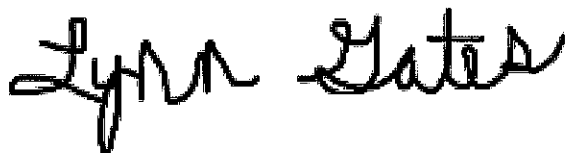
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Signature, Printed Name, Address

Lynn Gates

4501 Channel Islands Blvd. #8

Oxnard CA 93035

A handwritten signature in black ink that reads "Lynn Gates". The signature is written in a cursive, flowing style with a large initial "L".

To Oxnard Planning Commissioners - LCP 16 LETTERS attached

1 message

Diane Davis <ddavis0869@gmail.com>

Fri, Jul 5, 2019 at 1:44 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Hello, Some people do not have the means to email so I collectively agreed to send on their behalf. Please find attached 16 letters concerning the LCP.

Thank you
Diane Davis

 Letter 1.pdf

 Letter 2.pdf

 Letter 3.pdf

 Letter 4.pdf

 Letter 5.pdf

 Letter 6.pdf

 Letter 7.pdf

 Letter 8.pdf

 Letter 9.pdf

 Letter 10.pdf

 Letter 11.pdf

 Letter 12.pdf

 Letter 13.pdf

 Letter 14.pdf

 Letter 15.pdf

 Letter 16.pdf

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 7/1/19
Commissioners,

I live in Oxnard and I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Signature

Name

Address

Jeremy Meyer
3700 Peninsula Rd T56
Oxnard CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address


John Richard O'Brien
3600 So. Harbor Blvd #125
3700 Peninsula Rd 1-21
Oxnard Calif 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
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251 South A Street
Oxnard, California 93030

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John Richard O'Brien
3600 So. Harbor Blvd #125
3700 Pensilvate Rd 1-21
Oxnard Calif 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address

Melissa Hayden
Melissa Hayden
567 W. Channel Blvd. #17
Port Hueneme, CA 93041

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature _____

Name _____

Address _____

Richard L. Acosta
2820 Peninsula Rd.
Oxnard CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address

William Meyer
2920 Peninsula Rd. 414
Oxnard Ca. 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address

TIMOTHY JOHNSON

3700 PENINSULA ROAD I-74
OXNARD CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
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Robert Sanchez
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251 South A Street
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Signature

Jan L. Fuhring

Name

Jan L. Fuhring

Address

3000 So. Harbor Blvd. #237
Oxnard, CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
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251 South A Street
Oxnard, California 93030

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Signature

Name

Address


Joyce McElmer
2740 Peninsula Rd #131
Oxnard Ca 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 7/1/19
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Signature
Name
Address

Yvonne M. O'Phelan
2740 Pennisula Rd Apt 306
Oxnard, Ca. 93035

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address

Almanora Scott
Almanora Scott
3090 Penin Sulec Rd. Apt #42
Oxnard, CA 93033

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address

David Anderson
David Anderson
2400 Peninsula Mall
Oxnard, CA 93030

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address

Holly K. O'Brien
HOLLY K O'BRIEN
3700 Peninsula Rd #151
OXNARD, CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name Rebecca Plonka

Address

2800 Peninsula Rd Apt. 111
Oxnard, CA

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature David L. Lee

Name David Lee

Address 2800 Peninsula Rd Apt. 111
Oxnard, CA

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 7/1/19
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Signature

Name

Address

Darin Mackin
661 Scott St. Port Hueneme
Darin Mackin 93041

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

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Signature

Name

Address

Rosie Niemeyer
2800 Peninsula #111
Oxnard, Calif 93035

Fw: Your letter

1 message

Michael Gates <gmikeg56@hotmail.com>

Fri, Jul 5, 2019 at 1:49 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "Jeffery.lambert@oxnard.org" <Jeffery.lambert@oxnard.org>, "Kathleen.mallory@oxnard.org" <Kathleen.mallory@oxnard.org>, "Isidro.figueroa@oxnard.org" <Isidro.figueroa@oxnard.org>

From: Lynn Gates <lynngates@me.com>

Sent: Friday, July 5, 2019 1:36 PM

To: ICE Mike

Subject: Your letter



Mikes City of Oxnard Planning Commissioners.docx

39K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: July 5, 2019
Commissioners:

My name is Michael Gates. I live in Oxnard Calif 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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City of Oxnard Planning Commissioners.docx

1 message

Brian Heaney <heaney25@gmail.com>

Fri, Jul 5, 2019 at 1:52 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info



Brian City of Oxnard Planning Commissioners.docx

41K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date:

Commissioners:

My name Brian Heaney. I live I Concord Ca 9541. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Stop the building project at Channel Islands Harbor

1 message

Ashley Gates <agates25@gmail.com>

Fri, Jul 5, 2019 at 2:01 PM

To: dee.lai@oxnard.org

Cc: info@hpca.info

Sent from my iPhone



Ashley City of Oxnard Planning Commissioners.docx

42K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:
Commissioners:

My name Ashley Heaney . I live in Concord CA 95419. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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requested letter

1 message

Barbara Nelson <beachflowers@roadrunner.com>

Fri, Jul 5, 2019 at 10:08 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Dale Nelson
3648 Ocean Dr.
Oxnard, Ca 93035

2 attachments

 **letter to city pg 1.pdf**
208K

 **letter to city pg 1 1.pdf**
190K

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DAVE F. NELSON

DAVE F NELSON

Signature, Printed Name, Address

3648 OCEAN DR.

OWENHART, CALIF 93035

INSTRUCTIONS

All letters must be received by the Planning Commission no later than July 5th.

Send via post to the address

Planning Commissioners
251 South A Street
Oxnard, California 93030

Or email your letter to:

TO: Planning Commissioners <decal@oxnard.org>

AND CC: info@hoganinfo

The next page contains the sample letter

Make sure to include your:

Signature, Printed Name, Address

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:

Commissioners:

My name is DALE NELSON I live in city of OXNARD, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Fisherman's wharf proposal

1 message

claudia lucas <anewinterior@gmail.com>

Fri, Jul 5, 2019 at 11:19 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

7/5/19

Commissioners:

My name is Claudia Lucas. I live in Port Hueneme 93041. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Sincerely,

Claudia Lucas, MA
169 E. Elfin Green
Port Hueneme, CA 93041
(805) 572-5735

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

251 South A Street
Oxnard, California 93030

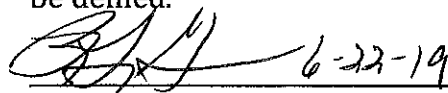
Date:
Commissioners:

My name is Robin Garvik. I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

 6-22-19

Robin Garvik Date
233 Melrose Drive
Oxnard, CA 93035

To: City of Oxnard Planning Commissioners
251 South A Street
Oxnard, CA 93930

Re: Proposed Fisherman's Wharf development in the Channel Islands Harbor

From: James Matthew Moody, Hollywood Beach resident

June 17, 2019

Commissioners:

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

This letter is to state in the strongest possible terms my opposition to the project that Channel Islands Harbor Properties LLC wants to build on the east edge of the harbor near the intersection of Channel Islands Blvd. and Victoria Ave.

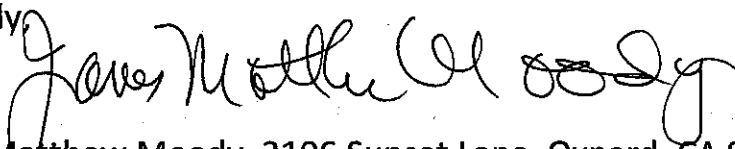
It is not the kind of project that the residents of this area of Oxnard, nor visitors, want to see here. It is so out of scale and character for the site. It's 400 units take away needed open space and parking for the harbor by building a fortress-like structure that shouts "Keep Out" very loudly. And this is not the answer to the affordable housing crunch in Ventura County as these apartments will be charging rates that are at or near the top of rental housing market.

The traffic plan is seriously flawed to the point that it is laughable what the developer and the harbor director continue to trumpet. The documents they have presented at public forum have been misleading and very incomplete.

To do this, the city of Oxnard would have to amend the city's Local Coastal Plan and set a serious precedent that would open the door for other high-density residential development at the harbor. The City will also lose its permitting authority and will be unable to stop other development that doesn't fit the character of the Channel Islands harbor.

This project would be built on public land that has been designated for visitors and harbor oriented activities. To call this project "for public use" would be a stretch. It is a money grab by a Los Angeles developer who also wants to do other large projects in the harbor. Oxnard should not abdicate its control over this valuable local resource. Please refuse to allow the amendment to the Local Coastal Plan.

Sincerely,



James Matthew Moody, 3106 Sunset Lane, Oxnard, CA 93035

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251 South A Street
Oxnard, CA 93930

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June 17, 2019

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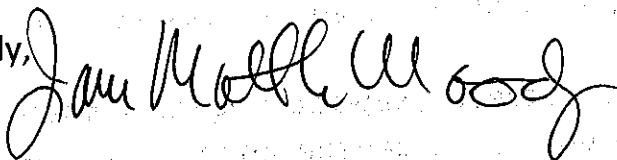
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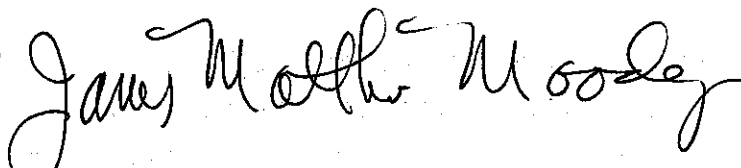
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City of Oxnard Planning Commissioners
251 South A Street
Oxnard, California 93030

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Date:

Commissioners:

My name is Marilyn M. Smith I live in (city, zip) Oxnard 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

M. Miravete Smith Marilyn Miravete Smith 2235 Jamestown Ct

Signature

Printed Name

Address

Planning Commissioners
251 South A Street
Oxnard, CA. 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

June 18, 2019

My name is Kim Chapman. I live in Oxnard, zip 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

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Kim Chapman
4501-63 W. Channel Islands Boulevard
Oxnard, CA. 93035

Email: *KimChap@gmail.com*

City of Oxnard Planning Commissioners
251 South A. Street
Oxnard, CA 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Date: 6-18-2019

To: City of Oxnard Planning Commissioners

From: Laura Shore

Re: Opposition to the Local Coastal Plan Amendment (LCPA)

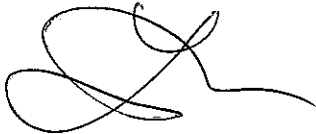
My name is Laura Shore. My husband and I live in the Channel Islands Harbor area of Oxnard (zip 93035). We have lived here since May 1989. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision that impacts the way the City protects its coasts, beaches, and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be used to provide much needed long-term tourist attraction and recreational areas of Oxnard. It should NOT be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are no longer being built.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should

be subject to the City's jurisdiction. Ultimately, it would end up a short term and short sighted decision with severe long term negative consequences.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope, after a thorough review of this LCPA, you come to the same conclusion. It should be denied.



Laura Shore
3025 S. Harbor Blvd.
Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioners
251 South A. Street
Oxnard, CA 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Date: 6-18-2019

To: City of Oxnard Planning Commissioners

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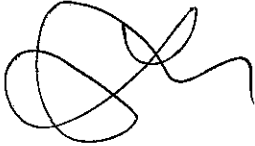
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A handwritten signature in black ink, consisting of several loops and a trailing line, positioned above the printed name and address.

Laura Shore
3025 S. Harbor Blvd.
Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Date: 6/16/19
Commissioners:

My name is Danny Irvin. I live in Oxnard. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Danny Irvin
1543 Windshore Way
Oxnard, CA. 93-35

2831 Harbor Blvd
Oxnard, CA 93035
June 20, 2019

City of Oxnard Planning Commissioner
Jeremy Meyer
251 South A Street
Oxnard, California 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ADMINISTRATIVE SERVICES

Dear Commissioner Meyer:

I am writing to express my hope that the Oxnard Planning Commission will recommend rejection of the proposed amendment to Oxnard's Local Coastal Plan. The amendment would change the zoning from visitor serving and commercial to residential and allow taller, denser, residential structures in Channel Islands Harbor.

The present zoning was put in place to ensure that the harbor was accessible to all. That means its waters, its views and its quiet places and small businesses are accessible to all, no matter income, social class or present location in the area, in other areas of the county or visitors from elsewhere.

Changing the zoning would set a precedent for all the undeveloped areas of the harbor and change its character from a small boat, pleasant, water- oriented refuge to the hustle and bustle of central-city districts. Recently, I saw a news cast that indicated that just two hours a week outdoors, away from such bustling areas can lessen depression, anxiety and other stress related health problems. Channel Islands Harbor was meant to be this kind of refuge.

Allowing the high-end apartment project, proposed for the former Fisherman's Wharf, would totally change the character of Channel Islands Harbor at its exact point of entry and visibility. This public, donated land should be utilized as envisioned: to provide the water-oriented entry to the beach recreational area for Oxnard. It is one of only 12 small boat harbors along the 1100 miles of California coast. Such harbors are no longer being built.

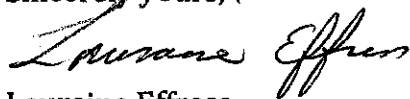
Allowing the high-end apartment complex will turn this into an enclave for only those who can pay the above average prices the developers have indicated they target. We already have several such enclaves on the water, around the corner and up the block in Mandalay Bay, Seabridge, Westport and even the Paz Mar apartments across the eastern harbor finger on Peninsula Rd.

This project does nothing to address Oxnard's real housing issues in areas more central to transit and employment, nor does it address the state's goals of decreased auto and truck traffic and pollution reduction. In fact, the project violates not only as many as 20 policies of Oxnard's Local Coastal Plan, itself, but also the state, county and city's urgent need to move forward with sustainable development that will help stave off the ravages of climate change.

The proposed project at Fisherman's Wharf is the wrong project for this public land designated for visitor-serving and harbor-oriented uses. I hope that the Planning Commission will agree

with my points and, after a thorough review of this LCPA, you will vote to deny it and to recommend to the City Council that they, also, deny it. Thank you for your consideration.

Sincerely yours, c

A handwritten signature in cursive script that reads "Lauraine Effress".

Lauraine Effress
805-444-7843

RECEIVED
JUN 28 2019
CITY OF OXNARD
ECONOMIC DEVELOPMENT

2831 Harbor Blvd
Oxnard, CA 93035
June 20, 2019

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioner
Orlando Dozier
251 South A Street
Oxnard, California 93030

Dear Commissioner Dozier:

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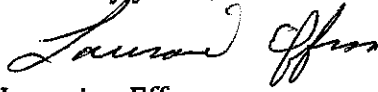
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Lauraine Effress
805-444-7843

RECEIVED

JUN 28 2019

CITY OF CHANDLER
ECONOMIC DEVELOPMENT

2831 Harbor Blvd
Oxnard, CA 93035
June 20, 2019

City of Oxnard Planning Commissioner
Jim Fuhring
251 South A Street
Oxnard, California 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Dear Commissioner Fuhring:

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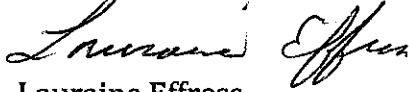
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Lauraine Effress
805-444-7843

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

RECEIVED

Planning Commissioners
251 South A Street
Oxnard, CA. 93030

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

June 18, 2019

My name is Janice Ramsay. I live in Oxnard, zip 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. Traffic will be horrendous. If we had to evacuate, there is no possible way that would be feasible.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Janice Ramsay
4501-67 W. Channel Islands Boulevard
Oxnard, CA. 93035

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

To Deirdre Frank

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

251 South A Street

Oxnard, California 93030

Date: June 20, 2019

To all planning Commissioners and planning department staff members.:

My name is Angela Colicchio. I live in Port Hueneme I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Angela Colicchio

Angela Colicchio, 476 las Palomas Dr., Port Hueneme

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

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Robert Sanchez

Jeremy Meyer

To Wilfredo Chua

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JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

251 South A Street
Oxnard, California 93030

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Angela Colicchio

Angela Colicchio, 476 las Palomas Dr. ,Port Hueneme

Planning Commissioners
251 South A Street
Oxnard, CA. 93030

RECEIVED

JUN 28 2019

June 20, 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

My name is Jackie & Teddy Ipock. I live in Oxnard, zip 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Jackie & Teddy Ipock
4501-33 W. Channel Islands Boulevard
Oxnard, CA. 93035

Please don't take the harbor away from the people. It has (and has had) so much potential as a tourist and recreational attraction. Plus traffic is already B.A.!! Thanks so much for your consideration of the people.

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioner
Diedre Frank
251 South A Street
Oxnard, CA 93030

Dear Ms. Frank:

I am opposed to the Local Coastal Plan Amendment application from Ventura County and the developer, Channel Islands Harbor Properties LLC, that would permit the property connected to the Fisherman's Wharf area to be turned into an enormous multi-unit housing project. My concerns are:

1. The proposed development offers little in the way of increased tax revenue for the City of Oxnard.
 - New commercial facilities that would generate sales tax revenue are minimal. The site could support mixed-use development that would provide attractions for the public that would generate sales taxes.
 - The siting and scale of the development will likely isolate the Fisherman's Wharf, causing these retail shops to deteriorate further.
 - The developer's buildings in Los Angeles have as many as one-half of their units on Airbnb. This would imply that 200 of the proposed development's units would be in competition with local hotels, thereby reducing tax revenue for the City of Oxnard.
2. The proposed development is totally out of scale and does not conform with the current density and aesthetics of Channel Islands Marina.
 - I recognize that it is essential for the Marina to support more residential units in order to help alleviate the housing shortage. However, the current mix of residential developments in the Marina can be described as large with significant open space. The proposed development is huge, and totally out of scale with the current residential buildings.
 - Additionally, the aesthetics are horrible. The developer is bringing his massive Italianate design that he is using over Los Angeles to Oxnard. The proposed plan does not even require him to place his 400 units in a design that fits an ocean resort theme.
 - Once the proposal is finalized, the developer will "own" the privilege of placing his monstrosities on all of the vacant parcels in the Marina.

If the City of Oxnard rejects the proposal, other developers can offer ideas that can yield both higher tax revenues for the City, as well as providing more housing that is a better fit for ocean resort environment that we all love.

Sincerely,



Bill Rollins
3122 Sunset Lane
Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: June 17, 2019

Commissioners:

My name is Gregory Shank. I live in Oxnard on W Hemlock Ave. 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

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Sincerely,



GREGORY SHANK
4210 W. HEMLOCK ST
OXNARD, CA 93035

City of Oxnard Planning Commissioner
Robert Sanchez
251 South A Street
Oxnard, CA 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

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Sincerely,

Bill Rollins
3122 Sunset Lane
Oxnard, CA 93035

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JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioner
Jeremy Meyer
251 South A Street
Oxnard, CA 93030

Dear Mr. Meyer:

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Bill Rollins
3122 Sunset Lane
Oxnard, CA 93035

City of Oxnard Planning Commissioner
Jim Fuhring
251 South A Street
Oxnard, CA 93030

RECEIVED
JUN 28 2019
CITY OF OXNARD
ECONOMIC DEVELOPMENT

Dear Mr. Fuhring:

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Sincerely,



Bill Rollins
3122 Sunset Lane
Oxnard, CA 93035

RECEIVED

6-20-19

Planning Commissioners
251 South A Street
Oxnard, CA. 93030

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

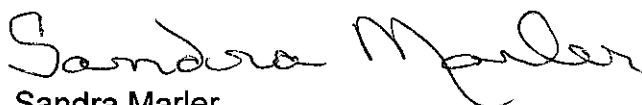
June 18, 2019

My name is Sandra Marler. I live in Oxnard, zip 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Sandra Marler
4501-4 W. Channel Islands Boulevard
Oxnard, CA. 93035

June 18, 2019

RECEIVED

JUN 28 2019

City of Oxnard Planning Commissioner
Jim Fuhring
251 South A Street
Oxnard, CA 93030

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Dear Mr. Fuhring:

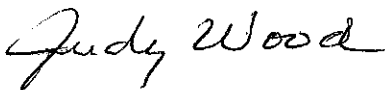
I am opposed to the Local Coastal Plan Amendment application from Ventura County and the developer, Channel Islands Harbor Properties LLC, that would permit the property connected to the Fisherman's Warf area, near the intersection of Victoria and Harbor Blvd., to be turned into an enormous multi-unit housing project.

Here are my concerns:

- **The proposed development does not maximize the opportunity for the city to increase its tax revenue.** A more suitable development would include more commercial facilities for use by the general public which would generate tax revenue for the city. A development with more commercial facilities would draw more guests to the area and these guests would not only visit the new development, but also other commercial operations that already exist in the harbor, thus increasing city tax revenue.
- The city needs to see alternative development plans from other developers for the area in question before it can appropriately determine best fit for the community, traffic flow, open space, environmental issues, etc. You need to open the development opportunity up to competition rather than reward the current developer with an unfair advantage. Opening the development up to competitive bid/design will ensure that the city, the community, and the citizens get the very best development possible.
- The amendment does not adequately control and delineate the density and configuration of possible developments.
- The amendment does not address the ability of occupants to rent out their residences to others, thus undermining current and future hotels in the area that pay city taxes. It is my understanding that in other properties owned by this developer, over half of the residences are on Airbnb. The location of this development definitely lends itself to Airbnb arrangements.
- The amendment will apply to the entire Channel Islands Harbor, not just the Fisherman's Warf area, opening other harbor property to similar large, over-whelming housing developments.

The Local Coastal Plan Amendment is not a good deal for the city of Oxnard.

Sincerely,



Judy Wood
3122 Sunset Lane
Oxnard, CA 93035

June 18, 2019

RECEIVED

JUN 28 2019

City of Oxnard Planning Commissioner
Jeremy Meyer
251 South A Street
Oxnard, CA 93030

CITY OF OXNARD
ECONOMIC DEVELOPMENT

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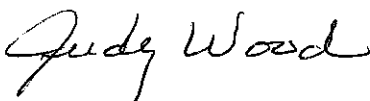
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Judy Wood
3122 Sunset Lane
Oxnard, CA 93035

June 18, 2019

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JUN 28 2019

City of Oxnard Planning Commissioner
Wilfredo Chua
251 South A Street
Oxnard, CA 93030

CITY OF OXNARD
ECONOMIC DEVELOPMENT

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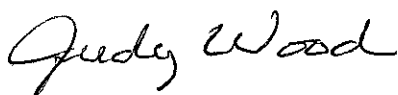
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Oxnard, CA 93035

June 18, 2019

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JUN 28 2019

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Robert Sanchez
251 South A Street
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ECONOMIC DEVELOPMENT

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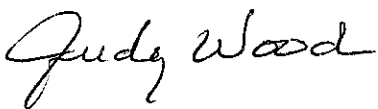
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251 South A Street
Oxnard, California 93030

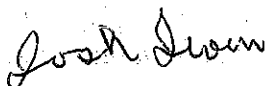
Date: 6/16/19
Commissioners:

My name is Josh Irvin. I live in Oxnard. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Joshua Irvin
1543 Windshore Way
Oxnard, CA. 93-35

RECEIVED

June 18, 2019

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioner
Orlando Dozier
251 South A Street
Oxnard, CA 93030

Dear Mr. Dozier:

I am opposed to the Local Coastal Plan Amendment application from Ventura County and the developer, Channel Islands Harbor Properties LLC, that would permit the property connected to the Fisherman's Warf area, near the intersection of Victoria and Harbor Blvd., to be turned into an enormous multi-unit housing project.

Here are my concerns:

- **The proposed development does not maximize the opportunity for the city to increase its tax revenue.** A more suitable development would include more commercial facilities for use by the general public which would generate tax revenue for the city. A development with more commercial facilities would draw more guests to the area and these guests would not only visit the new development, but also other commercial operations that already exist in the harbor, thus increasing city tax revenue.
- The city needs to see alternative development plans from other developers for the area in question before it can appropriately determine best fit for the community, traffic flow, open space, environmental issues, etc. You need to open the development opportunity up to competition rather than reward the current developer with an unfair advantage. Opening the development up to competitive bid/design will ensure that the city, the community, and the citizens get the very best development possible.
- The amendment does not adequately control and delineate the density and configuration of possible developments.
- The amendment does not address the ability of occupants to rent out their residences to others, thus undermining current and future hotels in the area that pay city taxes. It is my understanding that in other properties owned by this developer, over half of the residences are on Airbnb. The location of this development definitely lends itself to Airbnb arrangements.
- The amendment will apply to the entire Channel Islands Harbor, not just the Fisherman's Warf area, opening other harbor property to similar large, over-whelming housing developments.

The Local Coastal Plan Amendment is not a good deal for the city of Oxnard.

Sincerely,



Judy Wood
3122 Sunset Lane
Oxnard, CA 93035

WILLIAM M. BULLIS
3360 Sunset Lane
Oxnard, CA 93035-4128

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

June 18, 2019

Oxnard Planning Commissioners
251 South A Street
Oxnard, CA 93030

Re: Fisherman's Warf Project

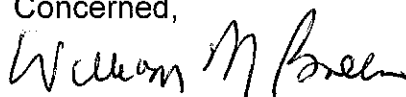
Dear Sirs/Mesdames:

I am, by this letter, opposing the proposed development of Fisherman's Warf by Channel Islands Harbor Properties LLC (Los Angeles real estate developer Geoff Palmer, et al) and the County's attempt to amend the Local Coastal Plan.

Although the details of this proposed development do not appear to have been fully disclosed to the public, as I believe they should, it is my understanding that what is proposed is a 400 unit residential complex architecturally similar to the freeway-adjacent projects built by the developer in Los Angeles. I also strongly oppose Ventura County's application for an amendment to the Local Coastal Plan, which I understand is required in order for the proposed project to proceed; which will affect the entire Channel Islands Harbor, not just Fisherman's Warf, and which is not consistent with Oxnard's Local Coastal Plan policies.

The proposed development site is a rare, valuable asset and should not be turned into an over-built, high-density rental project with insufficient parking. This public land should be available to and benefit everyone (e.g., some type of tourist attraction, expansion of commercial and sport fishing, recreational boating, etc.). If the Local Coastal Plan is amended as proposed, it will only be a short time before the Channel Islands Harbor will become another Marina Del Rey, which the vast majority of those of us who reside in or near the Channel Islands Harbor do not want. Once amended, even though the harbor is within the City, Oxnard will lose permitting authority and will be unable to stop or modify future developments.

Concerned,



WILLIAM M. BULLIS

2831 Harbor Blvd
Oxnard, CA 93035
June 20, 2019

City of Oxnard Planning Commissioner
Deirdre Frank
251 South A Street
Oxnard, 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Dear Commissioner Frank:

I am writing to express my hope that the Oxnard Planning Commission will recommend rejection of the proposed amendment to Oxnard's Local Coastal Plan. The amendment would change the zoning from visitor serving and commercial to residential and allow taller, denser, residential structures in Channel Islands Harbor.

The present zoning was put in place to ensure that the harbor was accessible to all. That means its waters, its views and its quiet places and small businesses are accessible to all, no matter income, social class or present location in the area, in other areas of the county or visitors from elsewhere.

Changing the zoning would set a precedent for all the undeveloped areas of the harbor and change its character from a small boat, pleasant, water- oriented refuge to the hustle and bustle of central-city districts. Recently, I saw a news cast that indicated that just two hours a week outdoors, away from such bustling areas can lessen depression, anxiety and other stress related health problems. Channel Islands Harbor was meant to be this kind of refuge.

Allowing the high-end apartment project, proposed for the former Fisherman's Wharf, would totally change the character of Channel Islands Harbor at its exact point of entry and visibility. This public, donated land should be utilized as envisioned: to provide the water-oriented entry to the beach recreational area for Oxnard. It is one of only 12 small boat harbors along the 1100 miles of California coast. Such harbors are no longer being built.

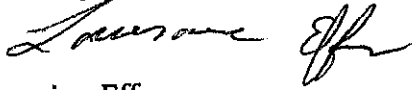
Allowing the high-end apartment complex will turn this into an enclave for only those who can pay the above average prices the developers have indicated they target. We already have several such enclaves on the water, around the corner and up the block in Mandalay Bay, Seabridge, Westport and even the Paz Mar apartments across the eastern harbor finger on Peninsula Rd.

This project does nothing to address Oxnard's real housing issues in areas more central to transit and employment, nor does it address the state's goals of decreased auto and truck traffic and pollution reduction. In fact, the project violates not only as many as 20 policies of Oxnard's Local Coastal Plan, itself, but also the state, county and city's urgent need to move forward with sustainable development that will help stave off the ravages of climate change.

The proposed project at Fisherman's Wharf is the wrong project for this public land designated for visitor-serving and harbor-oriented uses. I hope that the Planning Commission will agree

with my points and, after a thorough review of this LCPA, you will vote to deny it and to recommend to the City Council that they, also, deny it. Thank you for your consideration.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Lauraine Effress".

Lauraine Effress
805-444-7843

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

2831 Harbor Blvd
Oxnard, CA 93035
June 20, 2019

City of Oxnard Planning Commissioners
Wilfredo Chua
251 South A Street
Oxnard, California 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Dear Commissioner Chua:

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The present zoning was put in place to ensure that the harbor was accessible to all. That means its waters, its views and its quiet places and small businesses are accessible to all, no matter income, social class or present location in the area, in other areas of the county or visitors from elsewhere.

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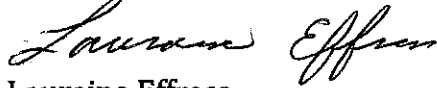
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Lauraine Effress
805-444-7843

RECEIVED

JUN 28 2019

**CITY OF OXNARD
ECONOMIC DEVELOPMENT**

2831 Harbor Blvd
Oxnard, CA 93035
June 20, 2019

City of Oxnard Planning Commissioner
Robert Sanchez
251 South A Street
Oxnard, California 93030

RECEIVED

JUN 28 2019

**CITY OF OXNARD
ECONOMIC DEVELOPMENT**

Dear Commissioner Sanchez:

I am writing to express my hope that the Oxnard Planning Commission will recommend rejection of the proposed amendment to Oxnard's Local Coastal Plan. The amendment would change the zoning from visitor serving and commercial to residential and allow taller, denser, residential structures in Channel Islands Harbor.

The present zoning was put in place to ensure that the harbor was accessible to all. That means its waters, its views and its quiet places and small businesses are accessible to all, no matter income, social class or present location in the area, in other areas of the county or visitors from elsewhere.

Changing the zoning would set a precedent for all the undeveloped areas of the harbor and change its character from a small boat, pleasant, water- oriented refuge to the hustle and bustle of central-city districts. Recently, I saw a news cast that indicated that just two hours a week outdoors, away from such bustling areas can lessen depression, anxiety and other stress related health problems. Channel Islands Harbor was meant to be this kind of refuge.

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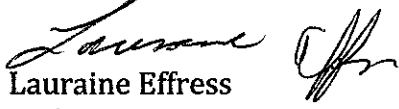
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This project does nothing to address Oxnard's real housing issues in areas more central to transit and employment, nor does it address the state's goals of decreased auto and truck traffic and pollution reduction. In fact, the project violates not only as many as 20 policies of Oxnard's Local Coastal Plan, itself, but also the state, county and city's urgent need to move forward with sustainable development that will help stave off the ravages of climate change.

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Sincerely yours,


Lauraine Effress

805-444-7843

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

251 South A Street
Oxnard, California 93030

Date:

Commissioners:

My name is PETRA DORRIS live in (city, zip) 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

PETRA DORRIS
2969 HARBOR BLVD
OXNARD 93035

Petra Dorris

To: City of Oxnard Planning Commissioners
251 South A Street
Oxnard, CA 93930

Re: Proposed Fisherman's Wharf development in the Channel Islands Harbor

From: James Matthew Moody, Hollywood Beach resident

June 17, 2019

Commissioners:

This letter is to state in the strongest possible terms my opposition to the project that Channel Islands Harbor Properties LLC wants to build on the east edge of the harbor near the intersection of Channel Islands Blvd. and Victoria Ave.

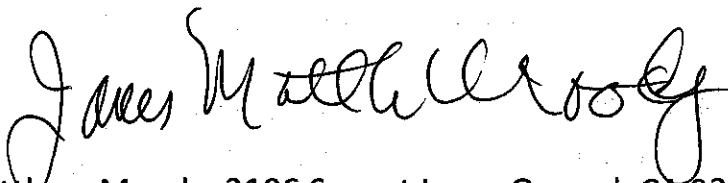
It is not the kind of project that the residents of this area of Oxnard, nor visitors, want to see here. It is so out of scale and character for the site. It's 400 units take away needed open space and parking for the harbor by building a fortress-like structure that shouts "Keep Out" very loudly. And this is not the answer to the affordable housing crunch in Ventura County as these apartments will be charging rates that are at or near the top of rental housing market.

The traffic plan is seriously flawed to the point that it is laughable what the developer and the harbor director continue to trumpet. The documents they have presented at public forum have been misleading and very incomplete.

To do this, the city of Oxnard would have to amend the city's Local Coastal Plan and set a serious precedent that would open the door for other high-density residential development at the harbor. The City will also lose its permitting authority and will be unable to stop other development that doesn't fit the character of the Channel Islands harbor.

This project would be built on public land that has been designated for visitors and harbor oriented activities. To call this project "for public use" would be a stretch. It is a money grab by a Los Angeles developer who also wants to do other large projects in the harbor. Oxnard should not abdicate its control over this valuable local resource. Please refuse to allow the amendment to the Local Coastal Plan.

Sincerely,



James Matthew Moody, 3106 Sunset Lane, Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioners
251 South A. Street
Oxnard, CA 93030

RECEIVED
JUN 28 2019
CITY OF OXNARD
ECONOMIC DEVELOPMENT

Date: 6-18-2019

To: City of Oxnard Planning Commissioners

From: Laura Shore

Re: Opposition to the Local Coastal Plan Amendment (LCPA)

My name is Laura Shore. My husband and I live in the Channel Islands Harbor area of Oxnard (zip 93035). We have lived here since May 1989. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision that impacts the way the City protects its coasts, beaches, and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be used to provide much needed long-term tourist attraction and recreational areas of Oxnard. It should NOT be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are no longer being built.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should

be subject to the City's jurisdiction. Ultimately, it would end up a short term and short sighted decision with severe long term negative consequences.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope, after a thorough review of this LCPA, you come to the same conclusion. It should be denied.



Laura Shore
3025 S. Harbor Blvd.
Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioners
251 South A. Street
Oxnard, CA 93030

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Laura Shore
3025 S. Harbor Blvd.
Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioners
251 South A. Street
Oxnard, CA 93030

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Laura Shore
3025 S. Harbor Blvd.
Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioner
Wilfredo Chua
251 South A Street
Oxnard, CA 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Dear Mr. Chua:

I am opposed to the Local Coastal Plan Amendment application from Ventura County and the developer, Channel Islands Harbor Properties LLC, that would permit the property connected to the Fisherman's Wharf area to be turned into an enormous multi-unit housing project. My concerns are:

1. The proposed development offers little in the way of increased tax revenue for the City of Oxnard.
 - New commercial facilities that would generate sales tax revenue are minimal. The site could support mixed-use development that would provide attractions for the public that would generate sales taxes.
 - The siting and scale of the development will likely isolate the Fisherman's Wharf, causing these retail shops to deteriorate further.
 - The developer's buildings in Los Angeles have as many as one-half of their units on Airbnb. This would imply that 200 of the proposed development's units would be in competition with local hotels, thereby reducing tax revenue for the City of Oxnard.
2. The proposed development is totally out of scale and does not conform with the current density and aesthetics of Channel Islands Marina.
 - I recognize that it is essential for the Marina to support more residential units in order to help alleviate the housing shortage. However, the current mix of residential developments in the Marina can be described as large with significant open space. The proposed development is huge, and totally out of scale with the current residential buildings.
 - Additionally, the aesthetics are horrible. The developer is bringing his massive Italianate design that he is using over Los Angeles to Oxnard. The proposed plan does not even require him to place his 400 units in a design that fits an ocean resort theme.
 - Once the proposal is finalized, the developer will "own" the privilege of placing his monstrosities on all of the vacant parcels in the Marina.

If the City of Oxnard rejects the proposal, other developers can offer ideas that can yield both higher tax revenues for the City, as well as providing more housing that is a better fit for ocean resort environment that we all love.

Sincerely,



Bill Rollins
3122 Sunset Lane
Oxnard, CA 93035

June 18, 2019

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

City of Oxnard Planning Commissioner
Deidre Frank
251 South A Street
Oxnard, CA 93030

Dear Ms. Frank:

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Here are my concerns:

- **The proposed development does not maximize the opportunity for the city to increase its tax revenue.** A more suitable development would include more commercial facilities for use by the general public which would generate tax revenue for the city. A development with more commercial facilities would draw more guests to the area and these guests would not only visit the new development, but also other commercial operations that already exist in the harbor, thus increasing city tax revenue.
- The city needs to see alternative development plans from other developers for the area in question before it can appropriately determine best fit for the community, traffic flow, open space, environmental issues, etc. You need to open the development opportunity up to competition rather than reward the current developer with an unfair advantage. Opening the development up to competitive bid/design will ensure that the city, the community, and the citizens get the very best development possible.
- The amendment does not adequately control and delineate the density and configuration of possible developments.
- The amendment does not address the ability of occupants to rent out their residences to others, thus undermining current and future hotels in the area that pay city taxes. It is my understanding that in other properties owned by this developer, over half of the residences are on Airbnb. The location of this development definitely lends itself to Airbnb arrangements.
- The amendment will apply to the entire Channel Islands Harbor, not just the Fisherman's Warf area, opening other harbor property to similar large, over-whelming housing developments.

The Local Coastal Plan Amendment is not a good deal for the city of Oxnard.

Sincerely,



Judy Wood
3122 Sunset Lane
Oxnard, CA 93035

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Carol Gueringer Jenkins

851 Harbor Blvd

Oxnard, CA 93035

June 19, 2019

City of Oxnard Planning Commissioners

251 South A Street

Oxnard, CA 93030

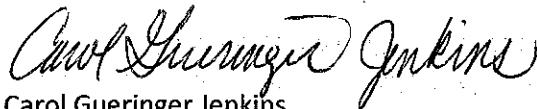
Dear Commissioners:

My name is Carol Gueringer Jenkins and I live in Oxnard Shores. I am writing this letter to oppose the Local Coastal Plan Amendment application from Ventura County and the developer, Channel Islands Harbor Properties LLC. Amending the City's LCP is an important decision. It impacts the ways a city protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the city. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only twelve small boat harbors along the 1100 miles of the California Coast. Harbors are no longer being built.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The city will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope you come to the same conclusion. It should be denied.

Very truly yours,



Carol Gueringer Jenkins

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

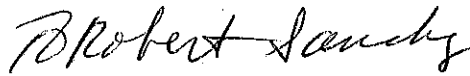
251 South A Street

Oxnard, California 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT



Date: June 20, 2019

To all planning Commissioners and planning department staff members.:

My name is Angela Colicchio. I live in Port Hueneme I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Angela Colicchio, 476 las Palomas Dr. ,Port Hueneme

Planning Commissioners
251 South A Street
Oxnard, CA. 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

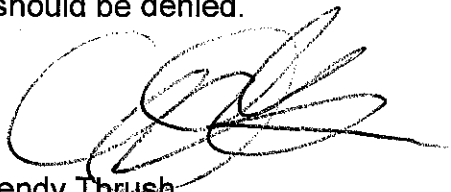
June 19, 2019

My name is Wendy Thrush. I live in Oxnard, zip 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. Traffic will be horrendous. If we had to evacuate, there is no possible way that would be feasible.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Wendy Thrush
4501-44 W. Channel Islands Boulevard
Oxnard, CA. 93035

City of Oxnard Planning Commissioners
251 South A. Street
Oxnard, CA 93030

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

Date: 6-18-2019

To: City of Oxnard Planning Commissioners

From: Laura Shore

Re: Opposition to the Local Coastal Plan Amendment (LCPA)

My name is Laura Shore. My husband and I live in the Channel Islands Harbor area of Oxnard (zip 93035). We have lived here since May 1989. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision that impacts the way the City protects its coasts, beaches, and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be used to provide much needed long-term tourist attraction and recreational areas of Oxnard. It should NOT be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are no longer being built.

There are multiple reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. Additionally, as a resident of the area, I have serious concerns about traffic congestion and the reduced ability to exit the area swiftly in case of emergency.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should

be subject to the City's jurisdiction. Ultimately, it would end up a short term and short sighted decision with severe long term negative consequences.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope, after a thorough review of this LCPA, you come to the same conclusion. It should be denied.



Laura Shore
3025 S. Harbor Blvd.
Oxnard, CA 93035

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JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

page 2

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

TO Jeremy Meyer

RECEIVED
JUN 28 2019
CITY OF OXNARD
ECONOMIC DEVELOPMENT

251 South A Street
Oxnard, California 93030

Date: June 20, 2019

To all planning Commissioners and planning department staff members.:

My name is Angela Colicchio. I live in Port Hueneme I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Angela Colicchio, 476 las Palomas Dr., Port Hueneme

Angela Colicchio

RECEIVED

JUN 28 2019

CITY OF OXNARD
ECONOMIC DEVELOPMENT

INSTRUCTIONS

All letters must be received by the Planning Commission no later than July 5th.

Send via post to the address
Planning Commissioners
251 South A Street
Oxnard, California 93030

Or email your letter to:

TO: Planning Commissioners via <dee.lai@oxnard.org>

**AND SEND A COPY OF YOUR LETTER OR CC YOUR EMAIL
TO THE FOLLOWING PLANNING DEPARTMENT STAFF
MEMBERS:**

cc:

Jeffrey.lambert@oxnard.org
Kathleen.mallory@oxnard.org
Isidro.figueroa@oxnard.org

The next page contains the sample letter

**Make sure to include your: Signature, Printed Name,
Address**

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:
Commissioners:

My name is Nancy Pink. I live in (city, zip) Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term

tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Nancy Pink / Nancy Pink

Signature, Printed Name, Address

1981 San Sebastian DR.
Oxnard, Ca. 93035

PLEASE don't ruin our city with more
apts / traffic. We need shopping, restaurant
revenue from tourists. We are a
hidden gem. Don't turn us into
a ghetto!!!

Fisherman's wharf LCPA

1 message

Judy Dugan <judy.dugan@sbcglobal.net>

Tue, Jun 25, 2019 at 4:17 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 25, 2019

To the Commissioners:

My name is Judith Dugan, and I reside in Oxnard (93035) I write to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

Fisherman's Wharf should not be turned into a private enclave for the elite, especially at a time when the state and the California Coastal Commission are championing environmental justice along our waterfronts. That means access for all, and eateries, waterfront educational opportunities, entertainment and lodging affordable to all income levels and specifically to underserved minorities. This is particularly important in Oxnard, a working-class city.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify future developments that are within the City and should be subject to the City's jurisdiction.

Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. The harbor is a rare and valuable public asset, and should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Thank you for considering this comment.

Judith Dugan and Robert Wishart
4037 Sunset Lane, Oxnard 93035

[Scan] 2019-06-25 16:46

1 message

Karen Watson <kkwatson@earthlink.net>

Tue, Jun 25, 2019 at 4:50 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

please stop this monstrosity that is being proposed to go on our beautiful coast. It will forever change this beautiful area. Having high density apartments with all the cars is just a nightmare to think about. Please stop this and don't give into big money at the cost of our Beautiful coastline area. There are so many better ideas.

Sincerely

Karen Watson

Karen Wycoff Watson



2019-06-25 16-46.pdf

814K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

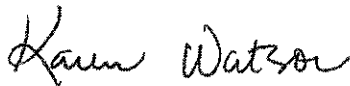
Date: 6/25/2019
Commissioners:

My name Karen Watson. I live in Oxnard, 93039. I am writing this letter to express my strong opposition the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I was born in this area and I love it so. This will change it in so many horrible ways. We are not Orange County. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied. Please stop the madness.



Karen Watson

625 Ocean Drive

Oxnard, California.

oppose the Local Coastal Plan Amendment

1 message

Robin Garvik <rlgarvik@sopris.net>

To: dee.lai@oxnard.org

Cc: info@hbca.info

Tue, Jun 25, 2019 at 5:04 PM

TO: Planning Commissioners,

Please see letter below and also attached.

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: June 25, 2019
Commissioners:

My name is Karen Johnston. I live in Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.


Karen Johnston
264 Santa Monica Drive
Oxnard, CA 93035

6/25/19
Date

 **Johnston Planning Commissioners re Oxnard Development.pdf**
41K

Re: Letter to Planning Commissioners

1 message

Rene Aiu <aiurene@gmail.com>

Tue, Jun 25, 2019 at 10:17 AM

To: dee.lai@oxnard.org

Dee:

Hi! Sorry I forgot the attachment that goes with the letter. Please include it with the letter. Thank you.

On Tue, Jun 25, 2019 at 10:11 AM Rene Aiu <aiurene@gmail.com> wrote:

Dee:

We would appreciate it if you would send the attached letter to each of the Planning Commissioners. Please confirm when the letter is sent to them. Thank you.

Rene Aiu on behalf of the Harbor & Beach Community Alliance



No Affordable CIH Letter-11-1-16-PDF to Oxnard (Developer).pdf

392K



COSTELL & CORNELIUS

LAW CORPORATION

1299 OCEAN AVENUE, SUITE 450
SANTA MONICA, CALIFORNIA 90401
Phone: (310) 458-5959
Facsimile: (310) 458-7959
Sender's Email: jlcostell@costell-law.com
Sender's direct phone: (310) 752-0441

November 1, 2016

By Email: Greg.Nyhoff@oxnard.org

Greg Nyhoff, City Manager
City of Oxnard
300 West Third Street
Oxnard, California 93030

By Email: Ashley.Golden@oxnard.org

Ashley Golden, Director
Community Development
City of Oxnard
214 South C Street
Oxnard, California 93030

By Email: Stephen.Fischer@oxnard.org

Stephen Fischer
City Attorney, City of Oxnard
305 West Third Street, 1st Floor
Oxnard, California 93020

Re: Action of the City of Oxnard (the "City") in failing and refusing to comply with the requests and demands by the County of Ventura (the "County"), through County Counsel and the County's Harbor Department (the "Harbor Department"), dated September 1, 2016, October 12, 2016, October 19, 2016, October 25, 2016 and October 27, 2016 (collectively, the "County Request and Demand"), to the effect that the City process a stand-alone amendment to its Local Coastal Plan, as certified by the California Coastal Commission in 1986 and as subsequently amended (the "LCP"), to conform the LCP to the City's current 2030 General Plan and its "Urban Village" designation for the Fisherman's Wharf site in the Channel Islands Harbor (the "Harbor"), all as required under applicable California law (collectively, the "Harbor Department Request")

Dear Mr. Nyhoff, Ms. Golden and Mr. Fischer:

This law firm represents Channel Islands Harbor Properties LLC (the "Developer" or "Harbor Properties") of Parcel V of the Harbor (formerly known as Parcels V; V-1; V-2; V-3 and Portions of Parcel N and also referred to as the "Fisherman's Wharf Redevelopment Project") (collectively, the "CIHP LLC Development") with regard to an action taken or proposed action to be taken by the City regarding the above-referenced County and Request and Demand and regarding the CIHP LLC Development.

In this regard, the action or proposed taken by the City consists of, among other things, cumulatively and/or in the alternative the following: (i) the City's failure and refusal to take action with regard to the County Request and Demand within a reasonable time or as otherwise required by applicable law (which inaction may be considered to be a final action under applicable law); (ii) the City's failure and refusal to comply with said request and demand within a reasonable time and/or within the

time period otherwise required by applicable law; (iii) the City's unequivocal and anticipatory repudiation of any obligation to comply with said request and demand; (iv) the City's refusal to process the County Request and Demand as a stand-alone amendment to the City's LCP, rather than as part of an extended overall amendment to the City's LCP as a whole; and/or (v) the City's unlawful assertion of planning, approval, permit, application and other entitlement jurisdiction (**collectively, "Jurisdiction"**) over the Harbor, generally, and, specifically over the CIHP LLC Development (**collectively, the "City Action"**).

The City has acted and has indicated that it will continue to act unlawfully, ultra-vires and in excess of its authority and jurisdiction in taking the City Action, including, but not limited to, by failing and refusing to comply with the County Request and Demand. Given the facts and circumstances, it could be argued that the Developer has already exhausted its administrative remedies with regard to the City Action and is entitled to pursue all rights and remedies under applicable law, including, but not limited to, the filing of a mandamus action and complaint for damages in the Ventura County Superior Court. **In this regard, however, the Developer hereby seeks clarification as to whether the City considers that the City Action has become a "final action" under applicable law or whether the City considers that there are, in fact, administrative remedies that the Developer is entitled and obligated to pursue and exhaust before filing a lawsuit.** If the City considers that the City Action is not a final action and that the Developer has not exhausted its administrative remedies, then it is hereby demanded that the City advise the Developer forthwith, in writing, as to the specific nature of and procedures relating to any such alleged administrative remedies that the City contends must be exhausted before a lawsuit can be filed by the Developer. If the City does not so notify the Developer of the same by November 15, 2016, then the Developer shall consider that the City's Action is a "final action" for all purposes under applicable law and that, as a matter of law, all administrative remedies have been exhausted, entitling the Developer to proceed accordingly.

As the City is well aware, pursuant to a lawfully conducted Request for Qualifications ("**RFQ**") process, the Developer was awarded the right to enter into a ground lease with the County with regard to the development and operation of the CIHP LLC Development in the Harbor, by the Developer (**the "Ground Lease"**) and entered into an Option Agreement with the County regarding the Ground Lease, dated as of December 1, 2015 (**the "Option Agreement"**). By virtue of the foregoing, the Developer has certain vested rights and entitlements with regard to the RFQ, the CIHP LLC Development, the Option Agreement and the Ground Lease (**the "Vested Rights"**).

The Developer concurs and agrees with (and hereby adopts and incorporates herein by this reference) the factual allegations and legal contentions made and the positions taken by the County in the County Request and Demand, including, but not limited to, the ones contained in those certain letters sent to the City by County Counsel and the Harbor Department dated September 1, 2016, October 12, 2016, October 19, 2016, October 25, 2016 and October 27, 2016.

In addition to the ground stated in the County Request and Demand, the City's Action is unlawful and violates the Developer's rights on the following additional grounds, among others:

- (a) In taking the City's Action, the City violated the Developer's procedural due process rights under the United States Constitution and the California Constitution, by virtue of having, among other things, taken the City's Action without affording the Developer adequate and sufficient notice and an opportunity to be heard;
- (b) The Developer is informed and believes that, in taking the City's Action, the City acted in violation of the Brown Act and other applicable California law and conducted secret, non-public hearings and deliberations, without notice and without affording participation, as required by the Brown Act and other applicable law;
- (c) In taking the City's Action, the City has temporarily, permanently, partially and/or completely taken and/or engaged in inverse condemnation with regard to a portion or all of the CIHP LLC Development, without just compensation, in violation of the Developer's rights, including, but not limited to, rights under the 5th and 14th Amendments to the United States Constitution, as well as rights under the California Constitution;
- (d) The City's Action and its announced intention to consider the imposition of affordable housing restrictions and requirements on the Harbor, generally, and on the CIHP LLC Development, specifically, are illegal actions under Palmer/Sixth Street Properties, L.P. and Geoff Palmer v. City of Los Angeles, 175 Cal. App. 4th 1396 (2009)(the "**Palmer Decision**"). In that case, Division Four of the Second Appellate District of the California Court of Appeal, which sits in downtown Los Angeles, ruled that the affordable housing restrictions on rental rates imposed on apartment projects by the Center City West Specific Plan of the City of Los Angeles were in conflict with and prohibited by the Costa-Hawkins Act [California Civil Code Sec. 1954.52, subd. (a)(1)]. In so ruling, the Court of Appeal upheld the right of developers and owners of residential units, codified into law by Costa-Hawkins, to ***"establish the initial and all subsequent rental rates for a dwelling or a unit.... [which] has a certificate of occupancy issued after February 1, 1995."*** Under the strict legal standards established by the Palmer Decision, it is highly unlikely that the City of Oxnard's affordable or inclusionary housing restrictions can legally be imposed on the CIHP LLC Development or on the Harbor as a whole, or for that matter, anywhere in the City of Oxnard; and
- (e) In taking the City's Action, the City violated the Developer's substantive due process rights under the United States Constitution and the California Constitution by virtue of, among other things, having unlawfully asserted and exercised Jurisdiction over the CIHP LLC Development in a manner that violates applicable law and by virtue of having engaged in selective and discriminatory enforcement, insofar as, among other things, the City has allowed several other projects in and surrounding the Harbor to proceed in the manner described in the County Request and Demand, without detailed consistency review and without considering the potential imposition of any affordable housing requirements.

By virtue of the City's Action, the Developer is in imminent danger of suffering, has suffered and/or will continue to suffer grave and irreparable harm and damage, including, but not limited to, damages proximately caused by the delays caused by the City's Action and damages caused by the temporary and/or permanent loss and/or diminution in value of the Developer's Vested Rights and any viable economic use of the real property that is subject to the Option Agreement and the Ground Lease with the County.

By virtue of the foregoing, the Developer hereby demands that: (i) the City comply forthwith with the County Request and Demand; (ii) the City immediately cease and desist from asserting or exercising any Jurisdiction over the CIHP LLC Development; and (iii) that the City provide unequivocal and reasonable written assurances that it will not attempt to exercise such Jurisdiction in the future.

In the meantime, nothing contained or omitted herein is intended to or shall operate as an admission or as an election, waiver or relinquishment of, or limitation on, any right, remedy or defense, at law or in equity, all of which are reserved.

Thank you for your attention to this matter.

Very truly yours,

COSTELL & CORNELIUS LAW CORPORATION

/electronically signed under applicable law/

By: _____
Jeffrey Lee Costell, CEO and Founder ,
Attorneys for Channel Islands Harbor Properties LLC

JLC: jc

cc: Lyn Krieger, Director, Harbor Department: Lyn.Krieger@ventura.org

Members, Board of Supervisors:

Steve.Bennett@ventura.org; Linda.Parks@ventura.org; Kathy.Long@ventura.org;
Peter.Foy@ventura.org; John.Zaragoza@ventura.org

Michael B. Powers, County Executive Officer Michael.Powers@ventura.org

Leroy Smith, County Counsel Leroy.Smith@ventura.org

Robert Orellana, Assistant County Counsel Robert.Orellana@ventura.org

City of Oxnard Mayor and City Council Members:

TimBFlynn@gmail.com; carmen4oxnard@gmail.com; bryan.macdonald@oxnard.org;
dorina.padilla@oxnard.org; bert.perello@oxnard.org



June 25, 2019

Deirdre Frank, Chair
Wilfredo Chua, Vice Chair
Orlando Dozier, Commissioner
Jim Fuhring, Commissioner
Robert Sanchez, Commissioner
Jeremy Meyer, Commissioner

Re: Proposed Oxnard Local Coastal Plan Amendment for Fisherman's Wharf

We would like to explain why amending Oxnard's Local Coastal Plan (LCP) is not in the best interest of Oxnard, the public, and its coastal resources. The proposed Local Coastal Plan Amendment (LCPA) impacts Oxnard's jurisdictional authority to protect and ensure its residents and visitors access to enjoy its coastal resources. This amendment will set a precedent for development of a rare and valuable asset of Oxnard. Channel Islands Harbor is one of only 12 small boat harbors along the 1100 miles of California coast and it is the only harbor within Oxnard.

This LCPA is an attempt to accommodate a single project but it impacts the entire harbor. A single project exception to any LCP undermines the purpose of the LCP and sets a bad precedent.

There are seven major reasons why this Local Coastal Plan Amendment (LCPA) should be denied.

1) Oxnard will lose jurisdiction over an important coastal asset.

Oxnard will lose its jurisdiction over any project that the County may propose at Fisherman's Wharf if this amendment is approved. The County will amend its Public Works Plan and Oxnard will lose its permitting authority and its ability to propose any modifications or changes to the development project.

The amendment would also set a precedent that would allow other high-density residential development in the harbor. Oxnard will be unable to stop or modify these developments despite the fact that they are within Oxnard and should be subject to Oxnard's jurisdiction and development standards.

Why should Oxnard or any city cede its jurisdictional authority over projects within its boundaries? Why give sovereign governance over one of the Oxnard's valuable coastal visitor attracting locations to another government entity? Oxnard's LCP should govern all of its Coastal Zone. Oxnard should retain its jurisdictional rights.

2) The LCPA is inconsistent with 20 LCP policies and Oxnard's General Plan.

This LCP amendment is inconsistent with at least 20 LCP policies certified by the California Coastal Commission. It changes only two policies, 23 and 35 but facilitates a project that will be inconsistent with almost all of the other policies. All policies must be consistent within the LCP. There is no legitimate reason to even consider making an exception of this project driven LCPA that impacts such a wide range of LCP policies.

The County and developer insist the LCP should be made consistent with the General Plan's Urban Village zoning. As you know, this is absolutely wrong. Within the Coastal Zone, the LCP governs over the General Plan. It is clearly stated in Oxnard's LCP "If there are any conflicts between the policies or land use designations of the Coastal Plan and the existing General Plan, the Coastal Plan shall prevail". The Coastal Commission's Jack Ainsworth also made this clear to the County back in February 2008 "For the landside development [of Channel Islands Harbor] the Oxnard LCP will be the standard of review."

Oxnard's General Plan also requires that a Specific Plan must be submitted and approved before an "Urban Village" designation can apply. The County and developer have failed to submit a Specific Plan. The proposed density change is, therefore, inconsistent with the General Plan as well.

3) The LCPA attempts to accommodate a single project but affects the entire harbor.

The change to Policy 23 affects the allowable density for the **entire harbor, but not Fisherman's Wharf because Fisherman's Wharf is in the HCI (Harbor Channel Islands) Sub Zone.**

No residential development is allowed in the HCI Sub-Zone. The application to amend the HCI Sub-Zone has been withdrawn by the County and developer. The County and developer have also not submitted a Specific Plan for a residential urban village zoning change as required by the General Plan. This means, without also obtaining an approved zoning change by an HCI amendment or by a Specific Plan, there is no effective zoning that allows the proposed project at Fisherman's Wharf.

The LCPA proposes a density increase from 18 units per acre to 40 units per gross acre, more than double the current density. It makes no sense to amend the LCP to accommodate a single project that allows increased density in the entire Harbor. It weakens the LCP policies by allowing project specific exceptions. It sets a precedent for amending Oxnard's LCP on a piecemeal project-by-project basis that will affect Oxnard's entire Coastal Zone.

4) HCI (Harbor Channel Islands) ordinance changes should be considered prior to this LCPA. There could be unintended consequences that Oxnard may not want.

It is premature to approve this LCPA because this project not only requires an LCP amendment but also amendments to Oxnard's HCI ordinances that have been certified by the California Coastal Commission. The proposed project is in the HCI Sub-Zone where residential development is not permitted and the height limit does not allow the proposed project.

HCI amendments should be **made prior to an LCPA**. The City should review and consider the required HCI ordinance changes before any LCPA is approved. There could be unintended consequences that Oxnard may not want.

The County and developer have withdrawn their proposed changes to the HCI Sub-Zone ordinances. The withdrawal obviously avoids the required CEQA review of the project that should take place first. A CEQA review would ensure Oxnard fully understands the impact of the change before the LCPA is considered.

5) The LCPA's project violates the basic principle of genuine public access to coastal resources by all. It also conflicts with the objectives of the new Environmental Justice Policy.

A basic principle and the heart of both the Coastal Act and the City's LCP would be violated by this LCPA's project: **access to coastal resources by all**. It is in violation of Coastal Act Policies 30210, 30211, 30212, and 30252. It is specifically violates LCP Policy 21 that states: "maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all people..."

Oxnard's LCP policies work to not only ensure and protect public access to coastal resources but also work to encourage and promote access to the coast. Policy 26 states "To ensure lower cost recreational and visitor serving harbor facilities are available **to all income groups**...In addition, the harbor public park areas, which provide a lower cost recreational activity, shall be preserved for general public recreational use." LCP policy 30 requires: "adequate public parking facilities in all new or modified harbor developments consistent with the City Land Use Plan and Zoning Ordinance."

The project is in violation of these policies. The project's use of public land without genuine public access and benefits goes against the very principles that the Coastal Act is founded on.

There are at least 13 specific LCP policies that are related to ensuring and promoting genuine public access to public coastal areas like Channel Islands Harbor. The LCPA is in violation of all of these policies. This is why it is critical to understand what this proposed project really is about. (See Project Scale Model of the developer's Elevations and Plans for a good understanding of the project's size and impact on public access. Model showing available upon request.)

Critical to genuine public access is free or low cost parking. The project fails to provide adequate parking. The City of Oxnard finds the project to be under parked by 390 spaces. It also fails to even meet current ADA parking requirements.

The County states it is using County parking requirements. However, the proposed project does not even meet the County's Coastal Zoning Ordinances. Sec. 8176.0, 8176-2.7 Coastal Access states: "Preserve existing parking areas that serve coastal access and recreation...new development shall be designed to include off-street parking spaces sufficient to serve the propose use."

“Existing parking areas serving coastal access and recreational uses shall not be displaced, except where there is no feasible alternative and the loss of parking spaces mitigated with a commensurate number of replacement spaces that serve a coastal access function in the same vicinity as the removed parking.”

The proposed project removes: 195 free public parking spaces, 45 of the only adjacent parking spaces with access to the waterfront park and public boat docks, and 32 overnight, low cost RV parking spaces. The project fails to provide a “commensurate number of replacement spaces” and there is no on-street parking anywhere near the location.

On April 22, 2019, at the Oxnard Community Workshop, the Harbor Director said, “bottom line is that it [project parking] meets the County code. It may be less parking than the City code requires. But who is at risk if it’s under parked. They [Channel Islands Harbor Properties LLC, the developer] are.” (Points to developer)

This is wrong. The real risk of the inadequate parking is the permanent loss of public access to a coastal resource.

Traffic also impacts public access and safety. The proposed project is at the busy intersection of Channel Islands Boulevard and Victoria Avenue. Victoria Avenue is the only route to and from the large Silver Strand neighborhood and popular Silver Strand and Kiddie Beaches.

The project’s ingress and egress requires an excessive number of U-Turns and left turns with no traffic signals. This is on a route heavily used by the Navy, freight trucks from the Port of Hueneme, Silver Strand residents, their guests, public beach goers, SUVs pulling boat trailers, RVs, and emergency vehicles.

This project will add to this traffic: apartment tenants and their guests, service trucks of all kinds (trash, moving, delivery, etc.), creating risks to public access, public safety and a barrier to the visitor serving commercial businesses’ success. There are many other serious traffic issues that have not been addressed and mitigated.

The priority of development on valuable public harbor land **demands a higher level of public benefits than provided by this project.** On June 14, 2016 the developer addressed the issue of reducing the number of apartment by saying, “We have no more [margin] room... We are trying to create an environment and lifestyle of living in apartments and living on the water.” The project’s focus is on 400 apartments and its tenants, not on public access and benefits.

The project removes over a third of the existing park instead of providing more needed harbor park space. It reduces visitor serving commercial and retail space by more than 43%, making visitor serving commercial and retail space only 5.4% of the project’s total building square footage. The project’s amenities are overwhelmingly exclusive to apartment tenants.

There are no affordable apartment units in the project. The project’s developer has a history of aggressively opposing any affordable units in their developments. (See attached letter from developer’s legal counsel.)

The project violates the new California Coastal Commission's Environmental Justice Policy "Coastal development should be inclusive for all who work, live and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development. "

As reported by Mathew Fienup, Executive Director of the California Lutheran University's Center for Economic Research and Forecasting: Housing affordability is "the challenge of our time... We can't say it enough times." Mr. Fienup also made the point that rentals are especially unaffordable in Ventura County. Per ATTOM Data Solutions 2018 Rental Affordability Report, The County is ranked 13th least affordable county out of 447. The average Ventura County renter may be forced to spend over half their wages on rent.

This project does not promote genuine public access. It is a high end, high-density residential development with no affordable units. It does not provide public benefits at a level commensurate with the value of public waterfront land at Channel Islands Harbor in Oxnard.

6) The LCPA conflicts with the fundamental purpose of a harbor: commercial fishing and water recreation. These are the priorities of both Oxnard's LCP and HCI ordinances.

There are 6 LCP policies that encourage, protect, and promote expansion of commercial and sport fishing and recreational boating support facilities. Policy 16 states: "As existing commercial development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services."

Oxnard's HCI Section 17-24 states "The purpose of the HCI sub-zone is to provide, protect and encourage commercial fishing, recreational boating, and other related uses at the Channel Islands Harbor for both residents and non-residents of the city. This sub-zone is designed to assure other uses do not preclude these uses, while allowing visitor uses..."

7) False choice: A high end, high density apartment complex OR a deteriorating Fisherman's Wharf for at least the next five years.

The County is attempting to force people to accept the massive 400-apartment complex or endure a deteriorating Fisherman's Wharf for at least another five years. This is a false choice.

The County owns Fisherman's Wharf and has shamefully allowed the area to deteriorate. It is ironic that now the County claims the only solution to the deterioration is the proposed massive apartment complex.

The County uses a 2013 HR & A Study done for Port Hueneme not Oxnard to support their claim that there is no other option. However, the same study actually contradicts the County's position. It states: "these results do not reflect a strong hotel/motel market that can absorb significantly more product. Moreover, if such product were to be developed, both Ventura and Oxnard are superior locations...both cities have a strong presence on the major tourist corridors as well as tourist infrastructure and services that are superior to those found in Port Hueneme."

The County only issued Requests for Proposal or Qualifications to apartment developers. The County failed to provide any current data to support its position regarding Fisherman's Wharf. High-density apartment development is not the only viable choice for Fisherman's Wharf as Ventura Harbor has shown by recently attracting low-density residential development.

Conclusion

The proposed LCPA conflicts with Oxnard's LCP policies, Oxnard's HCI sub-zone ordinances, and the fundamental purpose of a harbor. If this LCPA's project is permitted to proceed, it will stand on Oxnard's coast for more than a hundred years and affect public access for generations. There is no legitimate reason for Oxnard to approve this LCPA or make an exception to its LCP policies for this one project.

This LCPA's project is in the coastal zone. It is on publicly owned land. It is in a city with one of the largest underserved populations in the state. This LCPA demands a higher standard of scrutiny and genuine public benefits commensurate with the value of public waterfront land.

A handwritten signature in black ink, appearing to read "Rene Aiu". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rene Aiu on behalf of the Harbor & Beach Community Alliance

cc: Jeffrey Lambert
Kathleen Mallory
Isidro Figueroa
Ken Rozell
Ashley Golden

Note: The complete set of Detailed Analyses of the Project will be provided to the Commission at a later date.

Coastal Plan Amendment

1 message

Debby Meyer <dmeyer93@yahoo.com>

Tue, Jun 25, 2019 at 10:51 AM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>, "jeffrey.lambert@oxnard.org" <jeffrey.lambert@oxnard.org>, "Kathleen.mallory@oxnard.org" <Kathleen.mallory@oxnard.org>, "Isidro.figueroa@oxnard.org" <Isidro.figueroa@oxnard.org>

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

My name is Debby Meyer. I live in Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan amendment application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just the Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the city's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density changes will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor serving and harbor oriented uses. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Debby Meyer
2959 Harbor Blvd.
Oxnard, 93030

Re: Local Coastal Plan Amendment Application

1 message

Victoria Bolt <dreamsfilm@aol.com>

Mon, Jun 24, 2019 at 3:14 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Planning Commission,

Please see attached letter regarding the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

Thank you,
Victoria Bolt
818.389.2670



OxnardCityPlanningCom.pdf

734K

City of Oxnard Planning Commissioners
Deirdre Frank Wilfredo Chua
Orlando Dozier Jim Fuhring
Robert Sanchez Jeremy Meyer

Date: 6-24-2019
Commissioners:

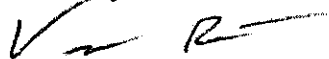
My name is Victoria Bolt. I live in the city of Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Sincerely,



Victoria Bolt
3100 Sunset Lane, Oxnard, Ca. 93035



Lai, Dee <dee.lai@oxnard.org>

Fisherman's Wharf - Please approve development on this site

1 message

Patti Felker <pforovista@aol.com>

Mon, Jun 24, 2019 at 12:29 PM

To: dee.lai@oxnard.org

Dear Government Officials,

Please approve the mixed use development on this property and improve the community. The redevelopment of this area is long overdue. The community desperately needs the housing and the Harbor needs more amenities for people to enjoy and the businesses need more people to frequent their establishments. Please do not let the loud minority dictate their special interests of no development. It is obvious the Channel Islands Harbor area needs development. Please approve this development and let the Fisherman' Wharf corner thrive once again.

Sincerely,
Patti Felker-Breiner
Channel Islands Paddler

Sent from my iPhone

Opposition to Fisherman's Wharf residential development

1 message

Susan Ashley <drsusanashley@me.com>
To: dee.lai@oxnard.org, info@hbca.info

Mon, Jun 24, 2019 at 8:28 AM

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

Dear Commissioners:

My name is Susan Ashley. I live in Oxnard in the 93035 zip code area, near Victoria and Wooley. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into residential dwellings. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Fisherman's Wharf is such a unique area and it would be incredibly sad to see it changed to residences and thus deprive everyone in the city, county and any visitors of the joy of the harbor. Oxnard is gaining

Email for Wilfredo Chua

1 message

Rene Aiu <aiurene@gmail.com>

Sun, Jun 23, 2019 at 9:03 PM

To: dee.lai@oxnard.org

Cc: Diane Delaney <dedelane@earthlink.net>

Commissioner Chua:

My name is Rene Aiu and I am with the Harbor & Beach Community Alliance (HBCA). Both Diane Delaney and I spoke last Thursday at the Planning Commission meeting of June 6th.

The proposed Local Coastal Plan amendment (LCPA) coming up for your review is an important issue. Whatever is decided will have a huge impact on the entire harbor and the City's jurisdiction at the harbor. It is a single project driven amendment. That is why it is critical to understand what this proposed project really is before considering any amendment to the City's LCP.

HBCA has built a Project Model to Scale using the developer's, Channel Islands Harbor Properties LLC's, actual Elevations and Plan. The model was built to educate the community on what this project really is because the developer's promotional renderings misrepresent the project. We are requesting a brief meeting to show you this scale model and share with you the reasons why this LCPA should be rejected. HBCA is a volunteer community group advised by a coastal environment expert, Sara Wan, a former California Coastal Commission Chairman.

We would appreciate a little of your time one afternoon this month to show you the model. Thank you. We look forward to hearing from you.

Best regards,
Rene Aiu on behalf of the Harbor & Beach Community Alliance

Proposed apartments

1 message

jcranbaby@aol.com <jcranbaby@aol.com>
To: dee.lai@oxnard.org

Sun, Jun 23, 2019 at 7:45 AM

I'm writing to oppose the building of the new apartment complex near Victoria and Harbor Blvds. I am a newcomer to this beautiful little gem of Port Hueneme. I came here last September 1st from the Valley, Pomona to be exact. What I have noticed since arriving here is the immense congestion! We have a lot of congestion there also, but, we also have a lot more Freeways. Here, you only have, more or less, one while the surface streets are overcrowded with too many vehicles. There are a lot of accidents, pedestrians killed, etc. I am afraid to drive up and down Channel Islands as there are few stop signs and fewer traffic lights and I, myself, live in Hueneme Bay. To make it short, these apartments would increase the traffic in an already overly congested area. Please, re-think your decision and keep Port Hueneme and surrounding areas the very best that it can be and without all of the traffic. Thank you!!

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date:

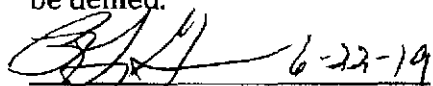
Commissioners:

My name is Robin Garvik. I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Robin Garvik

Date

233 Melrose Drive

Oxnard, CA 93035

Local Coastal Plan Amendment (LCPA)

1 message

Tim/Leslie <wawrzone@roadrunner.com>

Fri, Jun 21, 2019 at 12:52 PM

Reply-To: wawrzone@roadrunner.com

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: June 21, 2019

Commissioners:

Our names are Leslie and Timothy Wawrzeniak. We live in Oxnard, zipcode 93035. We are writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. We hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Leslie and Timothy Wawrzeniak
3600 Harbor Blvd., #112
Oxnard, CA 93035

Fisherman's Wharf development

1 message

Fred Dougherty <fed11715@gmail.com>

Fri, Jun 21, 2019 at 12:45 PM

To: dee.lai@oxnard.org

Cc: "info@HBCA.info" <info@hbca.info>

Oxnard Planning Commission

Please see attached letter regarding the proposed Fisherman's Wharf development under review by your body

Thank you for your consideration

Fred Dougherty



FW dvlpt ltr_0001.pdf

1525K

Oppose LCPA application from Ventura County

1 message

Lheapastpres <lheapastpres@aol.com>

Thu, Jun 20, 2019 at 2:34 PM

To: dee.lai@oxnard.org, info@hbca.info

I am registering my opposition to the Local Coastal Plan Amendment application from Ventura County and Channel Island Harbor Properties LLC.

If approved this amendment would affect the entire Channel Islands Harbor.

What is needed in this area is visitor friendly recreation and lodging.

Public access to coastal resources is essential to encourage tourism.

High density housing is not what is needed to preserve and enhance our beautiful harbor.

Lynette Haas
1441 Windshore Way
Oxnard, 93035

City of Oxnard Fisherman's Wharf Apartment Project

1 message

Tom McNally <tmac.ca@hotmail.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@HBCA.info" <info@hbca.info>

Thu, Jun 20, 2019 at 11:59 AM

My name Tom McNally. I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

Specifically, this project is a hold over from a prior Ventura County administrator that did not then and certainly does not now reflect the desires of the county inhabitants. The now agreed upon method of local consultation for planning purposes needs to be re-started and an substantially different concept for Fisherman's Wharf developed.

While we recognize the City and County's desire for additional and consistent financial revenue that results from housing instead of retail, this particular project is far too large for the parcel of land it is being set upon.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Tom McNally

Tom McNally

4123 Galapagos Way

Oxnard, CA 93035

Tmac.ca@hotmail.com

Letter in Opposition of the Fisherman's Wharf Amendment

1 message

William Clark <bclark65@hotmail.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@HBCA.info" <info@hbca.info>

Thu, Jun 20, 2019 at 11:56 AM

Dear Planning Commissioners,

I am in opposition of the amendment to the LCP. Please see attached letter. Thank you.

William Clark



Letter regarding Fisherman's Landing.pdf

254K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/20/19

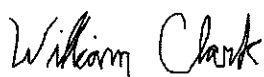
Dear Commissioners:

My name is William Clark. I live in in the Channel Islands Harbor. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. The complex is too large and will be detrimental to the neighborhood.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



William Clark,
2250 Monaco Drive, Oxnard

LCPA application opposition regarding Fisherman's Wharf, Oxnard

1 message

Alicia Hoskins <ahoskins336@ymail.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@HBCA.info" <info@hbca.info>

Thu, Jun 20, 2019 at 11:13 AM

Hello,

My name is Alicia Hoskins and I am a 30-year resident Oxnard—proud of the diversity it offers residents and visitors alike. Oxnard is home to a gem of a harbor at Channel Islands. The citizens who make their home and life within multiple zip codes of Oxnard oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP) because the proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses.

As a city leader, you know that amending the City's LCP is a crucial decision with everlasting/forever impact on the protection of its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf and the infrastructure around it. This harbor is a rare and valuable asset of the City and this public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast and harbors are not being built anymore.

Additionally, the LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project that benefits an out-of-town developer who is not hearing the concerns, nor concerned with the community voices anyway. Rather it's more important to them to push through this agenda that will alter forever our Channel Islands Harbor. This LCPA would violate the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

A development that is on *publicly owned land* in the coastal zone deserves a higher standard of scrutiny and demand for public benefit. As your constituents, we ask you to please review the LCPA and see it for what it is, an everlasting detrimental change—not only to the community and residents—but also impacting Oxnard's ability to manage strategic growth and long-term quality of life, tourism and personality in that area of the city.

Thank you and very best regards,

Alicia Hoskins
3733 Sunset Lane
Oxnard, CA 93035

ALICIA HOSKINS
805.340.4846

Re: Opposition to Oxnard's LCPA

1 message

Lambert, Jeffrey <jeffrey.lambert@oxnard.org>
To: "Lai, Dee" <dee.lai@oxnard.org>
Cc: "Kyle, Brenda" <Brenda.Kyle@abc.com>

Wed, Jun 19, 2019 at 5:32 PM

Brenda, all communication to the Commission will be provided. We will not distinguish the source or location of the comment; however the Commissioners' could consider the location of the comment if they wish.

On Wed, Jun 19, 2019 at 4:35 PM Lai, Dee <dee.lai@oxnard.org> wrote:

Hi Kyle,

I have forwarded your question to our Director and Interim Planning Manager to respond to you.

Thank you.

Dee Lai | Administrative Secretary III

City of Oxnard | Planning Division

214 South C Street, Oxnard, CA 93030

Phone: (805) 385-7858 | Fax: (805) 385-7417

Email: dee.lai@oxnard.org

Please visit us online: oxnard.org/planning

For Answers to Frequently Asked Questions visit our FAQ page

On Wed, Jun 19, 2019 at 4:32 PM Kyle, Brenda <Brenda.Kyle@abc.com> wrote:

Hi again,

Quick question, are letters expressing opposition only acknowledged if the individual(s) lives in the city of Oxnard? I have some family and friends that would be happy to send one but I'm not sure if they will be counted if they live in LA or Santa Barbara, etc.

Thank you!

From: "Lai, Dee" <dee.lai@oxnard.org>
Date: Wednesday, June 19, 2019 at 4:24 PM
To: "Kyle, Brenda" <Brenda.Kyle@abc.com>
Subject: Re: Opposition to Oxnard's LCPA

you're welcome.

Dee Lai | Administrative Secretary III

City of Oxnard | Planning Division

214 South C Street, Oxnard, CA 93030

Phone: (805) 385-7858 | Fax: (805) 385-7417

Email: dee.lai@oxnard.org

Please visit us online: oxnard.org/planning

For Answers to Frequently Asked Questions visit our [FAQ page](#)

On Wed, Jun 19, 2019 at 4:22 PM Kyle, Brenda <Brenda.Kyle@abc.com> wrote:

Thank you very much!

From: "Lai, Dee" <dee.lai@oxnard.org>
Date: Wednesday, June 19, 2019 at 4:20 PM
To: "Kyle, Brenda" <Brenda.Kyle@abc.com>
Subject: Re: Opposition to Oxnard's LCPA

Hello,

I received your email and I will forward it to the Commissioners.

Dee Lai | Administrative Secretary III

City of Oxnard | Planning Division

214 South C Street, Oxnard, CA 93030

Phone: (805) 385-7858 | Fax: (805) 385-7417

Email: dee.lai@oxnard.org

Please visit us online: oxnard.org/planning

For Answers to Frequently Asked Questions visit our [FAQ page](#)

On Wed, Jun 19, 2019 at 4:18 PM Kyle, Brenda <Brenda.Kyle@abc.com> wrote:

Hello,

Please see the attached document expressing my opposition to amending Oxnard's Local Coastal Plan for the proposed Fisherman's Wharf project.

Sincerely,

Brenda Kyle

—
Jeffrey Lambert, AICP
Community Development Director
Community Development Department
214 S C Street | Oxnard, CA 93030
O: 805-385-7882 | F: 805-385-7417
www.oxnard.org



Fisherman's Wharf

1 message

Gary Smidderks <gsmidderks@gmail.com>
To: dee.lai@oxnard.org

Wed, Jun 19, 2019 at 4:58 PM

Please find attached letter for your consideration.

--

Gary Smidderks

 **Scan0021.pdf**
346K

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

June 19, 2019

Commissioners:

My name is Gary Smidderks and I am a resident of Oxnard California, I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 or the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP'S priorities to encourage, protect and promote expansion of existing city infrastructure and discourage local and community participation in city activities.

IF this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just the Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact that they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designed for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. IT SHOULD BE DENIED.

Thank you for your thorough and thoughtful consideration



Gary Smidderks
1520 Seabridge Lane
Oxnard, California 93035

Opposition to Oxnard's LCPA

1 message

Kyle, Brenda <Brenda.Kyle@abc.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@hbca.info" <info@hbca.info>

Wed, Jun 19, 2019 at 4:18 PM

Hello,

Please see the attached document expressing my opposition to amending Oxnard's Local Coastal Plan for the proposed Fisherman's Wharf project.

Sincerely,

Brenda Kyle

 **Brenda Kyle.pdf**
266K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/19/19

My name is Brenda Kyle. I live in Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. In addition, there will be a huge issue with safety for residents of Silver Strand, as it is already a two-lane road in and out of the area. With a development so large, the area will become extremely dense and pose a dangerous precedent.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Brenda Kyle

605 Ocean Drive

Oxnard, CA 93035

brenda.kyle@abc.com

Letter to Planning Commissioners / Fisherman's Wharf

1 message

Horst Hagner <tohorst58@gmail.com>

Wed, Jun 19, 2019 at 3:37 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

To whom it may concern:

Attached please find my letter opposing the amendment of Oxnard's Local Coastal Plan (LCPA) for the proposed Fisherman's Wharf apartment project.

Sincerely,

Horst E Hagner



Letter to Planning Commissioners.pdf

849K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: Oxnard, 06/19/2019

Commissioners:

My name is Horst E Hagner. I live in Oxnard, 93035-1426. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Sincerely,



Horst E Hagner

1712 Aleutian Way

Oxnard, CA 93035-1426

Channel Islands Harbor, coastal plan

1 message

Llisa Minea <lminea@cmhshealth.org>

Wed, Jun 19, 2019 at 12:01 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>, "info@hbca.info" <info@hbca.info>

Please see attached letters



Planning commissioners letters.pdf

141K

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 6/19/19

Commissioners:

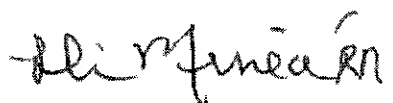
My name is Llisa Minea. I live in Oxnard CA. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

I have been a member of this community since 1969, and have seen tremendous growth. Growth is healthy and to be expected, but it also needs to be safe for our citizens and our environment. Please spend the time to observe the true traffic and congestion patterns in the "lower" Victoria/Channel Islands Blvd. area before you make your decision. I am an RN and can tell you that the traffic as it already exists can cost very precious time in an emergency situation should a person need to reach critical care.

 , 236 Melrose Drive, Oxnard, CA 93035

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 6/19/19

Commissioners:

My name is Nicholas Phillips. I live in Oxnard CA. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Nicholas
Phillips

, 236 Melrose Drive, Oxnard, CA 93035

Re: Opposition to Local Coastal Plan Amendment (LCPA) application from Ventura County as well as the developer, Channel Islands Harbor Properties LLC

1 message

arthur bier <bosestereo@hotmail.com>

Wed, Jun 19, 2019 at 11:41 AM

To: "Lai, Dee" <dee.lai@oxnard.org>

Below is the attachment:

Under the California Coastal Act, Coastal Public Access Program, Public Resources Code Sections 30530-34, the Commission is required to prepare and implement a program in coordination with other federal, state, and local agencies, including the State Attorney General's Office, to maximize public access.

The program includes a prescriptive rights element whereby the Coastal Commission researches and inventories the historic public use of areas with the potential for significant public access benefits. Where research indicates that the public use is substantial enough to create potential prescriptive rights, the Attorney General's Office has the authority to proceed with the legal action necessary to protect those use areas. Because of FEDERAL, (goes beyond this County) STATE and other Taxes were used to fund this harbor for Visitor Serving/Public! BOATERS: Fuel Taxes Also Fund This Harbor.

This Small Craft Harbor has always been a Public Amenity gifted for public, by Bard Family and others, (documented) only for that purpose stated so in The Greenland Powell Book. The County manages the Fisherman's Wharf and CI Marinas/Harbor only By HOLDING IN PUBLIC TRUST (documented) all at Ventura County, and available to the public.

From: Lai, Dee <dee.lai@oxnard.org>

Sent: Thursday, June 20, 2019 4:43:30 AM

To: arthur bier

Subject: Re: Opposition to Local Coastal Plan Amendment (LCPA) application from Ventura County as well as the developer, Channel Islands Harbor Properties LLC

There is no attachment to this email.

Dee Lai | Administrative Secretary III

City of Oxnard | Planning Division

214 South C Street, Oxnard, CA 93030

Phone: (805) 385-7858 | Fax: (805) 385-7417

Email: dee.lai@oxnard.org

Please visit us online: oxnard.org/planning

For Answers to Frequently Asked Questions visit our FAQ page

On Tue, Jun 18, 2019 at 7:03 PM arthur bier <bosestereo@hotmail.com> wrote:

Please include below as an attachment to my letter.

Under the California Coastal Act, Coastal Public Access Program, Public Resources Code Sections 30530-34, the Commission is required to prepare and implement a program in coordination with other federal, state, and local agencies, including the State Attorney General's Office, to maximize public access.

The program includes a prescriptive rights element whereby the Coastal Commission researches and inventories the historic public use of areas with the potential for significant public access benefits. Where research indicates that the public use is substantial enough to create potential prescriptive rights, the Attorney General's Office has the authority to proceed with the legal action necessary to protect those use areas. Because of FEDERAL, (goes beyond this County) STATE and other Taxes were used to fund this harbor for Visitor Serving/Public! BOATERS: Fuel Taxes Also Fund This Harbor.

This Small Craft Harbor has always been a Public Amenity gifted for public, by Bard Family and others, (documented) only for that purpose stated so in The Greenland Powell Book. The County manages the Fisherman's Wharf and CI Marinas/Harbor only By HOLDING IN PUBLIC TRUST (documented) all at Ventura County, and available to the public.

From: Lai, Dee <dee.lai@oxnard.org>

Sent: Tuesday, June 18, 2019 10:50:32 AM

To: arthur bier

Subject: Re: Opposition to Local Coastal Plan Amendment (LCPA) application from Ventura County as well as the developer, Channel Islands Harbor Properties LLC

Hello,

I received your email and will forward to the Commissioners.

Dee Lai | Administrative Secretary III

City of Oxnard | Planning Division

214 South C Street, Oxnard, CA 93030

Phone: (805) 385-7858 | Fax: (805) 385-7417

Email: dee.lai@oxnard.org

Please visit us online: oxnard.org/planning

For Answers to Frequently Asked Questions visit our FAQ page

On Mon, Jun 17, 2019 at 1:44 PM arthur bier <bosestereo@hotmail.com> wrote:

Thank you.

From: Lai, Dee <dee.lai@oxnard.org>

Sent: Tuesday, June 18, 2019 6:40:20 AM

To: arthur bier

Subject: Re: Opposition to Local Coastal Plan Amendment (LCPA) application from Ventura County as well as the developer, Channel Islands Harbor Properties LLC

Hello,

I received your email and will forward to the Commissioners.

Dee Lai | Administrative Secretary III

City of Oxnard | Planning Division

214 South C Street, Oxnard, CA 93030

Phone: (805) 385-7858 | Fax: (805) 385-7417

Email: dee.lai@oxnard.org

Please visit us online: oxnard.org/planning

For Answers to Frequently Asked Questions visit our FAQ page

On Sat, Jun 15, 2019 at 4:58 PM arthur bier <bosestereo@hotmail.com> wrote:

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 15, 2019

Commissioners:

My name is Arthur Bierman. I live in the community of Seabridge in Oxnard, CA 93005.

I am writing this letter to go on record opposing the Local Coastal Plan Amendment (LCPA) application from Ventura County as well as the developer, Channel Islands Harbor Properties LLC (CIHP).

Amending the present LPC impacts the way the City protects its coasts, beaches and harbor. This amendment would negatively affect the entire Channel Islands Harbor, as well as Fisherman's Wharf. Our harbor is a rare and valuable asset for the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for the Oxnard Community.

This property should not be turned into a private enclave for the elite but a revenue generating asset as it was in the 1960's. We are one of only 12 small boat harbors along 1100 miles of California coast.

The proposed LCPA change is inconsistent with at least 20 of the City's Local Coastal Plan policies. These 20 policies will still remain inconsistent if this amendment is approved. It is unconscionable to amend the present LCP to accommodate a single project which violates the "heart of the present City's LCP".

The founding community intent was to grant public access to coastal resources for all and not burden resources in an area having adequate housing for the rich. The proposed project is at odds with the present LCP priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City could lose its permitting authority and will be unable to stop or modify future developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit.

I hope after a thorough review of this LCPA you all come to the same conclusion. Can the City of Oxnard for once make a good decision without political pressure?

Arthur Bierman
4052 Farralon Way
Oxnard, CA 93035

Reject the Fisherman's Wharf Proposal

1 message

Audrey Martinez-Keller <audrey@swissfamilykeller.com>

Wed, Jun 19, 2019 at 10:55 AM

To: dee.lai@oxnard.org, Jeffrey.lambert@oxnard.org, Kathleen Mallory <Kathleen.mallory@oxnard.org>, Isidro.figueroa@oxnard.org

Cc: Debbie Mitchell <debbiem@companyv.com>, Rene Aiu <aiurene@gmail.com>

My letter regarding the hearing on Fisherman's Wharf development hearing is attached.

Make it a great day,

Audrey Keller
(818) 292-0447



PlanningCommissioners Letter.pdf

48K

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

June 19, 2019

Dear Commissioners:

My name is Audrey Keller and I am a resident of Oxnard. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will impact the entire Channel Islands Harbor, and the surrounding neighborhoods, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard.

The Wharf should not be turned into a private enclave for the elite as their beach homes. Why – because they won't live here, and they won't invest in the local businesses and become true Oxnard folks. They'll drive down Victoria, when it's too hot in the Valley – to their \$4,000 a month luxury apartment. Other luxury apartments on our harbor at the Seabridge Development, can't be filled ---does no one care to look at their vacancy rate after being open and in the luxury rental market for years?

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. After attending many public meetings, participating in hearings at the County, the developer has made NO EFFORT to take any of the public comment and amend their plan. Their presentation has not changed from day one.

Give the developer clear instruction: modify the plan to meet the LCP and work with us – not against us. You, as Commissioners will not be standing alone in your opposition to this plan.

Sincerely,

Audrey Keller
4420 Chesapeake Dr.
Oxnard, CA 93035

Fisherman's Wharf project

1 message

Petra Dorris <tahiticonnection@aol.com>

Wed, Jun 19, 2019 at 9:07 AM

To: dee.lai@oxnard.org, jeffrey.lambert@oxnard.org, kathleen.mallory@oxnard.org, isidro.figueroa@oxnard.org

Dear Planning commissioners.

I have attended several meetings dealing with with the most inappropriate development of Channel Islands in Oxnard. The proposed project is completely wrong for our beautiful harbor and must be denied by the Coastal commission. Also, the fact that only ONE Los Angeles based developer with a very dubious reputation, who was sewed by the City of Los Angeles for 20.000. million dollars for the Da Vinci complex and who was given the exclusive right to develop this project This does not make sense in my opinion. We,who are the harbor and Hollywood residents demand that the city of Oxnard gets new bids from builders who do not specialize in apartment buildings. The Channel Islands harbor is public land for all to enjoy and should remain public. The apartment complex does not belong there and furthermore has may flaws such as inadequate parking, no proper exit for all Silver Strand residents in case of an emergency such as earthquake or sunami. The city must come up with an alternate plan for development of the Fisherman's wharf area. I urge you to invite 3 to 5 new, local developers to draw up plans for a suitable project. Hopefully they will have better ideas than Geoff Palmer who only knows how to build apartments.

Sincerely,

Petra Dorris - Hollywood Beach resident
2969 Harbor Blvd.
Oxnard 93035

Oppose Local Coastal Plan Amendment (LCPA) application from Ventura County

1 message

Judi Grossman <judig5455@gmail.com>

Wed, Jun 19, 2019 at 8:01 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info, Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:

Commissioners:

My name is Betty Molitor. I live in Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

signed: [Betty Molitor]

Betty Molitor

3441 Ocean Dr

Oxnard, CA 93035

Fisherman wharf

1 message

james bowman <jimbowjr@yahoo.com>
To: dee.lai@oxnard.org

Tue, Jun 18, 2019 at 8:08 PM

If you look at their plans, you will see that they are based on 1 car per house hold, WHO ARE THEY TRYING TO KID, 1 person working , in calif, let alone in a high rent area, who the hell has one car and 1 income per home,,,,,,out and out ca ca toro

Sent from Yahoo Mail for iPad

(no subject)

1 message

Susan Powers <susanpowers.moody@gmail.com>

Tue, Jun 18, 2019 at 6:01 PM

To: dee.lai@oxnard.org

Cc: jeffery.lambert@oxnard.org, kathleen.mallory@oxnrd.org, isidro.figueroa@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 18, 2019

Commissioners:

My name is Susan Powers and live in Hollywood Beach, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. I also think that traffic study and the development plans that have been made available are deceptive and very incomplete.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Opposition to the Local Coastal Plan Amendment application

1 message

Laura Shore <Laura@mshoredc.com>

Tue, Jun 18, 2019 at 4:34 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

My name is Laura Shore. My husband and I live in the Channel Islands Harbor area of Oxnard (zip code 93035). We have lived here since May 1989. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision that impacts the way the City protects its coasts, beaches, and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be used to provide much needed long-term tourist attraction and recreational areas of Oxnard. It should NOT be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are multiple reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. Additionally, as a resident of the area, I have serious concerns about traffic congestion and the reduced ability to exit the area swiftly in case of an emergency.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction. Ultimately, it would end up a short term and short sighted decision with severe long term negative consequences.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Laura Shore

3025 S. Harbor Blvd.

Oxnard, CA 93035

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

Fwd: Against Local Coastal Plan Amend. for Fisherman's Warf apartment complex

1 message

Nancy Myers <nancynotes@gmail.com>
To: dee.lai@oxnard.org

Tue, Jun 18, 2019 at 4:24 PM

From: **Nancy Myers** <nancynotes@gmail.com>
Date: Mon, Jun 17, 2019 at 2:15 PM
Subject: Against Local Coastal Plan Amend. for Fisherman's Warf apartment complex
To: <info@hbca.info>

This is not a public, "mix-use" project; it is a huge, 375-unit, apartment complex with a small wine/coffee store, catering to the 800-900 residents who will be living in the apartments.

Billionaire, Peter Mullin is behind this. He does not live anywhere near this, nor will he be inconvenienced by the huge increase in traffic, noise, pollution, and trash that his project will bring to Oxnard. (Will Peter Mullin pay for widening Victoria, cleaning trash off the streets, security for homeless, etc.? I doubt it.) I also doubt he will pay much over 30 years, to keep his huge apartment complex repaired and updated, as he will only "lease" the land, not "own" the property. (Look at the other buildings there, rundown from the last "lease".)

This is PUBLIC land. Not to be lived on by residents of a private enclave.

This is PUBLIC land that is in your control; to be developed for all of Oxnard's enjoyment.

We could use a swimming center to teach our school children how to swim, compete and possible win scholarships into colleges.

- *A camping area for Scouts, families, church retreats, etc.
- *A place for kids to fish, canoe, study marine life and nature...
- *A bike-riding course park...
- *An outdoor band shell for concerts and plays...(we don't have one.)

How about a real upgrade of Fisherman's Warf with real shops and restaurants; not just painting the existing old buildings and giving the rest of our land for private apartment buildings with a huge private parking structure?

If you allow the Local Coastal Plan Amendment to go through, what is to prevent other wealthy people from privatizing our other public lands? You will set a precedence that you will be remembered for...

--

With Appreciation,

Nancy Myers
310 993-6336

--

With Appreciation,

Nancy Myers
310 993-6336

Pending LCPA application

1 message

frank@centralcoastelectricboats.com <frank@centralcoastelectricboats.com>

Tue, Jun 18, 2019 at 3:12 PM

To: dee.lai@oxnard.org

Cc: jeffrey.lambert@oxnard.org, kathleen.mallory@oxnard.org, isidro.figueroa@oxnard.org

Dear City of Oxnard Planning Department,

You consideration of the attached letter of opposition is appreciated.

Feel free to contact men if you have an questions.

Thank you

Frank Laza
805-657-7602

The following is a scan of a document that was received from a third party. It is not a City of Oxnard document and the City of Oxnard is not responsible for its content. The scan is provided for your information only. If you have any questions or concerns, please contact the City of Oxnard at (805) 321-1000.

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3105K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: June 18, 2019
Commissioners:

My name is Frank Laza. I live on La Brea St here in Channel Islands Harbor, Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. The developer has not addressed adequate parking (tandem? REALLY?), nor the vehicle ingress/egress to the property, nor the inevitable sheer increased traffic volume.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. Can you guess what this apartment developer has planned for parcel X-3? The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Frank Laza, 4548 La Brea St Oxnard CA 93035

City of Oxnard Planning Commissioners

1 message

wendy spectator Steinmetz <wendyspectorsteinmetz@gmail.com>

Tue, Jun 18, 2019 at 2:55 PM

To: dee.lai@oxnard.org, jeffery.lambert@oxnard.org, kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

Dear Commissioners,

I am a resident of Silver Strand.

We have lived here for 17 years and LOVE our community.

We are totally and 100 % AGAINST the building of 400 apartments at Fishermans Wharf.

We absolutely WANT a remodel, a refurbish, a remake of our beautiful Wharf but WITHOUT the insanity of 400 apartments with 800 vehicles, utilities during a drought and the safety issues during a natural disaster.

The land was DONATED as PUBLIC ACCESS. Nothing else matters.

Making \$\$\$\$ is NOT our primary concern.

The public access and public use is.

We the public want a beautiful Fishermans Wharf...the gateway to the Channel Islands and our Harbor.

NOT PRIVATE USE OF PUBLIC LAND.

Thank you for listening.

Wendy and Rob Steinmetz

1501 Ocean Drive

Silver Strand

Say No to The County at Fisherman's Wharf Apartment Complex

1 message

Gary Gallinot <ggallinot@hotmail.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@hbca.info" <info@hbca.info>

Tue, Jun 18, 2019 at 1:41 PM

Please see my attached letter urging the Commission to oppose the Fisherman's Wharf Apartment Complex.

Thank You,

Gary Gallinot
Danny Gallinot
Matt Gallinot



Harbor planning Commissioners.pdf
395K

June 18, 2019

City of Oxnard Planning Commissioners;

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring,

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Commissioners:

My name is Gary Gallinot. I live in Oxnard, CA 93035, I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Gary Gallinot

2140 Napoli Dr.

Oxnard, CA 93035

Fishermans' Wharf

1 message

Robert Murphy <murph1198@gmail.com>
To: dee.lai@oxnard.org

Tue, Jun 18, 2019 at 1:39 PM

To All Planning Commissionerss,

The proposed apartments and development project at Fisherman's Wharf is inappropriate.
This land was dedicated for public and recreational use.
Please do not authorize changing the LCP to accommodate this project.
Please deny this project as it stands.

Respectfully,
Robert Murphy
805 5095398
Oxnard Shores Neighborhood Council

"Ventura County is in the midst of a housing crisis, not a tourist accommodation crisis."

info@hbca.info

1 message

Mandy Blackwell <mandyablackwell@gmail.com>

Tue, Jun 18, 2019 at 12:50 PM

To: dee.lai@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 17, 2019

My name is Mandy Blackwell. I live in Silverstrand, Oxnard 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should instead be used to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private haven for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. Being a resident at the harbor that enjoys such things, this is a major concern for me.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Mandy Blackwell (signed)

Mandy Blackwell

Melrose dr., Oxnard 93003

Sent from my iPhone

Fisherman's Warf

1 message

riccavall@gmail.com <riccavall@gmail.com>

Tue, Jun 18, 2019 at 12:05 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 18, 2019

Commissioners:

I have been involved in commercial real estate financing for over 40 years, much of it in commercial construction lending. I currently act as a consultant for large development projects looking for Private Placement Financing through investment banking sources. During my years in the business I have personally financed waterfront developments in the SF Bay Area and Seattle and have seen numerous proposed developments nationwide. At its' best commercial development is a successful collaboration between the community the development serves, the developer and the governmental authorities approving the development. It is a balancing act between the needs and wants of the community, and both the developer's and local government's economic needs. Waterfront developments are even more complicated because they can bring in state and sometimes federal interests due to environmental and public access issues.

The proposed Fisherman's Warf development is a perfect example of a development serving economic needs and ignoring the community. In my opinion this is one of the worst examples of a local government and developer collaborating to the detriment of the community that they both purport to serve. The density, traffic and lack of public access to public land all cry out that this development should not happen. It is changing the character and fabric of the community and serves neither the short term nor long term economic health of Channel Islands Harbor and the surrounding communities. Governments today are under budgetary pressures, and those pressures sometimes lead to bad decision making, and this decision by the County of Ventura to allow this development is a shining example of that. Local governments set standards for land uses that benefit the communities they serve. Those uses shouldn't be determined by tax revenues, and developer profits alone.

In real estate appraisal there is the concept of "Highest and Best Use" used in determining the value of a property. The "Highest and Best Use" is determined by evaluating whether a property is; Legally Permissible, Physically Possible, Financially Feasible

and Maximally Productive. Denying the public access to public land is not and should not be Legally Permissible. Adding a walled and gated apartment is not Maximally Productive. This development will do little for the other businesses in the harbor or local neighborhood, is not in character with the surrounding neighborhood, will create traffic headaches during the week, and do nothing to attract weekend tourism to the area. Just because it can be built and provides both the County and developer financial benefits doesn't mean that the development is Maximally Productive for the community. There is no synergy between what is proposed here and what is needed by the residents and businesses in this community.

I do not want to paint the developer as a greedy profiteer with this letter. Developers need to respond to the whims of the local governments that they work with and the economic realities of the site. Given this is a ground lease property, ground rents frequently drive the property use and density. The County however seems to be bereft of good and appropriate ideas for what the use of waterfront public land should be. There are many examples of waterfront developments all along the West Coast alone that are successful economically and well received by the local community. The County should be looking at what would benefit their constituents and adjusting their ground lease to match the desired result, not deciding how much they can ransom the public land for and by default drive the use. This just comes down to a local government not serving the public and just serving their budget.

I am of the opinion, that the Local Coastal Plan Amendment Application should be denied for the good of the community.

Ric Cavallero

5024 Nautilus Street

Oxnard, CA 93035

riccavall@gmail.com



Fisherman's Warf.pdf
81K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 18, 2019

Commissioners:

I have been involved in commercial real estate financing for over 40 years, much of it in commercial construction lending. I currently act as a consultant for large development projects looking for Private Placement Financing through investment banking sources. During my years in the business I have personally financed waterfront developments in the SF Bay Area and Seattle and have seen numerous proposed developments nationwide. At its' best commercial development is a successful collaboration between the community the development serves, the developer and the governmental authorities approving the development. It is a balancing act between the needs and wants of the community, and both the developer's and local government's economic needs. Waterfront developments are even more complicated because they can bring in state and sometimes federal interests due to environmental and public access issues.

The proposed Fisherman's Warf development is a perfect example of a development serving economic needs and ignoring the community. In my opinion this is one of the worst examples of a local government and developer collaborating to the detriment of the community that they both purport to serve. The density, traffic and lack of public access to public land all cry out that this development should not happen. It is changing the character and fabric of the community and serves neither the short term nor long term economic health of Channel Islands Harbor and the surrounding communities. Governments today are under budgetary pressures, and those pressures sometimes lead to bad decision making, and this decision by the County of Ventura to allow this development is a shining example of that. Local governments set standards for land uses that benefit the communities they serve. Those uses shouldn't be determined by tax revenues, and developer profits alone.

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I do not want to paint the developer as a greedy profiteer with this letter. Developers need to respond to the whims of the local governments that they work with and the economic realities of the site. Given this is a ground lease property, ground rents frequently drive the property use and density. The County however seems to be bereft of good and appropriate ideas for what the use of waterfront public land should be. There are many examples of waterfront developments all along the West Coast alone that are successful economically and well received by the local community. The County should be looking at what would benefit their constituents and adjusting their ground lease to match the desired result, not deciding how much they can ransom the public land for and by default drive the use. This just comes down to a local government not serving the public and just serving their budget.

I am of the opinion, that the Local Coastal Plan Amendment Application should be denied for the good of the community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard M. Cavallero". The signature is fluid and cursive, with a large initial "R" and "C".

Richard M. Cavallero
5024 Nautilus Street
Oxnard, CA 93035

Fisherman's Wharf Development

1 message

Edna Beach <ednab1000@gmail.com>

Tue, Jun 18, 2019 at 11:22 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/19/19

Commissioners:

My name is Edna Beach and I live in Oxnard, CA 93035. I oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). This public land should be used to provide much needed tourist attractions and a recreational area for Oxnard. It should not be used for private development.

Please deny the LCPA.

Edna Beach

1465 Windshore Way

Oxnard, CA 93035

EdnaB1000@gmail.com

Fisherman's Wharf

1 message

Bonnie Carter <bbcarter63@yahoo.com>

Tue, Jun 18, 2019 at 10:27 AM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "info@hbca.info" <info@hbca.info>

Planning Commissioners
251 South A Street
Oxnard, California 93030

Dear Planning Commissioners,

I am writing to express my opposition to the current Fisherman's Wharf project. A high-density apartment complex on our beautiful harbor may address the current financial needs of the city but will not be worth the long-term problems it creates.

There is very little opportunity for harbor development in southern California. Our harbor has the potential to be a first class living and tourist location, with the right developer.

The current proposed high-density development may be suited for downtown Los Angeles, not Channel Islands Harbor. The 390-apartment complex will have **60 dwelling units/acre**. This compares to the Enclave at Seabridge with 32DU/AC; Paz Mar with 25 DU/AC. Mr. Sandoval's complex, Channel Islands Condominiums has 25 DU/AC. The Westerlies at 1880 S. Victoria have 15 DU/AC. The new development, Portside at Ventura Harbor has 11 DU/AC. Why do we need an urban village that is 5 ½ times the density of the beautiful development of Portside at Ventura Harbor?

The problems created by the dramatic increase in people and vehicles will definitely have a negative impact on the community.

Certainly, developing Fisherman's Wharf is a necessity but please use your best judgement for the long term good of Oxnard and wait for the right developer.

Sincerely,

Bonnie Carter
4340 Meridian Ave
Oxnard, CA 93035

Fisherman's Wharf Project

1 message

Chuck Carter <chuckcarter8@yahoo.com>
To: "Dee.lai@oxnard.org" <Dee.lai@oxnard.org>
Cc: "info@hbca.info" <info@hbca.info>

Tue, Jun 18, 2019 at 10:25 AM

Planning Commissioners
251 South A Street
Oxnard, California 93030
Dear Planning Commissioners,

I am opposed to the Channel Islands Harbor Properties LLC's request to change the Oxnard **Coastal Land Use Plan** for several reasons:

- The "HCI" **Harbor Channel Islands sub-zone** was specifically created "to provide, protect and encourage commercial fishing, sports fishing, recreational boating and related uses at the Channel Islands Harbor for both residents and nonresidents of the city." (Zoning Sec. 17-24)
- The **Coastal Act Policies** mandate that "an equal opportunity to enjoy coastal resources shall be provided through: Coastal areas suitable for recreational use should be preserved for that use." (**Coastal Land Use Plan** March 2016 Page I-2) This project eliminates several acres of public parking for recreational boating users and overnight RV Parking.
- The **Channel Islands Harbor Public Works Plan** defines the Purpose and Permitted Uses of **Visitor Serving Harbor Oriented** (V.S.H.O) areas. These permitted uses are consistent with **Coastal Land Use Plan** (Pages III-55,56) and with the **Channel Islands Harbor Master Plan** (Pages 13 and 26) and **they do NOT include residential units.**
- Residential zoning has been planned for over 700 units and includes 385 apartments at Paz Mar on Peninsula Road, directly across the channel. These apartments currently **block public access to 2,600 feet** of harbor front for recreational use.
- The **Coastal Land Use Plan's** Land Use Policy #17 (Page IV-12) states: "It is the City's policy to encourage a mix of commercial visitor-serving uses to meet the needs of all economic groups, Thus, facilities that will be affordable to families of low and moderate income will be encouraged" This proposed development does not have any provisions for affordable housing.
- If there are any economic, environmental or social reasons to add "residential uses" to Permitted Uses, please consider the density. The proposed density of 390 apartments on 6.5 acres is **60 dwelling units per acre**. This greatly exceeds the current density limit of "18 units per acre" and other developments around the harbor. The **Portside at Ventura Harbor** Urban Village development has 300 apartments on 27 acres, which is 11 dwelling units per acre.

I understand that the Fisherman's Wharf area needs to be revitalized, but please uphold the existing plans to maintain the recreational use of this property. Apartments can be built anywhere but this harbor front location needs to be protected for the **Visitor Serving Harbor Oriented** uses as specified in the **Local Coastal Land Use Plan**, the County **Public Works Plan** and the CI **Harbor Master Plan**.

Thank you for your commitment to protect and improve our beautiful Channel Islands Harbor.

Chuck Carter
4340 Meridian Ave
Oxnard, CA 93035

Fisherman's Wharf OPPOSE

1 message

Julie Pena <jpena7@verizon.net>
To: dee.lai@oxnard.org

Tue, Jun 18, 2019 at 10:21 AM

To All Planning Commissioners,

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Respectfully,

Julie Pena
4936 Dolphin Way
Oxnard, CA 93035

Fisherman's Wharf - Oppose

1 message

Julie Pena <jpena7@verizon.net>
To: dee.lai@oxnard.org

Tue, Jun 18, 2019 at 10:17 AM

To All Planning Commissioners,

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Respectfully,

Julie Pena
4936 Dolphin Way
Oxnard, CA .93035

Fisherman's Wharf

1 message

kchspud@aol.com <kchspud@aol.com>

Tue, Jun 18, 2019 at 9:03 AM

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

My name is Lenore Bleiberg. I live in Oxnard, zip 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. Traffic will be horrendous. If we had to evacuate, there is no possible way that would be feasible.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Lenore Bleiberg
4501-64 W. Channel Islands Boulevard
Oxnard, CA. 93035

Fisherman's Wharf Project

1 message

Terry <tncemcb@gmail.com>

Mon, Jun 17, 2019 at 8:40 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/17/19

Commissioners, I'm Terrence McBride. I'm writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

The proposed project at Fisherman's Wharf is an inappropriate development of public land. This area was once a thriving economic resource that promoted a healthy, vibrant, social setting. A development that is in the coastal zone, on publicly owned land, deserves a higher standard of scrutiny instead of this rational planned approach sprawl concept. My concerns are many however to address some of the most obvious, the vague environmental impacts on traffic, aesthetics, and biological effects on that part of the harbors ecosystem, coupled with the projects impact on the harbor's sea wall, are some of the most pressing issues I don't feel could be mitigated.

As a resident of Oxnard for most of my life, to watch the area purposely driven into blight, with the intent to rezone for county tax benefits, at expense of the characteristics and social cohesion of the community, has been appalling.

Terrence McBride

607 #739 W. Vineyard Ave. Oxnard CA.93036

Sent from Mail for Windows 10

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Fisherman's Wharf Project

1 message

Terry <tncemcb@gmail.com>

Mon, Jun 17, 2019 at 8:40 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/17/19

Commissioners, I'm Terrence McBride. I'm writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

The proposed project at Fisherman's Wharf is an inappropriate development of public land. This area was once a thriving economic resource that promoted a healthy, vibrant, social setting. A development that is in the coastal zone, on publicly owned land, deserves a higher standard of scrutiny instead of this rational planned approach sprawl concept. My concerns are many however to address some of the most obvious, the vague environmental impacts on traffic, aesthetics, and biological effects on that part of the harbors ecosystem, coupled with the projects impact on the harbor's sea wall, are some of the most pressing issues I don't feel could be mitigated.

As a resident of Oxnard for most of my life, to watch the area purposely driven into blight, with the intent to rezone for county tax benefits, at expense of the characteristics and social cohesion of the community, has been appalling.

Terrence McBride

607 #739 W. Vineyard Ave. Oxnard CA.93036

Sent from Mail for Windows 10

Fishermans warfe

1 message

james bowman <jimbowjr@yahoo.com>
To: dee.lai@oxnard.org

Mon, Jun 17, 2019 at 7:56 PM

This project can NOT GO THROUGH

Sent from Yahoo Mail for iPad

PLANNING COMMISSION REVIEW OF FISHERMAN'S WHARF AMENDMENT

1 message

Patricia Anderson <patriciaeanderson@yahoo.com>

Mon, Jun 17, 2019 at 4:57 PM

Reply-To: Patricia Anderson <patriciaeanderson@yahoo.com>

To: dee.lai@oxnard.org

Cc: "info@HBCA.info" <info@hbca.info>

Dear Sirs: We have lived on Silverstrand Beach for the last 16 years. If you permit the building of the 400 units proposed for the Fisherman's Wharf our only way in and out of Silverstrand Beach will be a traffic filled nightmare.

Please do not grant the amendment they have requested.

Patricia E. Anderson

Fishermans wharf project concerns

1 message

Aileen Cabral <ranhocabral@roadrunner.com>

Mon, Jun 17, 2019 at 4:46 PM

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

6/17/19

Commissioners:

My name Aileen Cabral and I live in Oxnard, CA. I'm a resident of Channel Islands Harbor. 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

The traffic in our area is already horrible. Accidents occur almost daily on Victoria road and many times at the intersection of Victoria and Channel Islands Blvd – right where Fishermans village is. Adding Any apartments to this already crowded and dangerous spot is a terrible idea and most every local resident is against it.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Aileen Cabral

Aileen Cabral

2111 Ravoli Drive

Oxnard, CA 93035

805-558-3534

Fisherman's Wharf

1 message

Jeffrey Norris <lawdude50@gmail.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Mon, Jun 17, 2019 at 2:10 PM

Sent from Mail for Windows 10

I wish to register my vehement objection to the proposed construction boondoggle at Fisherman's Wharf. During my years practicing law in this county I had contacts with building contractor's from across the state and thus became aware that the building industry viewed this county as the most corrupt in the state when real estate development was involved. The word was "if you got the money you got whatever you wished."

The original plan for this parcel, achieved with input from the local community, provided a realistic mixed-use scenario that was in keeping with the local environment and the desires of the local neighborhoods. The current iteration championed by the county is an insult to the residents of the beach community and a boon to a predatory developer.

Jeffrey B. Norris Esq. (ret)

Oppose Local Coastal Plan Amendment (LCPA) application from Ventura County

1 message

Vince Pappas <vpappas@msn.com>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>
Cc: "info@hbca.info" <info@hbca.info>

Mon, Jun 17, 2019 at 1:54 PM

City of Oxnard Planning Commissioners

Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer
Deirdre Frank

251 South A Street
Oxnard, California 93030

June 17, 2019
Commissioners:

My name is Vincent Pappas I live in Oxnard CA at 4505 La Brea Street Oxnard, CA 93035 I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. You can not just ignore the public feedback, you must stop this type of construction, it is unnecessary, excessive and ignores the current coastal zoning codes. There is no public benefit to this development.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Vincent Pappas
4505 La Brea Street
Oxnard, CA 93035

Fisherman's Wharf

1 message

richard.hulse3@aol.com <richard.hulse3@aol.com>
To: dee.lai@oxnard.org

Mon, Jun 17, 2019 at 1:49 PM

I am against the building of apartments at Fisherman's Wharf. The traffic impact alone would be horrible. The charm of the area would be replaced with slabs of concrete and steel beams. Restoring what now exists is the right thing to do.

Richard Hulse
Hollywood Beach, CA

LCPA

1 message

Craig Owen <cowen@vencowestern.com>
To: dee.lai@oxnard.org
Cc: info@hbca.info

Mon, Jun 17, 2019 at 1:16 PM

Hard copy via US Mail

Craig Owen

ISA Certified Arborist WE 9411-A

QAL | LICT | LICM

Venco Western, Inc.

2400 Eastman Ave.

Oxnard, CA. 93030

800.350.6831

 **letter.pdf**
74K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

June 17, 2019
Dear Commissioners:

My name is Craig Owen, I live in Oxnard CA. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Respectfully,



Craig Owen
1516 Windshore Way
Oxnard, CA. 93035

Letter with my objections to the currently proposed Fisherman's Wharf project.

1 message

Victoria Redlin <vnredlin@gmail.com>

Mon, Jun 17, 2019 at 12:44 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:

Commissioners:

My name is Victoria Redlin.

I live in Oxnard, CA 93035, I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. *This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard.* It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": *genuine public access to coastal resources for all.* The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, *it will set a precedent for other high-density residential development at the harbor* because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

First I am copying you on the above letter. I would like to add that I just do not think a bunch of apartments are a good use for that land. I have seen the proposed model. I understand that some housing may be proper to incorporate, but it could be done so nicely. Some thing like the Grove in Glendale provides housing and a community gathering center. We have such an opportunity to revitalize this area in a beautiful way. It is very important to get this right as it will impact our beautiful area for decades, maybe centuries, to come. This Sunday there was so much traffic leaving our area. I can not imagine what that would be like if a large apartment complex were added to this situation. Anyway, you get the point and know how many of us resident oppose this apartment complex proposal. Just do something that is nice and will benefit many people.

Signature,
Victoria Redlin
4501 Channel Islands Blvd, #78
Oxnard, CA 93035



Lai, Dee <dee.lai@oxnard.org>

Auto Response: Re: Filsherman's Wharf

1 message

John J Patchett <leighjp@aol.com>

Mon, Jun 17, 2019 at 11:38 AM

To: "Lai, Dee" <dee.lai@oxnard.org>

new email address: patchettjohn7@gmail.com

Filsherman's Wharf

1 message

John J Patchett <leighjjp@aol.com>
To: dee.lai@oxnard.org

Mon, Jun 17, 2019 at 11:36 AM

Members of the Planning Commission,
Keep it short and simple, try driving westbound on channel island blvd., in the morning and afternoon, with everybody going to the Naval Base, please use some common sense, it is already a complete mess, don't make it any worse. I go there to kayak and the wait sometimes is just crazy, go up to Wooley, and there is plenty of room, rethink this crazy idea. John patchett

FISHERMAN'S WHARF

1 message

Stoliker, Barbara <Barbara.Stoliker@ventura.org>
To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Mon, Jun 17, 2019 at 9:51 AM

City of Oxnard Planning Commissioners

Deride Frank

Wilfredo Chue

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Dear Commissioners:

My name is Barbara Stoliker and I live in Silverstrand Beach, CA 93035. I am writing this letter in opposition to the Local Coastal Plan Amendment (LCPA) application from Ventura County and the Developer, Chanel Island Harbor Properties LLC (CIPH). Amending the City's LCP is an important decision. It impacts the way the City protects its coast, beaches and harbor. The amendment will affect this beautiful harbor and not just Fisherman's Wharf. The harbor is a gem and it deserves to be treated as such. It is beautiful and should be enjoyed by visitors and locals as well. Erecting apartments at the Wharf and surrounding area is essentially a slap in the face to the family that donated the land for PUBLIC USE. It is one of only 12 small boat harbors along the 1100 miles of California Coast. It should not be turned into a private enclave for the elite.

There are so many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It violates the City's LC P": GENUINE PUBLIC ACCESS TO COASTAL RESOURCES FOR ALL. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing recreational boating.

I spoke with Lyn Krieger at a hall meeting when this development was first proposed. We discussed the traffic problems going in and out of Silverstrand that already exist. There is only on entrance/exit in and out of Silverstrand. With the potential of 800 more cars (400 apartments with 2 cars each) trying to get out of the Strand will be a traffic nightmare. She agreed. Her response was "YES, IT WILL BE A PROBLEM". She knows how it will affect the area but because it doesn't affect her, it was not her problem.

Ms. Krieger and I also discussed that she lives in Santa Barbara, as I used to as well. I suggested that Santa Barbara would never agree to have this monstrosity down at their Fisherman's Wharf, or anywhere near the beach for that matter. She agreed and said "No, that would never happen". So she in essence was telling me that it's okay to do this to our community because it doesn't affect her or the builder, or anyone of the board of supervisors for that matter, but for the rest of us living here, we will just have to deal with it.

If the LCPA is approved, it will set a precedent for other high density residential development at the harbor. It will change is beautiful harbor forever and there will be no going back. The City will lose it permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is an inappropriate development of public land designated for visitor serving harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you compel to the same conclusion. It should be denied.

What kind of legacy will this be for the future? Is this what it will be like? If someone has enough money, it is okay to take land that was designated for public use? That the people of the community that are affected by the unwanted changes, even with good reason, do not matter? That the environment is a problem for someone else to address?

How many more condo's and apartments are needed on Victoria Avenue? I don't think you'll find anyone living down here that doesn't agree that the Wharf and harbor needs to be renovated. Adding a towering monstrosity, is not what is needed. I lived here when the Wharf was busy and beautiful. It was for tourists and locals alike. People came to the beach for sports, fun and entertainment. Please don't make something that is for all and turn it into a concrete jungle. Look at the beauty of Santa Barbara. They are environmentally conscious. They don't put up building after building just because they can. Please think of what will be done to this beautiful area. Apartments are NOT what this harbor is about.

I'm asking for you to do the right thing and put this awful project to rest.

Thank you for your time and attention to this critical matter,

Respectfully,

Barbara A. Stoliher
301 Cahuenga Drive
Oxnard, Ca 93035

805-407-8013

No apartments on Victoria please!

1 message

David Romano <davidromano@twc.com>

Mon, Jun 17, 2019 at 9:46 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info, davidromano@twc.com

Please note that we hope that the subject project for the huge 400+ apartment complex on Victoria WILL NOT go forward. We hope that the original zoning remains in place as intended. The proposed apartment complex would create a huge traffic, potential hazard and would destroy the intended marine environment that this area is suited and intended for. It would, additionally, lower the values of all the residential property already in place in the area.

Thank you,

David

Fisherman's Wharf

1 message

Jeffrey Fuchsman <fuchsman@sbcglobal.net>
To: dee.lai@oxnard.org

Mon, Jun 17, 2019 at 8:29 AM

Good Morning; I am writing to voice my concern re the above-proposed amendment as to two issues: 1. Does the amendment provide for or permit low income housing? I believe it should. 2. Does the amendment allow further negotiations with the builder regarding deeper street set-backs?

Thank you for passing along these concerns. We have more work to do regarding this proposed construction project, and your help in this regard is greatly appreciated. Mary Ashley-Fuchsman (336 Santa Monica Drive)

Sent from my iPhone

Fisherman's Wharf Development

1 message

Lynne Boyle <lynneb159@gmail.com>
To: dee.lai@oxnard.org
Cc: info@hbca.info

Mon, Jun 17, 2019 at 8:07 AM

Please see our attached letter concerning the Fisherman's Wharf development.

Bill & Lynne Boyle
5065 Sealane Way, Oxnard 93035

 **Habor Development Ltr.pdf**
185K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

June 15, 2019

Dear Commissioners:

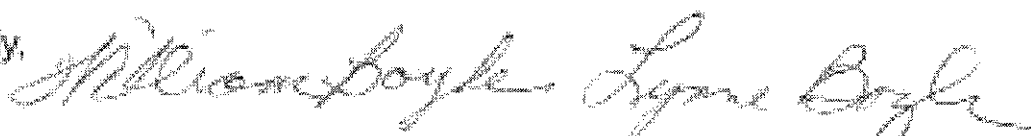
We're William and Lynne Boyle and live in Oxnard, 93035. We're writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP" with genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction. **High-density can be built elsewhere within the city on more open land causing less traffic congestion (i.e. along Wooley between Victoria Rd. and Ventura Rd. or on the NRG property?)** The harbor should be redeveloped as destination area to attract more tourist and resident dollars. It would be a win-win solution to allow all-access for everyone and attract new food and retail businesses.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It **should be denied.**

Sincerely,

Handwritten signatures of William and Lynne Boyle in cursive script.

William and Lynne Boyle, 5065 Sealane Way, Oxnard, CA 93035

Fishermen's Wharf

1 message

Grace Gomez <graceretirement55@gmail.com>
To: dee.lai@oxnard.org

Sun, Jun 16, 2019 at 8:43 PM

Please reconsider your current model. The Wharf is a beautiful area and should not have condos or apartments. Does your proposal have mixed use? Commercial and residential? If not I am completely opposed to this project.

Sincerely

Grace Gomez.

Sent from my iPhone

Stop The Project

1 message

Danny Irvin <dmpjjosh@aol.com>
To: dee.lai@oxnard.org

Sun, Jun 16, 2019 at 12:15 PM

-----Original Message-----

From: Melinda Irvin <melirvin@aol.com>
To: Danny <dmpjjosh@aol.com>
Sent: Sun, Jun 16, 2019 11:54 am
Subject: Please forward this letter

Email to dee.lai@oxnard.org
And CC. info@HBCA.info

12:15 PM
Sun, Jun 16, 2019

-----Original Message-----
From: Melinda Irvin <melirvin@aol.com>
To: Danny <dmpjjosh@aol.com>
Sent: Sun, Jun 16, 2019 11:54 am
Subject: Please forward this letter

Image-1.jpg
82K

[illegible][illegible]

If the LRA is approved, and not a precedent for other high density residential development at the same time, the density change will apply to the other parcels, and not Riverway, Unit 1. The City will have jurisdiction and they will be unable to deny or limit the development because the fact they are within the City and should be subject to the City's jurisdiction.

[illegible]

[illegible]

Fishermans Wharf

1 message

Leslie Spiegel <olezlie@verizon.net>

Sun, Jun 16, 2019 at 11:46 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: June 16, 2019

Commissioners:

Our names are Leslie & Ellen Spiegel. We live in Channel Islands Beach, 93035. We are writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. The county has allowed the Wharf to decline in both importance and condition. They did this so that the only solution is supposed to be the development that the previous Harbor Manager concocted. Neither she nor the BOS and the current manager have any consideration for the welfare of the residents who currently occupy the homes surrounding the harbor. Not once have we been presented any possible alternative to the residential over-development. Not a sign of leadership.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Signature, Printed Name, Address

Leslie and Ellen Spiegel

297 Melrose Drive

Channel Islands Beach, CA 93035

Opposition Letter to the Local Costal Plan Amendment (LCPA)

1 message

Bill Switzky <williamswitzky@gmail.com>

Sun, Jun 16, 2019 at 11:00 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Attached are letters in opposition to the proposed Planning Changes that will adversely impact Channel Islands Harbor and Fisherman's Warf.

William M. Switzky & Angela E. Switzky
4128 Ocean Drive, Oxnard, CA 93035

 **Fishermans Warf Housing Project 6-19-19.pdf**
1213K

City of Oxnard Planning Commissioners
Deirdre Frank, Wilfredo Chua, Orlando Dozier
Jim Fuhring, Robert Sanchez, Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:

Commissioners:

My name is Angela E. Switzky. I live in Oxnard, CA 93035, I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Signature,

Angela E. Switzky

4128 Ocean Drive, Oxnard, CA 93035

City of Oxnard Planning Commissioners
Deirdre Frank, Wilfredo Chua, Orlando Dozier
Jim Fuhring, Robert Sanchez, Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:
Commissioners:

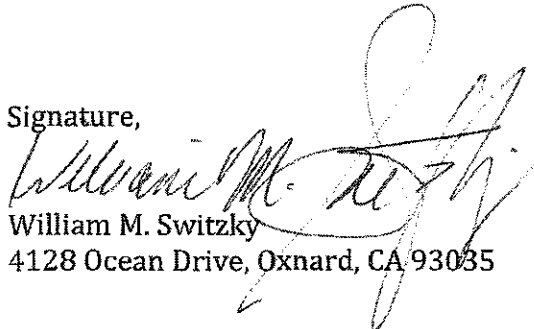
My name is William M. Switzky. I live in Oxnard, CA 93035, I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Signature,



William M. Switzky
4128 Ocean Drive, Oxnard, CA 93035

City of Oxnard Planning Commissioners
Deirdre Frank, Wilfredo Chua, Orlando Dozier
Jim Fuhring, Robert Sanchez, Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:
Commissioners:

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Signature,

Angela E. Switzky

4128 Ocean Drive, Oxnard, CA 93035

City of Oxnard Planning Commissioners
Deirdre Frank, Wilfredo Chua, Orlando Dozier
Jim Fuhring, Robert Sanchez, Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date:
Commissioners:

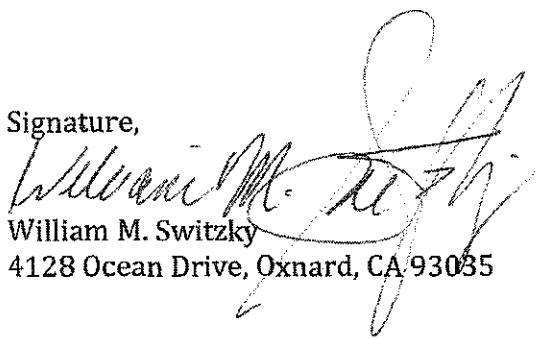
My name is William M. Switzky. I live in Oxnard, CA 93035, I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Signature,



William M. Switzky

4128 Ocean Drive, Oxnard, CA 93035

Fisherman's Wharf LCPA Letter of Opposition

1 message

Patrick Hartney <dpatrickhartney@gmail.com>

Sun, Jun 16, 2019 at 10:16 AM

To: City of Oxnard Planning Commisioners <dee.lai@oxnard.org>

Cc: info@hbca.info

Attached is a letter of opposition to the proposed Fisherman's Wharf LCPA. We are deeply concerned with this proposed amendment and strongly oppose it.

Patrick and Kristine Hartney
117 Moorpark Ave.
Oxnard, CA 93035



Oxnard Planning Commision Letter, signed, 6-15-19.pdf
339K

City of Oxnard Planning Commissioners

Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

June 15, 2019

Commissioners:

Our names are Patrick and Kristine Hartney. We live in Oxnard, CA 93035. We are writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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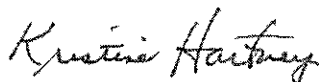
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Sincerely,



Patrick Hartney
117 Moorpark Ave
Oxnard, CA 93035



Kristine Hartney

Strong Objection to Modifying out Local Coastal Plan

1 message

roccobelmm@gmail.com <roccobelmm@gmail.com>

Sun, Jun 16, 2019 at 7:55 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Dear Planning Commissioners,

This is Rocco & Mary Belmonte, who live in Oxnard, CA 93035. We are writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much-needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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We had hoped that the county, city, and developer would have sat down with the stakeholders and residents to discuss, but they refused to do so, which demonstrated lack of interest in our concerns. We were almost ready to go along with the development until we saw the scale model that HBCA developed, since the developer would not do so. This is a massive structure (resembling a penitentiary) that would dwarf all other development in the CI Harbor and create excessive density in this small 11-acre parcel. We have repeatedly stated that the Portside Ventura development is a much better model. It already looks massive at 3 stories and is only 270 units on 27 acres (10:1) vs, the 42:1 ratio proposed by CIHP. Why not engage that developer to design a similar project?

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied. Let's reopen the bidding from other developers to get a similar or better solution.

Rocco (Rick) Belmonte

1430 Viewpoint Dr.

Oxnard, CA 93035

805-663-0383

roccobelmm@gmail.com

"In God We Trust

Fisherman's Wharf

1 message

Sandi Hechler <sandi.hechler@sbcglobal.net>

Sat, Jun 15, 2019 at 11:02 PM

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

Planning Commissioner's

Please find the attached letter opposing the planned changes to Fisherman's Wharf.

Sandi Hechler

Oxnard, CA



2019-06-15 Planning Commisioners - Sandi Hechler.pdf

760K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: June 15, 2019
Commissioners:

My name is Sandi Hechler I live near Silver Strand beach in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. In addition, I am very concerned about the increase in traffic at the corner of Channel Islands Blvd. and Victoria, which will be brought on by residents if the new apartment complex is built. The residents of Hollywood By The Sea and Silver Strand fear that the 2 mile stretch down Victoria Avenue could get blocked in the event of an emergency and we will have no way out.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Sandi Hechler
297 Santa Monica Drive
Oxnard, CA 93035

Do not accept this application amendment from Ventura County and the developer of Fisherman's Village

1 message

Cathy Trevino <cathytrevino47@gmail.com>

Sat, Jun 15, 2019 at 9:56 PM

To: dee.lai@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhring, Robert Sanchez, Jeremy Meyer

251 So. A St.

Oxnard, CA 93030

June 16, 2019

Dear Commissioners:

My name is Cathy Trevino. I live in Oxnard, 93035 and I am writing to you to ask you to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP)

This proposed development's negative impact on our coasts, beaches and harbor is immense. The entire Channel Islands Harbor will be affected, not just this area we now call Fisherman's Wharf. This public land and I repeat, PUBLIC LAND, should be a much needed, long-term tourist attraction and recreational area for Oxnard residents and those who chose to visit our area. The proposal will make this another playground for the elite. We do not need this; we need more affordable housing for our residents.

The proposed project at Fisherman's Wharf is not an appropriate use of public land designated for visitor-serving and harbor-oriented uses. Publicly owned land deserves more scrutiny and study and should be available to all. This is CA and our beaches are public to all, let's not mess this up. The possible consequences are catastrophic.

Cathy N Trevino

1574 Seabridge Lane

Oxnard, CA 93035

RE

1 message

Sandy Bardos <casperbard@roadrunner.com>

Sat, Jun 15, 2019 at 8:06 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Please note homeowners Phil and Sandra M Bardos at 3541 Ocean Drive Hollywood Beach in the Channel Islands CSD remain now and in the future permanently in opposition to the development of the Fisherman's Warf into ANY form of housing development in land that has been intended and specified for the public's use.

The proposed development of multi-housing in a corner that is presently inundated by heavy traffic to include constant military Navy base exodus activity ,Port traffic of large carriers, community and residential beach and mall exodus activity and to include Victoria Ave. which is a designated Federal Highway and an emergency exit ,as needed for evacuation of the Base and all outlying beach communities.

It is quite clear from present tragic and appalling neglect of the Fishermans' Warf that political negligence is at fault and decisions are being made or have been contracted that are not in the best interest of the present communities and populations that live and pay taxes there. A dense housing development in that location is inappropriate ,problematic and defies common sense or logic.

Accountability is needed here by all those that are in positions of authority that present housing plans, if implemented, will affect the Ventura County's shore communities and quality of life issues in which thousands of us in good faith, have invested over the many years.

Downgrading a vibrant population and community of activists into an angry beehive of a voter retaliation movement is not a healthy or desired political goal and should be avoided.

Sincerely,

Phil and Sandy Bardos

Hollywood Beach

RE

1 message

Sandy Bardos <casperbard@roadrunner.com>

Sat, Jun 15, 2019 at 8:06 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

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It is quite clear from present tragic and appalling neglect of the Fishermans' Warf that political negligence is at fault and decisions are being made or have been contracted that are not in the best interest of the present communities and populations that live and pay taxes there. A dense housing development in that location is inappropriate ,problematic and defies common sense or logic.

Accountability is needed here by all those that are in positions of authority that present housing plans, if implemented, will affect the Ventura County's shore communities and quality of life issues in which thousands of us in good faith, have invested over the many years.

Downgrading a vibrant population and community of activists into an angry beehive of a voter retaliation movement is not a healthy or desired political goal and should be avoided.

Sincerely,

Phil and Sandy Bardos

Hollywood Beach

Opposition to Local Coastal Plan Amendment (LCPA) application from Ventura County as well as the developer, Channel Islands Harbor Properties LLC

1 message

arthur bier <bosestereo@hotmail.com>

Sat, Jun 15, 2019 at 4:58 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

June 15, 2019

Commissioners:

My name is Arthur Bierman. I live in the community of Seabridge in Oxnard, CA 93005.

I am writing this letter to go on record opposing the Local Coastal Plan Amendment (LCPA) application from Ventura County as well as the developer, Channel Islands Harbor Properties LLC (CIHP).

Amending the present LPC impacts the way the City protects its coasts, beaches and harbor. This amendment would negatively affect the entire Channel Islands Harbor, as well as Fisherman's Wharf. Our harbor is a rare and valuable asset for the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for the Oxnard Community.

This property should not be turned into a private enclave for the elite but a revenue generating asset as it was in the 1960's. We are one of only 12 small boat harbors along 1100 miles of California coast.

The proposed LCPA change is inconsistent with at least 20 of the City's Local Coastal Plan policies. These 20 policies will still remain inconsistent if this amendment is approved. It is unconscionable to amend the present LCP to accommodate a single project which violates the "heart of the present City's LCP".

The founding community intent was to grant public access to coastal resources for all and not burden resources in an area having adequate housing for the rich. The proposed project is at odds with the present LCP priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City could lose its permitting authority and will be unable to stop or modify future developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit.

I hope after a thorough review of this LCPA you all come to the same conclusion. Can the City of Oxnard for once make a good decision without political pressure?

Arthur Bierman
4052 Farralon Way
Oxnard, CA 93035

Fisherman's Wharf

1 message

Terri Odom <taodom@roadrunner.com>
To: dee.lai@oxnard.org
Cc: info@hbca.info

Sat, Jun 15, 2019 at 4:54 PM

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: June 15, 2019

Commissioners:

My name is Terri Odom. I live in Ventura, 93001, although I lived in the Channel Islands Harbor for eleven years until just recently and still enjoy returning to visit friends and frequenting the restaurants. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a **much needed long-term tourist attraction and recreational area for Oxnard that would draw in others from around the county and beyond.** It should not be turned into a **private enclave for the elite.** It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": **genuine public access to coastal resources for all.** The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of **commercial and sports fishing and recreational boating.**

There are many more options for developing Fisherman's Wharf than high density housing. Bringing in entertainment would bring in tourists and tax revenue so badly needed by the city of Oxnard. An amphitheater with well known bands and musicians along the lines of Libby Bowl in Ojai and Santa Barbara Bowl in Santa Barbara could be an awesome draw that would highly benefit restaurants and hotels in the Channel Islands Harbor. Stopping development of the old Lobster Trap and Casa Sirena until this matter is resolved is a huge mistake as well. The harbor should remain in tact for the public to use in its entirety.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. **It should be denied.**

Sincerely,

Terri Odom

8620 Nye Road

Ventura, Ca 93001

Fisherman's Wharf

1 message

Dave Kinnoin <davekinnoin@songwizard.com>

Sat, Jun 15, 2019 at 1:13 PM

Reply-To: davekinnoin@songwizard.com

To: dee.lai@oxnard.org, info@hbca.info

Cc: Mary Kincaid <maryk@songwizard.com>

Hello,

My wife and I live on Silver Strand Beach.

I agree with Sara Wan: "Apartments can be built anywhere; harbors cannot."

Please oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

Please, please protect our precious harbor.

Dave Kinnoin

1608 Ocean Dr.

Oxnard CA 93035

C: 818-203-8030

STOP! No Apartments!!

1 message

ÁNDREA <warszandrea@gmail.com>

Sat, Jun 15, 2019 at 1:04 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

To Whom It May Concern,

Please... Do not build condos on our beautiful Fisherman's Wharf in Silverstrand Beach/Hollywood Beach in Oxnard and obstruct our view to the ocean waters and congest our roads with traffic. There is one way in and one way out of our small (just like we like it) beach community.

Condos can be built anywhere, Harbors cannot.

I implore you...please...

Build elsewhere. We love our community just the way it is!!

Thank you and Kind Regards,

Andrea M. Boyington

Silverstrand Beach

Sent from my iPhone

Fishermans Wharf

1 message

jmtlward@aol.com <jmtlward@aol.com>
To: Dee.lai@oxnard.org

Sat, Jun 15, 2019 at 12:15 PM

Please see attached.



ScanFW.pdf
415K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 6-15-2018
Commissioners:

My name is Teri Ward. I live in Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Teri Ward
2514 Greencastle Court
Oxnard, CA 93035

please read my attached letter. thanks

1 message

Hope Slepak <hslepak@gmail.com>
To: dee.lai@oxnard.org

Sat, Jun 15, 2019 at 10:52 AM

Hope Slepak
Costume Supervisor
"Blonde"
hslepak@gmail.com
(818) 209-0409 - cell



Planning Commissioners.docx
103K

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 14, 2019

Commissioners:

My name is Hope Slepak. I live in Oxnard, California, 93035.

I am writing this letter to oppose the Local Coastal Plan

Amendment (LCPA. Amending the City's LCP is an important

Decision. It impacts the way the City protects its coasts, beaches

and harbor. This amendment will affect the entire Channel Islands

Harbor, not just Fisherman's Wharf. This

Harbor is a rare and valuable asset of the City. This public

Land, willed to the city by a private citizen, for the public's

Use, is a valuable asset of the City. This public land should be

Utilized to provide a much needed long-term tourist attraction

And recreational area for Oxnard. It should not be turned into a

private enclave for the elite. It is one of only 12 small boat harbors

along the 1100 miles of the California coast, which is

Something that I'd never realized. I don't think they are building

harbors anymore.

There are so many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. Doesn't it violate the "heart of the City's LCP", genuine public access to coastal resources for all? The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

I'm concerned that the charm of the wharf will be compromised. Who really needs so many apartments in that area where the traffic lights are already so slow and long, and the congestion is so often backed up. Why can't we have a lovely wharf with just Restaurants, local vendors, local tradespeople, with unique and original stores where locals and visitors want to visit. Perhaps a place where local musicians can rotate and play, etc. Different types of food.

Oxnard is a special place and I am planning to retire here. Part of what I love about it is its charm....please don't lose sight of that. Because of the dollar....Charm can be profitable and make money too. Look at Disneyland...imagine if some developers came in and proposed 2000 condominiums there...UGH. Yes, they'd make money, of course. But look at the joy the place has brought so many people, with so many memories.....that lasts forever and ever. Money doesn't. Can we please not lose sight of our purpose. Here in life...let's enjoy our time and place, making memories around us, and leave places that others can enjoy.

If we need housing here in Oxnard, go inland where there is less of a traffic and parking problem. You can build far and wide when you are inland without the dangers this project is presenting.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. I feel it should be denied. Please consider and listen to the voices and feelings of the people who live and inhabit this area...this is our HOME, our comfort and safe harbor. Do not take this away from us.

Hope Slepak
3945 Ocean Drive
Oxnard, Ca. 93035

Impact of proposed Harbor development on Cuntty

1 message

Jeffrey Chester <jeff@democraticmedia.org>

Sat, Jun 15, 2019 at 10:07 AM

To: dee.lai@oxnard.org

Cc: "info@hbca.info" <info@hbca.info>

June 15, 2019

To: City of Oxnard Planning Commissioners Deirdre Frank, Wilfredo Chua, Orlando Dozier, Jim Fuhling, Robert Sanchez and Jeremy Meyer

Commissioners:

While we appreciate the need to promote development and housing in Oxnard and the country, we believe the proposal from Channel Islands Harbor Properties LLC and the accompanying amendment for the Local Coastal Plan threatens to further erode the economic potential of the Harbor area, as well as having a negative environmental impact on the quality of life. As advocacy groups have noted, the " amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard... It is one of only 12 small boat harbors along the 1100 miles of California coast. .."

If the area is to attract greater investment focused on its ability to offer recreational, tourism and boating related services, such a project will undermine those goals. We urge you to reject the proposal. There are many opportunities, including through the use of wireless broadband technologies, that can bring much needed economic vitalization to both Oxnard and the country.

Respectfully,

Jeffrey A. Chester
7766 Paso Robles Street
Ventura, CA 93004

Executive Director
Center for Digital Democracy
Washington, DC.
Ventura, CA
www.democraticmedia.org
jeff@democraticmedia.org
202-494-7100

Fisherman's Wharf project

1 message

Marcia Rubin <marcia.rbn@gmail.com>

Sat, Jun 15, 2019 at 9:42 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date:

Commissioners:

My name is Marcia Rubin from Oxnard, 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Marcia Rubin

Marcia.rbn@gmail.com

Public Land For Public Use-Oxnard's Fisherman's Wharf

1 message

Dot Pringle-Haymons <dleiph@gmail.com>
To: dee.lai@oxnard.org

Sat, Jun 15, 2019 at 8:15 AM

Hello,

My Published Letter:

"Heart and Soul of CI Harbor"

Let's have the Fisherman's Wharf in Channel Islands Harbor that we all enjoy: Here is a collection of suggestions/ideas from over 6,700 people who stated this is what they would enjoy spending their money on at the CI harbor...I have curated below for you.

How about a smart subsidized group of projects...group concession fees, harbor and marina related visitor serving eats, shops, retail, gallery, get Children's Gull Wings Museum back to Oxnard would be nice! A shop that supports our disabled Veterans, selling hats, shirts, etc....the Base is our largest employer here, let's honor them always!

Keep the businesses that are there now, add a huge Veterans Memorial that radiates Free WiFi, at entrance of harbor have huge lights and great huge flags, info screen/compass rose area for island history and harbor history tours. Add an aquarium restaurant, we have boat rentals, and open spaces and sunshine areas w/park benches, vendors, need larger parks, more access for our disabled in harbor and bring in MUSICIANS!

A Salt Water Park w/a Zip Line, a 10 hour 3 day a week Farmers Market, specialty coffees, a special beer, wine and port store would be great. A cheese and cracker store, specialty scotch, tequila, whiskey, rum, etc...store. Need a small Book Library, next to a Coffee/Bread/Pastry Shop.....Marinas love this and Boaters like to read books, even trade their books/movies.

We have fishing trips, cruise trips, diving, a gorgeous hotel, and the best pizza ever. We have bars, great hamburgers in this area and our sunsets are sooooo perfect that Telescope Points are needed to see all the Channel Islands and our majestic mountains! Little outdoor/in Cultural Food Cafe's are much needed!

Some solar powered sheltered free parking and outdoor table/sitting charging stations to offset electricity in harbor at night, so we have a SAFE place to sit and enjoy food/drink, like we have on our university campuses. A Bark Park for dogs, restaurants w/outdoor umbrellas overlooking a bike path that extends from the eastside harborside all the way from CI Blvd. to Kiddie Beach on Silver Strand. How about a homemade bread store, and a specialty tea shop? Water taxi's will also be needed as soon as we get more businesses in harbor. Many opportunities for all!

We are not getting McGrath back, so all harbor serving businesses need to face launch near existing RV area. Expand camping area due to loss of McGrath and add sand beach play area for kid campers and S'more Pits, shade trees and some grass. An awesome Ice Creamery...please we want you all to join in and add to this, write to the California Coastal Commission in Ventura.

Bed and Breakfast stays, boats delivering food to other boaters and more docks for the restaurants. A Community Center that was promised, for starters...would be wonderful! Oh, and a Ferris Wheel. Caramel apple slices and sno cones, flavored popcorn...Jalapeño Poppers and Beer Bar, an Outdoor Fishing Tank, teach our kids how to catch a fish and then it can be fried right there on the spot for dinner and eat outside.....there is a moral in here somewhere.

Dotty Pringle

CI Harbor Research

3600 Harbor Blvd.,#540

Oxnard, CA 93035

END

Here is my group letter, edited:

My name is Dotty Pringle. I live in Channel Islands Harbor on a 36 foot sailboat, 93035.

I am writing to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore. We have 6,700 signatures from taxpayers that are against this high rise at such a dangerous intersection, with only one egress/ingress to another community of 2,000.

If a Tsunami came, the debris from the high rise would prevent rescue efforts to Silver Strand Beach residents.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heartbeat of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating, open space, quality of life and health.

If this LCPA is approved, it may set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction, which was written in the Amendments, by the County and brought to Oxnard's Ashley Golden's attention by CI Harbor Research in 2015.

The proposed project at Fisherman's Wharf is a n attempted land grab of public land by developers, designated for visitor-serving, recreation and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied and we know you will do right by the public and keep this 5th largest harbor on West Coast a Small Craft Recreational Harbor for EVERYONE's access and enjoyment.

This is a wonderful and unique area with lots of history!

Truly,

Dotty Pringle
CI Harbor Research
3600 Harbor Blvd.,#540
Oxnard, CA 93035

Sent from my iPhone

Fishermen wharf

1 message

Roni Melago <redgal@live.com>

Sat, Jun 15, 2019 at 8:05 AM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

That fact that you would consider this project is egregious. That corner is already showing signs of poor traffic conditions. The congestion this will cause will make life miserable for residents. Stop now Be responsible to home owners. It's seems to me that all agencies and city councilman should see what they are creating without figuring away to fix traffic conditions Build build build what are you going to do about traffic. When you can answer that question and start that project then you can consider more building. Progress for money while harming residents life is a poor example of leadership. STOP NOW
Sent from my iPhone

Proposed Fisherman's Wharf Apartment Project

1 message

Steven Ruggiero <sruggier@nd.edu>

Sat, Jun 15, 2019 at 7:57 AM

To: dee.lai@oxnard.org

Cc: info@hbca.info

Dear Members of the Oxnard Planning Commission,

As a resident of the harbor community, I strongly object to the proposed *Fisherman's Wharf Apartment Project*. In terms of scope, character, and contribution to the nature of the community, this is **not** what we need.

Very Respectfully,

Prof. Steven T. Ruggiero

3005 Harbor Blvd.

Oxnard, CA 93035

Proposed Harbor Apartments

1 message

David Rupp <ssbeachouse@yahoo.com>
To: dee.lai@oxnard.org

Fri, Jun 14, 2019 at 10:02 PM

Please reject this monstrosity. The hard working, tax paying voters of the community deserve better.

Stop Fisherman's Wharf apartments!

1 message

MIKE SCHULTZ <MIKES0727@msn.com>

Fri, Jun 14, 2019 at 7:17 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "info@HBCA.info" <info@hbca.info>

My family has lived in Channel Islands Harbor for 40 years. We have witnessed massive developments such as Seabridge, Westport etc, as the area has become very DENSE. We lost the retail plaza at Hemlock as it become DENSE HOUSING.

The intersection of Victoria and Harbor is DANGEROUS and congested. I have seen a bad accident on this site, and recently had a speeding truck almost hit me in this intersection. Someone could get hurt or die! It's not worth it.

I recently witnessed 20 cars trying to make a left from Harbor to Victoria, and jamming up traffic. The left hand signal could not accommodate these cars at all.

THOUSANDS of military personnel use this intersection HEAVILY to get on and off the base.

There already are DENSE apartments across the channel, with NO ACCESS to the waterways/walkways.

My family used to enjoy the shops and cafes at Fisherman's Wharf. There is NO NAUTICAL VILLAGE to the south...Port Hueneme, Malibu...nothing until you reach Los Angeles. No place for the public to enjoy shops and food.

Seabridge is often JAMMED, making it difficult to even find one parking space to shop at Vons. We are in need of retail shops in this area!

HOW did the developer get EXCLUSIVE RIGHTS to develop several parcels in our harbor?? Did he have any financial involvement with Harbor personnel or local officials??? This issue is VERY MURKY.

For all these reasons, please keep the Wharf public and retail only, AS IT IS ZONED TO BE!

Thank you,

Michael David

Oxnard LCPA

1 message

Mary Kincaid <maryk@songwizard.com>

Fri, Jun 14, 2019 at 7:01 PM

Reply-To: maryk@songwizard.com

To: dee.lai@oxnard.org

Cc: info@hbca.info



City of Oxnard Planning Commissioners

13K

June 14.docx

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

June 14, 2019

251 South A Street
Oxnard, California 93030

Commissioners:

My name Mary Kincaid and I am a resident of Silver Strand Beach. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and prized asset of the City. This public land should be utilized to provide a much-needed recreational destination for the Oxnard and Ventura County area. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Regards,
Mary Kincaid

Local Coastal Plan Amendment

1 message

Luanne Nast <luannenast@gmail.com>

Fri, Jun 14, 2019 at 6:25 PM

To: dee.lai@oxnard.org

Cc: info@hbca.info

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 14, 2019

Commissioners:

My name is Luanne Nast. I live in Oxnard at 5131 Neptune Square. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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Thank you for your consideration,

Luanne Nast
luanne@wmmts.com
luannenast@gmail.com
818.636.5339-cell
888-645-5006-office

Fisherman's Wharf Local Coastal Plan Amendment

1 message

Stephen Reagan <reagans.com@gmail.com>

Fri, Jun 14, 2019 at 6:24 PM

Reply-To: Steve@reagans.com

To: dee.lai@oxnard.org

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: June 14, 2019

Commissioners:

My name is Steve Reagan and I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on

publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Steve Reagan
1216 Ocean Drive
Oxnard, CA 93035

--

Sent from Gmail Mobile

Oppose Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP)

1 message

DebbieM <debbiem@companyv.com>

Fri, Jun 14, 2019 at 4:48 PM

Reply-To: debbiem@companyv.com

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org, Bert Perello <perellobert@gmail.com>

TO: City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhling

Robert Sanchez

Jeremy Meyer

251 South A Street
Oxnard, California 93030

Date: 6/14/2019

Dear Commissioners:

My name is Debbie Mitchell. I live in Oxnard, California, I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf.

This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies.

The 20 policies will remain inconsistent even if this amendment is approved.

It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

The County and the developer have been disrespectful of public input in regards to development in the Harbor and have disregarded and disparaged the City of Oxnard's jurisdiction and purpose for policies and procedures in public meetings. By presenting this project they show blatant disregard for the visitors to our beautiful Harbor now, and for future generations.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Sincerely,
Debbie Mitchell
2110 Kingsbridge Way
Oxnard CA 93035

Fishermans Wharf Project

1 message

Paul Phillips <crosswind8@gmail.com>

Fri, Jun 14, 2019 at 4:24 PM

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figuero@oxnard.org

Please find my letter attached.



IMG_20190614_0001.pdf

612K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

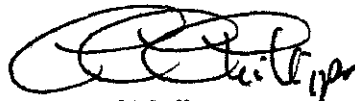
June 14, 2019

Dear Commissioners:

My name is Paul Phillips. I live in the Channel Island Harbor area in Oxnard. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision and will greatly affect the Channel Islands Harbor area of Oxnard but also the entire city. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long term tourist attraction and recreational area for our town including restaurants, shops and other amenities. There is no benefit to City or its residents in the plan currently before you. Channel Islands Harbor is one of only 12 small boat harbors along the 1100 miles of California coast and should be developed carefully not only for the present but the future.

There are many reasons why this LCPA should be denied. I'm sure that as a Planning Commissioner you are aware of all of them. You also know that if the LCPA is approved it will set a precedent for other high-density residential developments in the entire harbor area. As a result the City will lose control over its permitting authority and will be unable to stop or modify these developments in the future.

I hope after a thorough review of this LCPA you come to the same conclusion I have. Please have the vision to see how this project will adversely affect the City and its residents not only now but for the entire future of our City.

A handwritten signature in black ink, appearing to read "Paul Phillips", with a stylized flourish at the end.

Paul Phillips
1435 Donegal Way
Oxnard, Ca. 93035

City of Oxnard Planning Commissioners

1 message

Don Burrows <Sadlburrows@roadrunner.com>
To: dee.lai@oxnard.org

Fri, Jun 14, 2019 at 2:29 PM

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Date: 6/14, 2019

Commissioners:

Our names are Donny and Stephanie Burrows. We live in Oxnard, 93035. We oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf.

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. We hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Donny and Stephanie Burrows

Donny and Stephanie Burrows

144 Hueneme Avenue

I am against the new proposed development at the Whart, Oxnard, Ca. 93035

1 message

Devra Hodge <devrahodge@verizon.net>
To: dee.lai@oxnard.org

Fri, Jun 14, 2019 at 1:53 PM

In addition to the letter to Planning Commissioners, I have these comments:

To Oxnard Commissioners:

I use the Victoria Ave. corridor to enter and exit the Port Hueneme Naval Base on a regular basis. Between the hours of 7-8:00 a.m. and 3:30 and 5:00 p.m., traffic

coming in and out of this base in addition to any other residential traffic is horrendous. That is to say the traffic out of the base and bumper to bumper from the military base exit to the traffic light on Victoria and Channel Islands Blvd.

I urge the Planning Commission to observe this. This backup in times of emergency is dangerous for all residents of Silverstrand and military base residents and commercial business since this is the only route from the beach to the light on Victoria and Channel Islands Blvd.

In an emergency, there will be untold consequences for persons to exit on that corridor.

In addition to regular beach traffic and military base traffic, there is a terrific amount of truck traffic in and out from the military base as well as business on The Strand.

Have any of the Commissioners looked into this or traffic persons from the city?

Add to this the traffic from the new development; nobody will be able to get in or out of this route in to get anywhere in a reasonable time and certainly not to escape an emergency.

Devra Hodge
1726 Emerald Isle Way
Oxnard, Ca. 93035

The safety of residents living on Silver Strand Beach

1 message

Lisa Yaremchuk <lisay@mapluxetm.com>

Fri, Jun 14, 2019 at 1:51 PM

To: "dee.lai@oxnard.org" <dee.lai@oxnard.org>

Cc: "jeffrey.lambert@oxnard.org" <jeffrey.lambert@oxnard.org>, "kathleen.mallory@oxnard.org" <kathleen.mallory@oxnard.org>, "isidro.figueroa@oxnard.org" <isidro.figueroa@oxnard.org>

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

June 14, 2019

Commissioners:

My name is Lisa Yaremchuk. I live at Silver Strand Beach in Oxnard 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating.

Do you realize that if you overbuild, my family AND most of my community, will NOT be able to safely, easily get off our beach. We only have one way in and one way out!!! We just had an earthquake the other day! What is we had a tidal wave?!

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Lisa Yaremchuk

317 Cahuenga Dr.

Lisa Yaremchuk

Senior Vice President | MAP Marketing & Incentives

MAP HAS MOVED! Our new address is:

1500 Rosecrans Ave. Suite 414 Manhattan Beach, CA 90266 |

Direct Line: 323-430-8496 | Office: 310.481.7992 | Text: 310-864.1791 | Fax: 310.693.2530



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Fisherman's Wharf

1 message

Chuck Hechler <chuck.hechler@icloud.com>

Fri, Jun 14, 2019 at 11:35 AM

To: dee.lai@oxnard.org

Cc: Jeffrey.lambert@oxnard.org, Kathleen.mallory@oxnard.org, Isidro.figuero@oxnard.org

Planning Commissioner's

Please find the attached letter opposing the planned changes to Fisherman's Wharf.

Edwin Hechler



Hechler06142019.pdf

41K

City of Oxnard Planning Commissioners
Deirdre Frank
Wilfredo Chua
Orlando Dozier
Jim Fuhring
Robert Sanchez
Jeremy Meyer

251 South A Street
Oxnard, California 93030

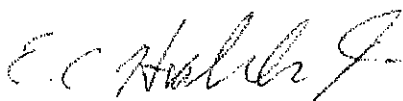
Date: June 14th, 2019
Commissioners:

My name Edwin C Hechler I live in Oxnard, CA 93035. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.



Edwin C Hechler Jr
297 Santa Monica Drive
Oxnard, CA 93035

Letter of Opposition

1 message

Margaret Mathews <margaretann2105@aol.com>
To: dee.lai@oxnard.org
Cc: jeffrey.lambert@oxnard.org, isidro.figueroa@oxnard.org

Fri, Jun 14, 2019 at 11:34 AM

Commissioners:

My name is Margaret Mathews. I live in Oxnard, CA, 9303. I am writing this letter to oppose the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP).

Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf. This harbor is a rare and valuable asset of the City. This public land should be utilized to provide a much needed long-term tourist attraction and recreational area for the citizens of Oxnard. This massive complex takes away from public use by fencing it off for private use only. This was not the intention if the Bard family when they donated the land for public use.

This harbor is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore. By building this massive private complex, part of the public boating and walking area will be demolished.

There are many reasons why this LCPA should be denied. The LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies. The 20 policies will remain inconsistent even if this amendment is approved. It makes no sense to amend the LCP to accommodate a single project. It violates the "heart of the City's LCP": genuine public access to coastal resources for all. The project is also at odds with the LCP's priorities to encourage, protect, and promote expansion of commercial and sports fishing and recreational boating. (Here add your own specific concerns if you like).

If this LCPA is approved, it will set a precedent for other high-density residential development at the harbor because the density change will apply to the entire harbor, not just Fisherman's Wharf. The City will lose its permitting authority and will be unable to stop or modify these developments despite the fact they are within the City and should be subject to the City's jurisdiction.

The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied. By approving this massive project, the commissioners and other decision makers will be held accountable for the resulting consequences of increased traffic congestion, lack of adequate emergency exit routes, overcrowding, denial of public usage, unsightly facility, and importantly - ignoring of neighborhood residents' chosen directions.

Thank you,

Margaret Mathews
2105 Kingsbridge Way
Oxnard, CA 93035

Opposition to Proposed Local Coastal Plan Amendment Fishermans Wharf

1 message

Joyce Wallach <joyce.wallach@gmail.com>

Fri, Jun 14, 2019 at 10:02 AM

To: dee.lai@oxnard.org, jeffrey.lambert@oxnard.org, kathleen.mallory@oxnard.org, isidro.figueroa@oxnard.org

Cc: Joyce Wallach <joyce.wallach@gmail.com>

Joyce Wallach, JD

3374 Sunset Lane

Oxnard, CA 93035

June 14, 2019

City of Oxnard Planning Commissioners

Deirdre Frank

Wilfredo Chua

Orlando Dozier

Jim Fuhring

Robert Sanchez

Jeremy Meyer

251 South A Street

Oxnard, California 93030

Dear commissioners:

As a resident of Hollywood Beach in Oxnard, I am writing to urge your opposition the Local Coastal Plan Amendment (LCPA) application from Ventura County and the developer, Channel Islands Harbor Properties LLC (CIHP). Amending the City's LCP is an important decision. It impacts the way the City protects its coasts, beaches and harbor. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf.

This harbor is a rare and valuable asset of the City. This public land should be utilized to provide much needed long-term tourist attraction and recreational area for Oxnard. It should not be turned into a private enclave for the elite. It is one of only 12 small boat harbors along the 1100 miles of California coast. Harbors are not being built anymore.

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The proposed project at Fisherman's Wharf is inappropriate development of public land designated for visitor-serving and harbor-oriented uses. A development that is in the coastal zone and on publicly owned land deserves a higher standard of scrutiny and demand for public benefit. I hope after a thorough review of this LCPA you come to the same conclusion. It should be denied.

Sincerely,

Joyce Wallach

Joyce Wallach
805-832-4929
805-403-7746 (mobile)

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Fisherman's Wharf

1 message

blooper14@aol.com <blooper14@aol.com>

Fri, Jun 14, 2019 at 7:33 AM

To: dee.lai@oxnard.org

Cc: jeffrey.lambert@oxnard.org, kathleen.mallory@oxnard.org, Isidro.figueroa@oxnard.org

Dear Commissioners,

I'm writing this letter to oppose the local coastal plan amendment application from Ventural County and the developer CIHP. This amendment does such harm, why would it even be considered.

Please, do the right thing and reject this amendment.

Thank you,

Karen Behnke
106 E. Bay Blvd.
Port Hueneme, CA 93041