

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
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# W26b

## ADDENDUM

**DATE:** April 8, 2012  
**TO:** Commissioners and Interested Parties  
**FROM:** South Central Coast District Staff  
**SUBJECT:** Agenda Item 26b, Wednesday, April 10, 2013, City of San Buenaventura Local Coastal Program Amendment No. SBV-MAJ-1-12

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The purpose of this addendum is to add to Suggested Modification One (1) and findings for expansion of the designated view corridor and bird survey requirements, to replace Exhibit 5, and to address an inadvertent error.

Note: ~~Strikethrough~~ indicates text deleted from the March 27, 2013 staff report pursuant to this addendum and underline indicates text added to the March 27, 2013 staff report pursuant to this addendum.

1) The following shall be added to Suggested Modification One (1) on page 5 of the staff report:

### Central Harbor

For development in the Central Harbor area, the following criteria shall be applied to the entire area taken as a single unit.

1. Buildings and other structures shall not occupy more than 25% of the total area.
2. At least 50% of the area shall provide view corridors to be measured from Spinnaker Drive or Navigator Drive as appropriate.
3. Existing vegetation, with the exception of existing palm trees, located at the Harbor entrance at the intersection of Harbor Boulevard and Spinnaker Drive, on parcel 080-0-240-245, shall be removed for the purpose of providing and maintaining open harbor views, prior to or concurrent with the construction of any new development on Parcel One in the Central Harbor area. Low-lying landscaping (plant species with a maximum natural growth of less than 2 feet in height), and the existing Ventura Harbor entrance sign may be permitted within this area.
4. All structures shall be limited to three stories, not exceeding 45 feet in height.

For development on Parcel One in the Central Harbor area, the following criteria shall be applied.

1. One continuous view corridor shall be maintained between Harbor Boulevard and Navigator Drive to the harbor waters, ~~from the southern terminus of Parcel One, beginning approximately 135 feet south of the existing boatel/hotel,~~ and continuing ~~north~~ south for approximately ~~217~~ 420 feet to Spinnaker Drive, as depicted on Map 4. 100 % of this view corridor shall preserve views of harbor waters. Parking lot(s) and low-lying landscaping (plant species with a maximum natural growth of less than 2 feet in height) may be permitted within the view corridor, but structures are prohibited. Existing vegetation within the view corridor that is over 2 feet in height shall be removed.
2. All structures shall be limited to three stories, not exceeding 45 feet in height.

An environmental resource specialist shall conduct bird surveys to observe and/or identify any sensitive species, breeding behavior, and/or active nests prior to the removal of existing vegetation on Parcel One and Parcel 080-0-240-245. In the event that any sensitive species are present, but do not exhibit reproductive behavior and are not within the estimated breeding/reproductive cycle of the subject species, removal may occur. All trees removed shall be replaced in the Ventura Harbor with native, non-invasive species at a ratio of 1:1 prior to completion of the construction activities for expansion of the boatel/hotel on Parcel One (1).

2) The following modifications are recommended to Section IV, part B beginning on page 9 of the staff report:

To achieve Coastal Act consistency, the Commission finds that it is necessary to modify the amendment in a manner that incorporates design parameters that will minimize the visual impact of future boatel/hotel development in the subject area. A specific requirement that a view corridor to maintain and enhance harbor views across the boatel/hotel as part of any future development on the site would minimize impacts to visual resources. Therefore, to ensure that the scenic and visual qualities of the Ventura Harbor will be maintained, **Suggested Modification One (1)** requires the designation and maintenance of a view corridor, which extends from the southern terminus of Parcel One and continues north for approximately ~~217~~ 420 feet. This suggested modification requires that large existing pine trees be removed from the view corridor area and that any future landscaping be comprised of plant species that will have a natural maximum growth that is no more than two feet in height. However, even non-native/invasive trees in disturbed urban areas, such as the project site, have the potential to provide habitat for nesting, and/or roosting for sensitive bird species. Therefore, to ensure that potential adverse impacts to sensitive bird species are avoided, Suggested Modification One (1) also requires that an environmental resource specialist conduct surveys for sensitive bird species prior to any tree removal. In addition, in order to minimize potential adverse impacts to sensitive bird species resulting from the removal of the subject trees, Suggested Modification One (1) requires the applicant to plant replacement trees within Ventura Harbor at a ratio of 1 replacement tree for each tree removed, prior to completion of the construction activities for

expansion of the boatel/hotel. Removal of existing vegetation within this area will offset the loss of views from new development in the area of the parcel outside the view corridor. A view corridor in this location and of this size will preserve harbor views of both boat dock area and open water area.

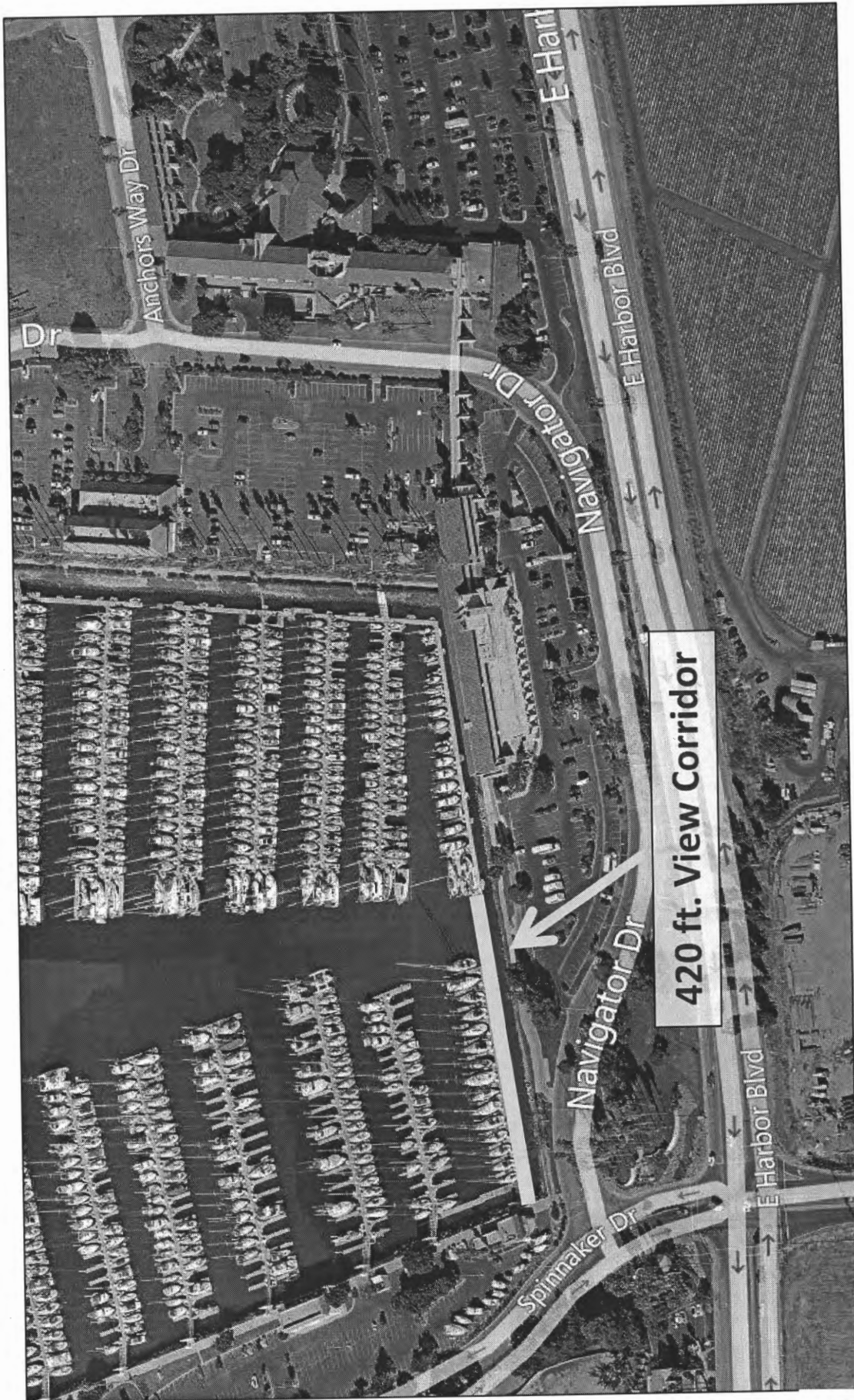
Further, the City has proposed to add a provision to improve views from Harbor Boulevard by removing large pine trees on an adjacent parcel at the Harbor entrance, as shown on Exhibit 6. In order to incorporate this provision that will enhance and maintain the scenic and visual qualities of the Ventura Harbor, Suggested Modification One (1) also requires the removal of existing vegetation within parcel 080-0-240-245, prior to or concurrent with construction on Parcel One. Finally, to clearly illustrate the location of the designated view corridor, **Suggested Modification Two (2)**, requires the insertion of a final version of the view corridor exhibit, as shown on Exhibit 5 to this staff report, into the Ventura Harbor section of the certified LUP.

By clustering an expansion of the boatel/hotel development near the existing boatel/hotel and adjacent developed areas, cumulative impacts to coastal resources, are minimized. Further, maintaining and enhancing views of boat docks and open water from Harbor Boulevard by maintaining a view corridor with low-lying landscaping will protect the scenic and visual qualities of this coastal area. Therefore, the Commission finds that the proposed LUP amendment, only as modified, is consistent with policies 30250 and 30251 of the Coastal Act.

3) Exhibit 5 of the March 27, 2013 staff report shall be deleted and replaced with Exhibit 5 included within this addendum, dated April 8, 2013.

4) To correct an inadvertent error, the following shall be added to page 6 of the staff report:

**IV. FINDINGS FOR APPROVAL AS SUBMITTED WITH SUGGESTED MODIFICATIONS**



**420 ft. View Corridor**

Exhibit 5  
SBV-MAJ-1-12  
Location of View Corridor