

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
 (805) 585-1800

**STAFF REPORT ADDENDUM****Items****W13a & 14c**

August 12, 2013

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: SOUTH CENTRAL COAST DISTRICT OFFICE

RE: **Public Works Plan Amendment 0201-1 and NOID 0202-13, for
 Reconstruction of the Channel Islands Harbor Administration Building.**

This Staff Report Addendum revises the Staff Report, by **adding new language** and **delete existing language** as follows:

1. *The Staff Recommendation on Page 1 shall be revised as follows:*

Staff is recommending denial of the proposed PWP amendment as submitted, and approval with one (1) suggested modification regarding building height restrictions on the subject site. The proposed PWP amendment, which would increase the allowable square footage of the harbor administration building and facilitate authorization of the project proposed in NOID 0202-13, would be internally consistent with the contents of the certified PWP. However, the proposed development would not be consistent with Policy 22 (d), which restricts the building height on the administration building site to 25 feet and the proposed PWP Amendment does not include any modification to this policy to resolve the conflict. ~~As~~ ~~the~~ ~~subject~~ ~~administration~~ ~~building~~ ~~proposed~~ ~~in~~ ~~NOID~~ ~~0202-13~~ ~~is~~ ~~27'-6"~~ ~~25'~~ ~~tall~~ ~~with~~ ~~a~~ ~~2'~~ ~~6"~~ ~~high~~ ~~rooftop~~ ~~electrical~~ ~~equipment~~ ~~architectural~~ ~~element~~. In order to find the proposed NOID consistent with the certified PWP, staff is recommending a modification to the proposed amendment ~~which will revise~~ to clarify policy 22 (d) to allow ~~development~~ for an architectural element of no more than three feet in height to screen roof top mechanical and electrical equipment on structures within Channel Islands Harbor.. The standard of review for the proposed amendment to the PWP is consistency with the ~~Chapter 3 policies of the Coastal Act~~ City of Oxnard Local Coastal Plan. The policies and implementation measures of the ~~Oxnard LCP~~ PWP serve as guidance.

2. *Modify recommended Resolution I on Pg. 7 of the staff report as follows:*

RESOLUTION I:

The Commission hereby denies certification of the Channel Islands Harbor Public Works Plan Amendment 13-0201-1 as submitted and adopts the findings stated below on the grounds that the amendment does not conform with ~~Chapter 3 of the Coastal Act~~ the certified City of Oxnard

Local Coastal Program (LCP). Certification of the Amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or feasible mitigation measures that would substantially lessen the significant adverse effects that the approval of the amendment would have on the environment.

3. *Modify recommended Resolution II on Pg. 7 of the staff report as follows:*

RESOLUTION II:

The Commission hereby certifies the Channel Islands Harbor Public Works Plan Amendment 13-0201-1 if modified as suggested and adopts the findings stated below on the grounds that the amendment with the suggested modifications conforms with ~~Chapter 3 of the Coastal Act~~ The certified City of Oxnard LCP. Certification of the amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amendment on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amendment on the environment.

4. *Modify suggested PWP Amendment modification #1 on Page 9 as follows:*

1. Modify policy 22(d) as follows:

d. Future building or redevelopment in the harbor shall not exceed 2 stories or 25 feet in height or 35 feet on parcel V-I at the corner of Victoria and Channel Islands Boulevard, ~~or 28 feet on the Harbor administrative building site at the corner of Victoria Avenue and Pelican Way.~~ Except where electrical equipment is placed on a building's rooftop, in which case the equipment and/or screening materials may extend no more than an additional 3 feet in height above the required 25 or 35 foot building height. Height shall be measured from the centerline of the frontage rd.

5. *On Page 21 under the Visual Resources section insert the following City of Oxnard LCP policies:*

Policy 35 of the certified City of Oxnard LUP states:

The visual quality of the harbor shall be maintained by protecting unimpeded views to the water area from the Victoria Avenue and Channel Islands and Harbor boulevards by retaining view corridors between the first main road and the waterline. View corridors shall be landscaped 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.

Policy 17-24 of the certified City of Oxnard IP, applicable to Channel Islands Harbor, states:

(D) Property Development Standards-

(1) Maximum building height: two stories, not to exceed 25 feet.

[...]

6. On Page 22 under the Visual Resources section modify the first and second paragraph as follows:

Construction of the Harbor Administration Building project will take place adjacent to a view corridor designated by the certified Land Use/Access plan of the PWP. The PWP designates a view corridor at the end of the Pelican way cul-de-sac. While the subject administration building site is located adjacent to a public view corridor identified on the certified PWP Land Use Plan Map, the proposed redevelopment will maintain the existing footprint of the current administration building and will not extend into or any closer to any portion of the identified public view corridor. Further, given the topography and the design of the existing structures, there are not any existing views of the harbor or water across the project site. As such, the increase in square footage of the administrative building, as proposed, will not encroach into any existing public view corridors and will not result in the loss of any existing vistas across the project site. With regard to building height, Policy 22(d) of the PWP, policy 35 of the City of Oxnard Land Use Plan and policy 17-24 of the City of Oxnard Implementation Plan, restricts the height of new development on the subject administration building site to 25 feet. ~~As the~~ The associated NOID proposes to authorize the construction of a ~~27' 6"~~ 25' high structure, with a 2' 6" high electrical equipment box, to be mounted on a portion of the roof of the proposed building. ~~the NOID could not be found consistent with this policy of the certified PWP. Therefore,~~ In order to find the proposed NOID consistent with the certified PWP, staff is recommending that the PWP amendment be modified to incorporate a revision to policy 22(d), which will allow ~~development~~ the building's roof mounted electrical equipment on the subject site to have a maximum height of ~~28~~ 3 feet. The subject site is not located within an identified view corridor and the additional 3 feet in ~~building height on the roof of the proposed 25' high building~~ will not result in adverse impacts to existing public coastal views. The proposed two-story, ~~27-foot, 6-inch~~ 25' foot high administrative building will be consistent with the applicable Policy 22(d) height limit of ~~28~~ 25 feet ~~(if modified as suggested)~~ and Staff's suggested modification will add specificity to the building height requirements of the subject PWP policy. However, in order to ensure that the proposed NOID is consistent with the visual resource policies of the PWP, staff is recommending special condition # 7, requiring that the color of the proposed administration building be limited to colors compatible with the surrounding environment (earth tones). This condition will require that the subject building blends in with the character of development in the area and is not visually obtrusive. As conditioned, the development will result in no significant adverse impacts to public visual resources.

Therefore, staff finds the proposed PWP, as modified, consistent with the ~~Chapter 3 policies of the Coastal act and the guidance provided by~~ all applicable policies of the City of Oxnard LCP. Further, for the reasons discussed above, the Commission finds that the Notice of Impending Development, as conditioned, is consistent with applicable visual resource policies of the certified Public Works Plan, as proposed and modified.

7. On Page 25 under the California Environmental Quality Act section modify the second paragraph as follows:

As an agency with a certified regulatory program under CEQA section 21080.5, the Commission must consider alternatives and mitigation measures that would substantially lessen any significant adverse environmental effects that the proposal would otherwise have on the environment. Sections 13371 and 13356(b)(2) of Title 14 of the California Code of Regulations require that the Commission not approve or adopt a PWPA unless it can find that , "...there are no feasible alternatives, or feasible mitigation measures, . . . available which would substantially lessen any significant adverse impact that the development . . . may have on the environment." The Commission incorporates its findings on ~~Coastal Act~~ LCP and PWP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. For the reasons discussed in this report, Channel Islands Harbor Public Works Plan Amendment 13-0201-1, as suggested to be modified, is consistent with the ~~Chapter 3 policies of the Coastal Act~~ certified City of Oxnard LCP. There is no less environmentally damaging feasible alternative project and there are no other feasible mitigation measures that would reduce the impacts of the proposed amendment.

8. Add the attached letter of support to as Exhibit #7 of the Staff Report.

Development Services

Planning Division

214 South C Street
Oxnard, California 93030
(805) 385-7858
Fax (805) 385-7417



July 25, 2013

California Coastal Commission
South Central Coast Area Office
89 South California Street, Suite 200
Ventura, CA 93001

Dear Colleagues:

I understand from staff of the County of Ventura Harbor Department that they have provided notice to the Coastal Commission regarding plans to replace their current administration building at 3900 Pelican Way, Oxnard, with a 9,000 square foot replacement building. The City of Oxnard is aware of the plans, and has had an opportunity to review the NOID and related drawings. The Harbor Department's plans, including height and size, are consistent with the City's certified Local Coastal Plan and with related zoning and General Plan policies. City Section 16-303(D) allows for rooftop equipment required to maintain and operate the building, and parapet walls that screen the equipment, to be erected above a specified zone district height limit so long as no additional floor space is created.

Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Chris Williamson". The signature is written in a cursive style with a long, sweeping underline.

Christopher Williamson, AICP
Principal Planner

(805) 385-8156