

CALIFORNIA COASTAL COMMISSION

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



W24a

DATE: February 20, 2014

TO: Commissioners and Interested Parties

FROM: Charles Lester, Executive Director
John Ainsworth, Senior Deputy Director
Jacqueline Blaugrund, Coastal Program Analyst

SUBJECT: **City of Port Hueneme LCP Amendment No. LCP-4-PTH-13-0208-1 (Victoria Mixed-Use):** Executive Director's determination that action by the City of Port Hueneme, acknowledging receipt, acceptance, and agreement with the Commission's certification with suggested modifications, is legally adequate. This determination will be reported to the Commission at the March 12, 2014 meeting in Long Beach.

On December 11, 2013, the Commission approved Local Coastal Program (LCP) Amendment No. LCP-4-PTH-13-0208-1 with suggested modifications. The subject amendment consists of changes to the Land Use Plan (LUP) and Implementation Plan (IP) portions of the certified LCP to allow a mix of permitted uses, including residential, on one approximately 4.49 acre parcel.

On January 13, 2014, the City Council adopted Resolution No. 4068 (attached) acknowledging receipt of the Commission's certification of LCP Amendment No. LCP-4-PTH-13-0208-1 and accepting and agreeing to all modifications suggested by the Commission. The document was transmitted to Commission staff on January 16, 2014.

Pursuant to Section 13544 of the California Code of Regulations, Title 14, Division 5.5, the Executive Director must determine that the action taken by the City of Port Hueneme acknowledging receipt and acceptance of, and agreement with the Commission's certification of the above referenced LCP amendment with suggested modifications is legally adequate and report that determination to the Commission. The certification shall become effective unless a majority of the Commissioners present object to the Executive Director's determination.

I have reviewed the City's acknowledgement and acceptance of, and agreement with the terms and suggested modifications of LCP Amendment LCP-4-PTH-13-0208-1, as certified by the Commission on December 11, 2013, as contained in the adopted Resolution of January 13, 2014 and find that the City's action and notification procedures for appealable development are legally adequate to satisfy the terms and requirements of the Commission's certification. I therefore recommend that the Commission concur in this determination.

RECEIVED

JAN 16 2014

RESOLUTION NO. 4068

California Coastal Commission

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT HUENEME ACCEPTING AND ADOPTING CALIFORNIA COASTAL COMMISSION TERMS AND MODIFICATIONS TO THE VICTORIA MIXED-USE AMENDMENT TO THE CITY'S LOCAL COASTAL PROGRAM (CASE NUMBER PHBC-818, LCP-4-PTH-13-0208-1)

WHEREAS, on June 3, 2013, the City Council adopted Resolution No. 4052 conditionally approving a Local Coastal Program Amendment (LCPA) to reclassify Land Use from "Commercial" to "Mixed Use" and to remap the corresponding zoning from a "C-1(PD): General Commercial (Planned Development)" to a "R-4(PD): Mixed Use (Planned Development)" for a 4.49-acre site (Case Number PHBC-818); and

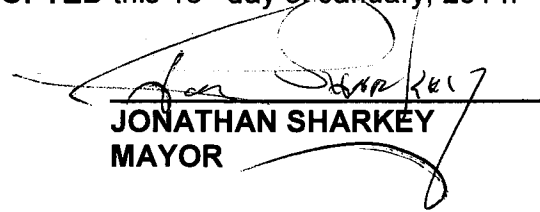
WHEREAS, the City Council forwarded the LCPA to the California Coastal Commission for the Commission's review and approval; and

WHEREAS, on December 11, 2013, the Coastal Commission reviewed and approved with two modifications, the City's LCPA to change land use and zoning; and

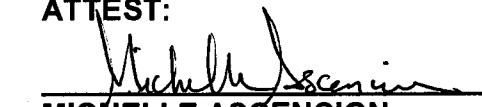
WHEREAS, the modifications to the LCPA requested by the Coastal Commission requires acceptance and adoption by the City Council.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Port Hueneme that it hereby: 1) acknowledges receipt of the Coastal Commission's resolution of certification, including all terms and modifications suggested for final certification; 2) accepts and adopts the changes requested by the Coastal Commission, as detailed in attached Exhibit "A;" 3) agrees to issue development permits for the LCPA area consistent with its authority; and 4) directs the Community Development Director to transmit this acceptance resolution to the Executive Director of the Coastal Commission for final approval.

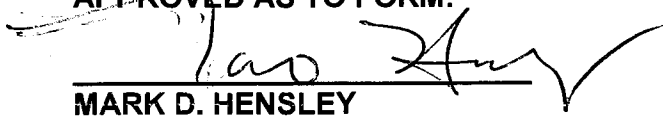
PASSED, APPROVED, and ADOPTED this 13th day of January, 2014.


JONATHAN SHARKEY
MAYOR

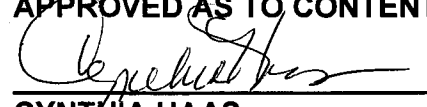
ATTEST:


MICHELLE ASCENCION
CITY CLERK

APPROVED AS TO FORM:


MARK D. HENSLEY
CITY ATTORNEY

APPROVED AS TO CONTENT:


CYNTHIA HAAS
CITY MANAGER

RESOLUTION EXHIBIT "A"
Coastal Commission Modifications

IV. SUGGESTED MODIFICATIONS

The staff recommends the Commission certify the proposed LUP/IP amendment, with two modifications as shown below. Language presently contained within the certified LCP is shown in straight type. Language proposed to be added by the City of Port Hueneme in this amendment is shown underlined. Language recommended by Commission staff to be inserted is shown double underlined. Language proposed by the City of Port Hueneme in this amendment to be deleted is shown in ~~strikethrough~~.

A. SUGGESTED MODIFICATION NUMBER ONE

Page 43 of the Land Use Plan relating to Area K: Channel Islands shall be modified as follows:

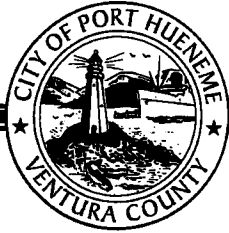
Locating New Development

Development within Area K shall be consistent with that of the use designations and performance standards applicable to the underlying zone classifications of land upon which such development is proposed. No development on any portion of undeveloped land within Area K shall be approved in the absence of a comprehensive master plan for all of the property designated for such use. Should development of Key Development Site 1 located in Area K (LCP Figure 2) be approved for a mixed commercial/residential use, said mixed-use development must include not less than ~~10,000~~ 19,000 square feet of ground-floor visitor-serving or commercial space of which 3,300 square feet may consist of live/work recreational space, listed as a permitted or conditional use in the City of Port Hueneme "C-S: Special Commercial Zone" which may include a grocery store use consistent with all other applicable policies of the LCP.

B. SUGGESTED MODIFICATION NUMBER TWO

Section 10462- Conditional Uses relating to the R-4: Mixed-Use Residential Zone of the Implementation Plan shall be modified as follows:

E. Residential units may be developed on Key Development Site 1 in Area K- Channel Islands as a part of a mixed-use development, only if the residential uses are developed concurrently with a minimum of 19,000 square feet of ground floor commercial of which 3,300 square feet may consist of live/work space. All ground floor square footage fronting Victoria Avenue shall only be developed with commercial space. A lease or rental agreement shall be required for all tenant(s) of live/work space, limiting the use of such space to solely live/work.



City of Port Hueneme

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS:
CITY OF PORT HUENEME)

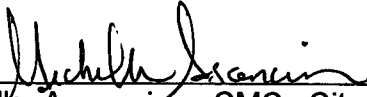
I, Michelle Ascencion, duly appointed and qualified City Clerk of the City of Port Hueneme, do hereby certify that the foregoing **Resolution No. 4068** is a true and correct copy passed, approved, and adopted by the City Council of the City of Port Hueneme at its Special Meeting of January 13, 2014 by the following vote:

AYES: Council Members Douglas A. Breeze, Ellis L. Green, Sylvia Muñoz Schnopp; Mayor Pro Tem Norman E. Griffaw; Mayor Jonathan Sharkey.

NOES: None.

ABSTAINING: None.

ABSENT: None.



Michelle Ascencion, CMC, City Clerk
of the City of Port Hueneme and ex-
officio Clerk of the Council

Dated: January 14, 2014