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**W19a**

**City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1**

**(Request by Ventura County Harbor Department to Amend the City of  
Oxnard LCP)**

**August 12, 2020**

**SECOND CORRESPONDENCE**



**CHANNEL ISLANDS HARBOR**  
Ventura County Harbor Department

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August 6, 2020

## ITEM W19a

Chair Steve Padilla  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 91405

**SUBJECT: Item W 19a**

**Response to Coastal Commission Staff Report – City of Oxnard  
Local Coastal Program Amendment No. LCP-4-oxn-20-0007-1  
Request by the Ventura County Harbor Department to  
Amend the City of Oxnard Local Coastal Program, for public  
Hearing and Commission action at the August 12, 2020  
Commission meeting.**

Dear Chair Padilla and Members of the Commission:

The County of Ventura (County) requests Commission approval of its Local Coastal Program (LCP) Amendment "Override" which will enable our Fisherman's Wharf project to proceed with the Commission through the Public Works Plan review process.

The County is disappointed by Commission staff's recommendation that the proposed LCP amendment request does not qualify for an override pursuant to the Coastal Act's override procedure, and disagrees with staff's conclusion that the LCP amendment does not meet the public needs of an area greater than included within the certified LCP. The proposed LCP amendment and companion Fisherman's Wharf Project development standards are intended to implement a mix of high priority coastal and harbor-related land uses and waterfront rental housing, all of which are necessary to implement a balanced, integrated approach to restoring and improving Fisherman's Wharf as a regionally significant visitor-serving destination. The staff report unfortunately omits any reference to the "Fisherman's Wharf Project Narrative" and, importantly, the comprehensive "development standards" that the County submitted with its override appeal in January 2020. (Please see Exhibit A, attached.) As discussed further below, and as the Commission will hear, these will be a principal focus of the County's presentation and public testimony next week.

**The County respectfully asks the Commission first to assume jurisdiction over the override appeal and then direct staff to come back to the Commission with an LCP amendment override recommendation that fully considers the attached narrative and development standards.**

Under the Coastal Act, the Commission occupies a unique role in reviewing this override LCP amendment. The override process set forth in Coastal Act section 30515 is very different from the Commission's review of a traditional LCP amendment, which may approve an LCPA with "suggested modifications" that local government may accept or reject. The "override" process, by its very nature, dictates that this Commission will have the last word on the LCP amendment, which is particularly apt here. The Commission is authorized to approve the LCP amendment, "as proposed or modified (i.e., conditioned)," as provided by Section 30515 and section 13666.4 of the Commission's regulations.

Here, the County provided staff with comprehensive site-specific development standards not only tailored to the specific project, but which, as discussed below, ensure consistency with the coastal resource protection policies of the Coastal Act addressing public access, public recreation, visitor-serving uses, recreational boating and commercial fishing. While those development standards were submitted to staff several months ago, they were, as noted, neither mentioned in the staff report nor provided to the Commission. They are, however, fundamental, to the County's request for an override and, most importantly, to this Commission's review of the LCP amendment under the override process.

The staff report correctly states: "In this limited circumstance, the Commission may adopt and certify an amendment to an LCP without the concurrence of the local government, and without the local government or requesting party having the opportunity to approve any modifications that the Commission makes to the submitted amendment, but only after a careful balancing of the competing needs pursuant to the standards articulated in Section 30515." (Staff Report, page 11.) But the Commission cannot carefully balance what has not been placed before it. There are many reasons to approve this LCP amendment override not the least of which is the fact that Fisherman's Wharf is a deteriorating, blighted area, only 30% occupied (i.e., 70% vacant), but the findings clearly can be made to approve it with conditions. We demonstrate below, and will further demonstrate at the hearing, that:

1. The Ventura County Harbor Department is authorized to undertake a public works project, and indeed the definition of "public works" in the Coastal Act section 30114 includes a "harbor."
2. The Fisherman's Wharf project is clearly a development project that meets a public need of a geographic area greater than that included within the City's certified LCP.
3. The LCP amendment, coupled with the "development standards," conforms with and is adequate to carry out the policies in Chapter 3 of the Coastal Act.
4. There is not a feasible, less environmentally damaging alternative means of addressing the needs at issue.
5. A failure to approve the amendment would adversely affect the public welfare.



### **The Override Process is Intended to Break the Long-Standing Impasse Between the County and the City**

As it has with all new projects in the Harbor, the County intends to implement the Fisherman's Wharf project through an amendment (seventh) to its Commission-certified Public Works Plan. Coastal Act section 30605 requires the proposed plan amendment to be consistent with the local government's LCP.

The County has been working with the City to redevelop Fisherman's Wharf for well over a decade. A detailed summary of these coordination efforts is included in Exhibit B. In 2011, the City of Oxnard amended its General Plan to designate the 5-acre Fisherman's Wharf property as "Urban Village," subject to an LCP amendment. Thereafter, the City refused to follow through with the LCP amendment. In October 2017, after over two years of County efforts to coordinate with the City on a proposed Public Works Plan (PWP) amendment allowing for redevelopment of Fisherman's Wharf as now proposed, the Commission heard the County's request for a dispute resolution regarding the filing of the PWP amendment, and directed the County to work with the City for a mixed-use development consistent with the 2011 General Plan amendment. At that time, Executive Director Ainsworth indicated that it was important that the County go through the City's LCP amendment process first, and not assume that the answer would be no. At the same time, the Chair of the Commission prophetically emphasized:

*"I also hear the frustration of the Harbor and I think if the City of Oxnard cannot cooperate the LCP Amendment then becomes the problem instead of the solution, and I trust our Executive Director that if it got to that point, if everyone came to the table willingly and said we are willing to work this out (I know you can because we have done it 100 times before), but if you can't and somebody is being the blockade or the brick wall here then I trust our Executive Director to let us know and then if we need to take some kind of jurisdiction we will, because we do have ways to get there."*

As a result, the County submitted an LCP amendment to the City in January 2018. The proposed LCP amendment was heard by the Planning Commission and City Council in August and November 2019, respectively. For two years of County efforts to coordinate with the City, and an additional 17-plus months of City review of the LCP amendment proposal, the City had every opportunity to offer suggestions for modification to the project. However, not once did the City offer any suggested changes to the project or LCP amendment, demonstrating that this was driven not by the desire to develop this parcel but to halt this development due to political pressure. In fact, City officials expressed that they did not have any problem with residential uses proposed on the site. The bottom line is that the City was afforded every occasion to approve the LCP amendment as proposed or with changes if they had any in mind, but instead it chose to deny the amendment outright. The City Councilmembers who voted against the amendment made clear that they denied the request for one reason: they did not want to lose control over development in the County's Harbor.



The staff report ignores this history and suggests that the LCP amendment override should be denied, and the County should proceed yet again with a process that already has demonstrably failed. As has been said, "the definition of insanity is doing the same thing over and over again and expecting a different result." At this point, the County has no choice but to ask the Commission to take jurisdiction over this matter to facilitate an outcome that will enable the Harbor to be redeveloped in a manner that results in the revitalization of this regional asset.

The County's LCP amendment goes to the very heart of the override process laid out by the Legislature in Coastal Act section 30515. The County and City are indisputably at a long-standing impasse regarding the LCP amendment. The override provision in the Coastal Act gives primacy to the Commission in implementing the provisions of the Act (Pub. Res. Code, § 30300), and it expressly authorizes the Commission to override the City's refusal to amend its LCP.

### **The LCP Amendment and "Development Standards"**

Under the Coastal Act, it bears emphasis that the City has no CDP authority in the Harbor. The Channel Islands Harbor Public Works Plan (PWP), approved by the Commission in 1986, regulates all development in the Harbor. The PWP provides the details on the size and intensity of allowable development. After approval of the PWP, the Commission also certified the City's LCP. Coastal Act section 30605 therefore requires that any proposed amendments to the PWP be consistent with the LCP. Yet, pursuant to Coastal Act and Commission regulations governing PWPs, the certified PWP and implementation of all projects in the Plan remain under the jurisdiction of the County and Commission. Executive Director Ainsworth even noted in the dispute resolution, "Our position that the PWP governs development in the Harbor and any change to the PWP that requires an LCP amendment doesn't change that planning or regulatory scheme in any way."

The Channel Islands Harbor is distinctly a regional facility which attracts users from all over California and beyond Ventura County, particularly Los Angeles and Kern Counties. Many of the boat slip tenants are from outside the area. A recent tabulation of marina customers in the Harbor determined that 18% of marina customers reside in Oxnard, 26% of marina customers reside in Ventura County outside of Oxnard, and 56% of marina customers reside outside of Ventura County, strongly supporting the fact that the Harbor is a regional asset.

Fisherman's Wharf sits at the Harbor's main entrance, located at Channel Islands Boulevard and Victoria Avenue. It serves as the "gateway" to the Harbor, providing the first Harbor image visitors see they enter the Harbor area. But, while Fisherman's Wharf once served as a popular visitor destination point for public access, recreation and visitor-serving uses, today it lies in a sadly deteriorating state. It lacks vibrant public access and recreational amenities, up-to-date commercial and retail uses, and a critical mass to support the public's use and enjoyment of such facilities in a harbor setting. The

dilapidated condition of the wharf and buildings discourages visitors, and this accounts for the fact that Fisherman's Wharf today is only 30% occupied.

Without adequate revenue from Harbor tenants, the Harbor Department cannot repair and replace necessary infrastructure (revetment, groin walls, retaining walls, and the like) or make improvements to public amenities, such as parking lots, lighting, parks and signage. This affects the vitality of the Harbor as a whole. The commercial urchin dock also is located in the wrong place at the very narrowest portion of the Harbor, furthest from the Harbor entrance. It is inadequate for current requirements and has deteriorated to the point that it needs to be replaced.

The County has therefore formulated an LCP amendment that facilitates an interdependent mixed-used development that, despite the description in the staff report, provides for greatly enhanced coastal dependent recreational fishing and boating resources, substantial new public access and recreation amenities, public park space, and visitor-serving retail, restaurant and commercial uses. It also responds to a critical rental housing shortage in the region by providing waterfront rental housing affordable to persons of middle income in the Ventura County coastal zone, 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.

Unfortunately, the Staff Report focused on the residential component of the development, seemingly ignoring the significant public benefit derived by the redevelopment of the aging and outdated commercial, recreational and boating facilities. The residential component of the development is a means to facilitate the development as a whole. Given the economic dynamics of retail in today's environment, it cannot be argued that retail development cannot and will not occur without financial support. Had the Staff Report's focus been on the benefit of redeveloping the visitor-serving Fisherman's Wharf, using residential as a means to accommodate that much-needed development, it could have changed the emphasis and conclusion of the Staff Report considerably.

Consistent with the City's 2011 General Plan amendment, the LCP Amendment Override would amend both the City's Coastal Land Use Plan (LUP) and Implementation Plan/Coastal Zoning Ordinance (IP/CZO). It would add a new land use category – again, consistent with the General Plan designation, called "Urban Village," and change land use and zoning designation of the site from "HCI" to "Urban Village." As the staff report explains, this designation would allow a mix of residential, commercial, and office uses." (Staff Report, page 3.) What the staff report does not say, however, is that the "development standards" and project design details submitted to staff in January 2020 but not provided to the Commission, are additionally intended to implement a mix of high priority coastal and harbor-related land use and waterfront rental housing, 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.

Thus, completely absent from the description of this LCP amendment in the staff report are the "conditions" embodied in the detailed "development standards" that the County

now is asking the Commission to adopt in approving the LCP amendment override, which address, among other improvements and amenities:

- A new one-acre nautical themed public park and children's play area
- A widened and restored waterfront boardwalk with al fresco dining and outdoor seating
- Pedestrian pathways integrated with public plazas and gathering areas
- Expanded and improved public parking, bike and circulation facilities
- Design and architectural details to support maximum public use of Fisherman's Wharf – benches, tables, interpretive areas, trash and recycling receptacles, drinking fountains, and lighting throughout
- Revitalized visitor-serving commercial uses – restaurants, cafes, artisan, food/beverage venues/retailers at primary entry corner to Harbor and waterfront
- Relocation of commercial fishing dock and hoist to a more efficient/desirable location to better accommodate commercial fishing operations and to increase public use of the dock, including temporary dock, dine and shopping
- New water recreation support facilities, including a boat and water sport rental kiosk on the public dock
- Conversion/enhancement of existing long-term leased boat slips to visitor boat dock and dine/visit to facilitate waterside access to the Harbor
- Landscaping and architectural design elements to provide view corridors through and along the entire western edge of the site to facilitate Harbor views
- Significant ground-level greenspaces along the waterfront facing elevation to offer large areas of visual relief

**The Findings Required for Commission Approval of the County's Override Request Are Readily Satisfied**

**A. First Finding: The development WAS unanticipated at the time the City's LCP was before the Commission for certification in 1986**

Channel Islands Harbor was constructed almost 50 years ago, at a time when recreational boating was becoming extremely popular and construction and maintenance costs were far less than they are now. The Harbor Public Works Plan and the City's LCP were approved over 30 years ago. Conditions have since changed. The nature of recreational boating has changed, with fewer demands for small slips and more use of personal watercraft. Roughly half of the homes surrounding the Harbor are second homes, with people residing elsewhere for a majority of the year. This results in fewer customers for eating establishments and retail uses. Economic and personal shopping trend changes that have occurred over the past three decades could not have been anticipated in the 1980s, and trends in consumer behavior have resulted in more on-line shopping and informal dining.



The Harbor is an enterprise operation under the County's organizational structure and, as such, uses no tax revenue for support. Instead, the County enters into long-term leases with developers and operators who pay the County rent for the use of the land, water and structures, which is then used to maintain the public area of the Harbor, including rock revetment, surge breaks, public docks, small craft public marinas and other amenities. Revitalizing this site in partnership with a qualified developer is critical if the Harbor Department is to continue to support all needed functions of Harbor operations.

The County of Ventura has tried for the past 15 years to secure a lessee to rebuild the Fisherman's Wharf project. The responses we received to two separate efforts have convinced us that a retail development alone, in an area that is already oversaturated with retail, cannot survive unless its construction and maintenance is subsidized by an economic anchor, such as a residential component. A retail absorption study prepared by the nearby City of Port Hueneme and submitted with the LCP amendment application studied the surrounding market area, including Channel Islands Harbor, the Channel Islands Boulevard commercial area, Sea Bridge, West Port, Mandalay Bay and the Victoria Avenue commercial area, and concluded that there is an over-supply of small retail in the area, and that mixed-use is needed for successful development, a point which is exemplified by the glut of retail vacancies along Channel Island Boulevard and Victoria Avenue. Without the inclusion of residential uses with the visitor serving commercial development, revitalization of this regional asset will not occur, and Fisherman's Wharf will remain in a dilapidated condition for the foreseeable future.

**B. Second Finding: The development meets a public need of a geographic area greater than that included within the certified LCP.**

Channel Islands Harbor is a 310-acre recreational boating facility serving the entire County as well as the central and southern California regions of the State and beyond. Approximately 200-acres of the Harbor are water areas primarily oriented towards recreational boating, with some areas reserved for commercial fishing. None of the water area is within the jurisdiction of the City of Oxnard. The Harbor provides over 2,000 boat slips, and slip tenants include boaters throughout the County, as well as boaters from Los Angeles, Bakersfield, Fresno, and areas in between. Users of the public launch ramp come from as far away as Fresno and San Luis Obispo. The Harbor provides ocean recreational opportunities through kayak and standup paddle board rentals, boat rentals, sailing opportunities, fishing and whale watching excursions for Californians and visitors from a wide geographical area. The Fisherman's Wharf project is at the entrance to Channel Islands Harbor and the Harbor's image and reputation rides on the condition of this key site. Without redevelopment, it will continue to deteriorate and the Harbor as a whole will continue to suffer.

The proposed LCP amendment provides the policy foundation for development of the Fisherman's Wharf Project to be implemented through the Public Works Plan process with the primary goal of restoring, enhancing and ensuring the long-term viability of the Fisherman's Wharf property, and the entire Harbor, as a regionally significant public resource. To that end, the proposed LCP amendment and companion Fisherman's Wharf

Project are intended to implement a mix of high priority coastal and harbor-related land uses and waterfront rental housing, all of which are necessary to implement a balanced, integrated approach to restoring and improving Fisherman's Wharf as a regionally significant visitor-serving destination. Together, the proposed LCP amendment with project-specific "development standards" will ensure continued and increased public use and enjoyment of coastal resources by requiring the following specific public facilities and project elements:

1. Expanded and enhanced public access amenities, including: 1) a new one-acre nautical themed public park and children's play area, 2) widened and restored waterfront boardwalk with al fresco dining and outdoor seating, 3) inviting pedestrian pathways integrated with public plazas and gathering areas, 4) expanded and improved public parking, bicycle and circulation facilities, and 5) 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 & beverage venues and retailers oriented 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 and dine/shop.
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 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 village community that provides a variety of transportation and housing choices in conjunction with places to shop, work, and play.

**C. Third Finding: The development conforms with and is adequate to carry out the policies of Public Resources Code Section 30200 et seq.**

The proposed LCP amendment and Fisherman's Wharf project would increase public access to the water by reconstructing and expanding a public promenade that is narrow and in disrepair. It would provide ample areas to sit and enjoy the water views, dine at the restaurants included in the project, and will reconstruct an existing park providing children's play areas, benches and picnic tables, and beautiful landscaping and green space. There would be adequate outdoor parking for visitors who want to dine at the restaurants or shop in the retail establishments, or just enjoy the scenery.

The project would relocate 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 and dine/shop. It would rebuild an existing run-down fishing wharf into an attractive and inviting seating area for eating, drinking or just relaxing. And, it would provide badly needed housing for the area in the form of modern, up-to-date apartment units with significant amenities and adequate structured parking on an existing asphalt parking lot that is currently underused, uninviting and that does not contribute in any way to a positive experience of the Harbor.

As emphasized previously, Fisherman's Wharf will not survive if it serves as a local community asset only, and the current state and use of the site is contrary to the County's goal of ensuring the site functions as a regionally significant coastal destination providing visitors a place to find refreshment, relaxation and access to the Harbor's water-oriented amenities. Fisherman's Wharf should be enjoyed by both local and non-local visitors, and by visitors with diverse backgrounds, interests, ages, and abilities. Contrary to staff's conclusion, the proposed LCP amendment with project-specific development standards allows for redevelopment of Fisherman's Wharf which would protect and expand a myriad of low-cost public access and recreation amenities at the site, creating an active and inviting waterfront Gateway to be enjoyed by all, not just those fortunate enough to live near the Harbor.

The proposed LCP amendment with project specific development standards and project design details allow for critically needed rental housing affordable to middle income persons. It would in no way displace existing lower-cost, visitor-serving amenities, but would rather provide the critical mass and economic stability necessary to ensure the success of visitor-serving and recreational uses at this site well into the future. Taken together the proposal provides for a balanced, integrated approach to restoring and improving Fisherman's Wharf to ensure the site can and will be accessed and enjoyed by all, consistent with the Commission's environmental justice principles related to maximizing public access for all. Recognizing that affordable housing serves to further environmental justice principles related to maximizing public access for all, and is therefore a priority land use to be encouraged in the coastal zone, should the Commission choose to assert jurisdiction over the proposed LCP amendment, the County is amenable



to proposing additional development standards to ensure an affordable housing component is incorporated into the LCP amendment for project implementation.

The project is redevelopment of an existing project that will not impact any habitat areas, nor will it interfere with any existing views. Adjacent to the site to the east is the Naval Base Ventura County, to the north is an existing housing development, to the south is the public launch ramp and to the west is an existing three-story apartment structure. The project furthers the goals of the Coastal Act by increasing access to the water in a manner that is inviting and provides something for visitors to do once they get there.

**D. Fourth Finding: Reasonable alternatives have been examined, and mitigation measures have been included that substantially lessen any significant adverse environmental impact so that there is no feasible less environmentally damaging course of action to meet the public need. If the development will have no significant adverse environmental impact, findings shall be included which support that conclusion.**

A Statement of Environmental Effects (Exhibit C) was prepared and submitted with the LCP amendment that demonstrates there are NO significant adverse environmental impacts associated with this project. The site is already developed with retail and restaurant uses, parking lots and landscaping, and with sufficient public infrastructure to serve the project. The increase in traffic anticipated by this project can be mitigated with improvements to signaling and lane configuration. The surrounding intersections will be only slightly impacted during peak a.m. and p.m. periods. Traffic and parking studies prepared for the project by qualified traffic engineers indicate that there is sufficient parking in the project to meet peak demands. These are not significant impacts.

In addition, despite the fact that no significant adverse environmental impacts would result from the redevelopment of Fisherman's Wharf, as would be allowed through the proposed LCP amendment, a series of project specific alternatives analyses (Exhibit D) were provided with the LCP amendment request vetting 11 potential alternative projects to the proposed mixed-use redevelopment project.

The staff recommendation suggests that the Harbor "*could develop a Specific Plan, or create a new zone or overlay, as part of an LCP amendment that is tailored to allow a mixed-use development on the site and that includes specific development standards that ensure consistency with the resource protection policies of the Coastal Act and the City's LCP.*" (Staff Report, page 41). That is precisely what the County has endeavored to do. However, the staff report includes no analysis, no mention of the proposed project specific development standards or no indication why the development standards fall short in ensuring compliance with the Coastal Act and LCP. The staff report goes on to suggest that "*The Harbor Department could also work to maintain the existing visitor-serving, recreational boating and commercial fishing development on site and continue to seek opportunities and proposals to redevelop the Fisherman's Wharf properties consistent with the certified PWP and the certified Oxnard LCP.*" (Staff Report, page 41). The

facilities at Fisherman's Wharf are in an abominable state, both outside and inside. While it is true that a coat of paint could hide this condition somewhat, in no way can the majority of these facilities be refurbished to a commercial standard. In addition, the on-water commercial and recreational facilities are at the end of their useful life, the walkways are narrow, and the park area is uninviting. There is no way these facilities could be repaired to a state in which anyone would be proud calling Fisherman's Wharf the Gateway to the Harbor. Finally, this statement lacks a basic understanding of how the Harbor operates financially, and completely dismisses the extraordinary efforts the County has thus far undertaken to secure a viable redevelopment proposal for Fisherman's Wharf that prioritizes the County's goals of maximum and sustained public use and enjoyment of the Harbor's coastal resources.

**E. Fifth Finding: Disapproval would adversely affect the public welfare as identified in the findings, declarations, and general provisions of the Coastal Act and the California Coastal Management Program, if applicable.**

The staff recommendation suggests that denial of the subject LCP amendment would not adversely affect the public welfare as identified in the findings, declarations, and general provisions of the Coastal Act. In support of this finding the staff report states:

*"the proposed amendment does not meet the standard of being carefully planned because the amendment lacks sufficient specificity to understand what size, scale and design of mixed use residential development may be allowed at the Fisherman's Wharf site. In addition, it has not been planned to be consistent with relevant resource protection and priority use policies of the Coastal Act, including policies regarding public access and recreation, visitor-serving uses, commercial fishing, recreational boating, and visual resources.*

*Construction of improvements to, or redevelopment of, the dilapidated Fisherman's Wharf area could provide amenities that would benefit the economic and social well-being of people locally and statewide. However, the Harbor Department provided no information or data on the current financial status of the harbor or the financial status of the amenities provided throughout the Harbor." (Staff Report, pages 42-43.)*

It is particularly unfortunate that staff chose not to consider or address the County's proposed LCP amendment development standards, or the readily available Fisherman's Wharf project plan details, in its analysis and recommendation to the Commission. It is even more unfortunate that staff did not make the County aware that it considered information and data relative to the Harbor's financial status as potentially important to staff's recommended findings on the amendment request. The County's proposed development standards were specifically developed to ensure the site can be redeveloped as a sustainable and economically viable Gateway to the Channel Islands Harbor, supported by a well-defined and integrated mix of land uses that in their totality prioritize coastal resource protection policy mandates, and the Harbor is most certainly amenable to provide financial information to readily document how critical the project is

to maintaining this unique public resource for the economic and social well-being of California residents, and especially to working persons employed within the coastal zone. Had staff engaged with the County on these matters, we believe many of the questions raised in the staff recommendation would have been addressed.

As previously stated, Fisherman's Wharf, located at the entrance to Channel Islands Harbor, is a critical property for the success of the Harbor as a whole. This retail/commercial center has been in decline since the early 1990s and is approximately 70% vacant, and a number of the buildings are currently uninhabitable. The Harbor Department does not have the financial ability to redevelop the property and has been seeking a lessee to invest in the site for over 15 years. Redevelopment of this site is critical to providing the new public amenities on the site including a large public promenade, outdoor seating, recreational boat dock and new commercial urchin dock, and a new park. Should the LCP amendment not be granted, and if the project were to fail, the County, the Commission and the public will have lost an opportunity to redevelop this critical and highly visible entrance to the Harbor, thereby setting the redevelopment process back many years.

Denial of the LCP amendment request will force what is left of the coastal-dependent recreational and visitor-serving amenities into further disrepair and substantially impact the public's ability to access and enjoy the Harbor. Further, denial of the LCP amendment will preclude the ability to develop critically needed rental housing in a well-suited, urban location with ample public infrastructure, potentially forcing badly needed housing supplies into the rural and agricultural areas of the City and County.

### **Summary**

To reiterate and summarize what was outlined in the request submitted to Coastal Commission staff for the Override:

- The Harbor Department staff began discussions with City staff regarding anticipated redevelopment of the Fisherman's Wharf site in 2009 in light of the fact that the City was beginning its General Plan update process.
- In line with the ongoing discussions, in 2011 the City adopted the 2030 General Plan with a designation on the site as an "Urban Village," allowing for mixed-use development and supporting residential units in this area of the Harbor.
- In 2014, the County entered into an agreement with the current Fisherman's Wharf lessee and plans were developed for a mixed-use project at the site, given the City's need for housing and the adoption of the General Plan including mixed-use at this site.
- In 2015 and 2016, Harbor Department staff met on numerous occasions with City staff to discuss the proposed development. This group included City planning, public works, fire personnel, water and public utilities representatives and others.



The purpose of these meetings was to have the City review the evolving project and comment on any concerns City staff might have. Changes were made to the project as a result of these meetings in order to accommodate City concerns.

- In 2016, Harbor Department staff prepared and submitted to the City a request for the City to amend its LCP to conform to its new General Plan designation and apply a mixed-use land use designation to the Fisherman's Wharf site.
- In December 2016, the City amended its General Plan to require a Specific Plan on sites within the Urban Village designation. However, the City never amended its LCP to include the "Urban Village" designation or to require a Specific Plan be submitted with an Urban Village development in the Coastal Zone.
- In January 2018 the Harbor Department applied for an amendment to the City's LCP. Although the application included all the information contained in a Specific Plan, namely, project details, development standards, design criteria, site layout, uses, etc., a Specific Plan was not submitted because the LCP does not require one. After considerable delay by the City, and many exchanges of letters in an attempt to obtain a completed application, it was deemed complete and moved forward through the City's process.

Prior to outright denial of the LCP amendment application in November 2019, the City never proposed any changes to the project or addressed the County Harbor Department at all with any claim of deficiency in the application. The City never suggested policy changes, changes to the design criteria, or ever indicated any willingness to work with the Harbor Department to craft an LCP amendment that was satisfactory to them.

The City Council's findings for denial of the project claim inconsistencies with the LCP and Coastal Act, inconsistencies the County refuted in its response. However, in denying the LCP amendment, the City Council did not cite policy inconsistencies, but, in fact, every Councilmember who voted to deny gave as the reason his/her belief that the City should have control over the Fisherman's Wharf site. The universal belief of the Councilmembers who voted for denial was that amending the LCP would give up the City's control over the project, and they each made it clear that they wanted the City to maintain control.

Sections 30605 and 30607 of the Coastal Act establish that public works projects implemented through an approved PWP remain under the authority of the Coastal Commission irrespective of coastal permit jurisdictional boundaries, and the standard of review for specific public works projects is that such projects are consistent with the certified PWP. The City has the right to comment on the details of a project, but the development is evaluated and approved by the Commission. The City's authority rests in whether or not the LCP can be amended to accommodate a use proposed under the PWP. For this reason, the City has refused to approve the amendment.

The Coastal Act contains a provision for the Commission to intercede in a circumstance just such as this under the override procedure. The County respectfully submits that this

LCP amendment is exactly the type of situation anticipated by this section and that the regional nature of the project, as explained above, as well as the necessity for this project to the economic success of the Harbor, makes it clear that the public need will be served by construction of this project.

Accordingly, the County asks that the Commission, exercising its superior Coastal Act role, recognize the desperate situation the County Harbor Department finds itself in with respect to redeveloping the Fisherman's Wharf site and approve the LCP amendment, with modifications or conditions, if necessary, so that the County may proceed with this badly needed project, or as an alternative, accept jurisdiction over the override appeal and then continue the hearing and direct staff to work with County to find a path forward.

Sincerely,



Mark Sandoval  
Ventura County Harbor Director

ATTACHMENTS:

- Exhibit A – Fisherman's Wharf Project Narrative and Development Standards
- Exhibit B – Summary of Coordination Efforts
- Exhibit C – Statement of Environmental Effects
- Exhibit D – Project Alternative Analysis
- Exhibit E – Current and Proposed Pictures

Stephen M. Fischer  
City Attorney

Office of the City Attorney

305 West Third Street, Suite 100E  
Oxnard, California 93030  
(805) 385-7483  
Fax (805) 385-7423



August 7, 2020

Honorable Chair and Members of the  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, California 94105

**Re:** City of Oxnard LCP Amendment No. LCP-4-oxn-20-0007-1 (Ventura County Harbor Department) (Item W 19a, August 12, 2020 meeting)

Honorable Chair and Members of the Coastal Commission:

This letter is written on behalf of the City of Oxnard (the "City").

The City has outlined its position regarding this matter in its March 5, 2020 letter to the Coastal Commission (Exhibit 6 to the Agenda Packet). Because, however, of the last-minute letter from the Ventura County Harbor Department (the "County") that was transmitted to you yesterday, the City is submitting this letter to supplement its letter described above.

I. *The Project Does Not Meet the Requirements For An Override Under Public Resources Code Section 30515.*

The City previously outlined why the County's override request relating to City of Oxnard LCP Amendment No. LCP-4-oxn-20-0007-1 does not meet the requirements of Public Resources Code Section 30515. The one reported case on the topic (*City of Malibu v. California Coastal Commission* (2012) 206 Cal.App.4<sup>th</sup> 549, 556) makes clear the very high standards that are required for an override – standards that are clearly not present in this case.

Given, however, specific statements by the County, it is important to respond to certain language included in the County's letter, including language relating to whether one factor for the override provisions of Section 30515 relating to public needs greater than included within the City's Local Coastal Program (the "LCP"). The County's latest letter claims that it can meet this element for an override simply because there are visitors from the outside the City of Oxnard that use the Channel Islands Harbor. The County's logic goes as follows:

a. The Harbor serves visitors who live outside Oxnard (i.e., outside of the boundaries of the LCP).



- b. This makes the Channel Islands Harbor a regional use.
- c. Any proposed use within the Harbor would then be serving a regional need.
- d. Because any proposed use would be serving a regional need, then this would provide the basis for overriding the City's LCP.

Such an interpretation would create a nonsensical result that would allow the County to successfully seek an override over almost *any* provision of the City's LCP if it could be argued that that facility would serve visitors outside of Oxnard. This is totally inconsistent with the principle of the Coastal Act and the 30515 requirements.

As outlined in the City's March 5, 2020 letter, the Section 30515 override is only available for a public works project or an energy facilities – if such facilities meet the needs of an area greater than that of the LCP and other specific factors. Not surprisingly, a high-end housing project (with limited commercial) does not meet the definition of a public works<sup>1</sup> project or an energy facility.<sup>2</sup> Because this is the case, the County is not entitled to an override and is required to follow the City's LCP amendment process.

II. *The Proposed Project Has Never Included An Affordable Housing Component; In Fact, The Developer Indicated That He Would Sue If Affordable Housing Was Required As Part of the Approvals for the Fisherman's Wharf Project.*

The County's August 6, 2020 letter claims that the proposed Fisherman's Wharf project "responds to a critical rental housing shortage in the region by providing waterfront rental housing affordable to persons of middle income in the Ventura County coastal region." There is no evidence in the record to support this claim.

In fact, the County's claim is entirely inconsistent with the Developer and County's well-documented position to date and is directly inconsistent with communications between the developer and the City, including a November 1, 2016 letter from the Developer's attorney to the City. In that letter, the Developer's attorney stated that:

"the imposition of affordable housing restrictions and requirements on the Harbor, generally, and on the CIPHP LLC Development [the developer], specifically, are illegal actions[.]

The letter went on to state:

"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

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<sup>1</sup> Public Resources Code Section 30114.

<sup>2</sup> Public Resources Code Section 30107.

can be legally impact on the CIPHP LLC Development or the Harbor as a whole[.]”

Since that letter, the Developer has stated in multiple meetings and workshops that the proposed project at Fisherman’s Wharf would *not* include an affordable housing component. In fact, the Developer said in one meeting that the Fisherman’s Wharf development would be the most expensive housing in Ventura County.

The City’s March 5, 2020 letter clearly documents the substantial amount of housing that the City of Oxnard has created during the Regional Housing Needs Assessment (RHNA) 5th Cycle (2013-2021). The Fisherman’s Wharf site is not needed for the production of housing that can – and is – being produced elsewhere in the City of Oxnard in substantial amounts.

III. *The Fisherman’s Wharf Project Proposed By The County’s Designated Developer Has Remained Unchanged for Four Years; the Developer and County Have Rejected All Substantive Public Input Regarding The Project.*


In its August 6, 2020 letter, the County states that the City has refused to provide input to the County relating to this proposed project. Nothing could be further from the truth.

During the past four years since the City first learned of the proposed Fisherman’s Wharf project, there have been a number of meetings in which the City has provided substantive comments regarding the project. However, the County and the Developer have not shown any interest in receiving public input or making any changes to the project. Indeed, since August 2016, the County and the Developer have made no substantive changes to the size, scope or development mix for this project.

Starting in August 2016, the City received multiple communications from the County and the Developer demanding that the City simply approve the project in its current form. The City received multiple letters from the County and the Developer that they would sue the City if the City did not rubberstamp the proposed high-density, high-end residential project (with a limited commercial component).

There has been no stated desire or wish from the County or Developer to receive real input from the City or from public. The Developer and the County simply wanted to construct *this* particular project – even though this project was not consistent with the City’s LCP or the County’s Public Works Plan, and was of a different size and mass from other development within the Channel Islands Harbor.

As an example, during a community workshop regarding the Fisherman’s Wharf LCP amendment attended by more than 225 area residents, dozens of residents provided substantive input regarding the project that would be allowed if the LCP amendment was approved. A large number of these speakers requested that the Developer make specific modifications to the project.



When the Developer finally got up to speak, he simply rejected all of the public input and indicated that this was the project that he was going to building on the Fisherman's Wharf site. Period. Even with clear public input, the Developer and the County moved forward with a project that remained unchanged since the City first obtained details about the proposed project in August 2016.

IV. *The Fisherman's Wharf Site Is Not An Urban Village.*

In its latest letter, the County incorrectly represents that the City has designated Fisherman's Wharf as an "urban village". This is simply not true.

Under the clear language of the City's 2030 General Plan, an "urban village" is ONLY activated at Fisherman's Wharf if a Specific Plan is first adopted for this site. The Specific Plan process was designed to provide a robust process for public interaction on developing a project and standards that are appropriate for the specific property, the neighborhood, property owner, Developer and the City as a whole.

However, the County and Developer specifically refused to go through the Specific Plan process for this site and threatened to sue the City if the City required the County and/or Developer to obtain a Specific Plan for the site. Instead, the County (on behalf of the Developer) simply submitted a project-specific LCP amendment in an attempt to allow the County/Developer's preordained project to be constructed.

An "urban village" is not currently allowed at the Fisherman's Wharf – the County/Developer simply want to invoke that term to allow a high-density, high-end residential development (with a limited commercial component) in place of the Fisherman's Wharf development that the County has allowed to deteriorate over the past 15 years through mismanagement and neglect.

V. *The City Is Committed To Working With The County Regarding Fisherman's Wharf.*

While the City strong opposes the County's request for an override to amend the City's LCP for all of the reasons stated in this letter and in its March 5, 2020 letter, once the override process is completed, the City is open and committed to working with the County regarding the redevelopment, refurbishing and/or revisioning of Fisherman's Wharf. The City looks forward to this collaborative process moving forward.

Very truly yours,



Kenneth Rozell  
Chief Assistant City Attorney





Honorable Chair and Members of the

California Coastal Commission

August 7, 2020

Page 5

cc: John Ainsworth, Executive Director  
Steve Hudson, Deputy Director  
Barbara Carey, District Manager  
Deanna Christensen, Supervising Coastal Planner  
Wesley Horn, Coastal Program Analyst  
Honorable Mayor and Members of the City Council  
Alexander Nguyen, City Manager  
Stephen Fischer, City Attorney  
Ashley Golden, Assistant City Manager  
Scott Kolwitz, Planning Manager

## Horn, Wesley@Coastal

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**From:** Alison Gabel <aliwhoosh@gmail.com>  
**Sent:** Saturday, July 25, 2020 4:51 PM  
**To:** Lester, Joy@Coastal; Horn, Wesley@Coastal; SouthCentralCoast@coastalca.gov; Hudson, Steve@Coastal  
**Subject:** Fisherman's Wharf, Oxnard, CA

Re: City of Oxnard LCP Amendment - [City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 \(Ventura County Harbor Department\)](#)

I am writing to encourage the Commissioners to uphold the Staff's recommendation to deny Ventura County's request for permission to bypass Oxnard's zoning and coastal regulations.

I have lived in the Channel Islands Harbor for 18 years, and my parents have lived here since 1978. We are concerned about loss of public access to coastal amenities, which include free parking and access to an existing park, as well as some of the businesses that will be lost, including a museum, a gallery, a community theatre, and a few other things.

While I do support some kind of redevelopment in the Fisherman's Wharf area, which has become run-down and blighted due to County negligence, I don't think this developers' ideas for luxury apartments would support the community, which includes many lower income families who currently enjoy access to the harbor.

Thank you for what you do to protect our beautiful coast,

--

Alison Gabel  
Mandalay Bay, Channel Islands Harbor

**Horn, Wesley@Coastal**

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**From:** Tom McNally <tmac.ca@hotmail.com>  
**Sent:** Wednesday, July 29, 2020 11:13 AM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Cc:** Lauraine Effress (sparerib@roadrunner.com); Tom McNally  
**Subject:** Channel Islands Harbor - Deny Override Request For Fisherman's Wharf Redevelopment

Dear Commissioners,

On so many occasions over the past 4 years we have asked the various governing authorities to deny the redevelopment of Fisherman's Wharf in the Channel Islands Harbor into a high density apartment complex.

This is not what we want nor what was envisioned by the Bard family who donated the land for the harbor so long ago.

Please do not let this development proceed.

We need something better; though perhaps not 3<sup>rd</sup> party profitable; that helps rejuvenate the harbor and be primarily visitor and citizen serving.

Thank you.

Tom McNally  
4123 Galapagos Way  
Oxnard, CA 93035  
Tmac.ca@hotmail.com



## Horn, Wesley@Coastal

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**From:** hallsca@prodigy.net  
**Sent:** Wednesday, July 29, 2020 12:27 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Cc:** sparerib@roadrunner.com  
**Subject:** Fisherman's Wharf Project

Dear Commissioners,

I respectfully request that you deny approval of the 400 unit high end apartment project at Fisherman's Wharf in Channel Islands Harbor.

My reasons for requesting the denial are clearly enunciated in the Commission Staff Report which recommended denial. I agree with all of the report's findings and conclusions.

I am a 36 year resident on Silver Strand Beach. When my wife and I first moved here in 1984 Fisherman's Wharf was a vibrant tourist destination. It was packed every weekend with plenty of parking and many fun small retail businesses which reflected the character of our beach community and the beautiful Channel Islands Harbor. Through mismanagement by the harbor commissioner and excessive rental fees plus a percentage of gross accompanied by deferred maintenance, the businesses were unable to survive financially and the buildings were left vacant and deteriorating.

The Harbor Commissioner has stated that the only way to make this one-of-a-kind public access property an economic success is to completely remove the character that made it so attractive and build a high density 400 unit high end apartment project. It is my understanding that other financially viable projects that would restore Fisherman's Wharf to it's original character have not even been considered. In my opinion this is a ploy by the county to maximize tax revenues while denying the public access and disregarding the original intended use of the property.

The problems of congestion and unsafe traffic conditions the apartment project would create are unacceptable. It would be impossible to vacate the beaches of Silver Strand and Hollywood by the Sea in a timely manner if there was an emergency evacuation alert. The bottleneck created at Channel Islands Blvd. and Victoria Ave. would become a nightmare.

Please distribute the letter to the commissioners and make it a part of the public record.

Respectfully,

Hugh and Cheryl Hall

## Horn, Wesley@Coastal

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**From:** hallsca@prodigy.net  
**Sent:** Wednesday, July 29, 2020 6:11 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Subject:** Fw: Fisherman's Wharf Project

----- Forwarded Message -----

**From:** hallsca@prodigy.net <hallsca@prodigy.net>  
**To:** steve.hudson@coastal.ca.gov <steve.hudson@coastal.ca.gov>; wesley.horn@coastal.ca.gov <wesley.horn@coastal.ca.gov>  
**Cc:** sparerib@roadrunner.com <sparerib@roadrunner.com>  
**Sent:** Wednesday, July 29, 2020, 12:26:44 PM PDT  
**Subject:** Fisherman's Wharf Project

Dear Commissioners,

I respectfully request that you deny approval of the 400 unit high end apartment project at Fisherman's Wharf in Channel Islands Harbor.

My reasons for requesting the denial are clearly enunciated in the Commission Staff Report which recommended denial. I agree with all of the report's findings and conclusions.

I am a 36 year resident on Silver Strand Beach. When my wife and I first moved here in 1984 Fisherman's Wharf was a vibrant tourist destination. It was packed every weekend with plenty of parking and many fun small retail businesses which reflected the character of our beach community and the beautiful Channel Islands Harbor. Through mismanagement by the harbor commissioner and excessive rental fees plus a percentage of gross accompanied by deferred maintenance, the businesses were unable to survive financially and the buildings were left vacant and deteriorating.

The Harbor Commissioner has stated that the only way to make this one-of-a-kind public access property an economic success is to completely remove the character that made it so attractive and build a high density 400 unit high end apartment project. It is my understanding that other financially viable projects that would restore Fisherman's Wharf to it's original character have not even been considered. In my opinion this is a ploy by the county to maximize tax revenues while denying the public access and disregarding the original intended use of the property.

The problems of congestion and unsafe traffic conditions the apartment project would create are unacceptable. It would be impossible to vacate the beaches of Silver Strand and Hollywood by the Sea in a timely manner if there was an emergency evacuation alert. The bottleneck created at Channel Islands Blvd. and Victoria Ave. would become a nightmare.

Please distribute the letter to the commissioners and make it a part of the public record.

Respectfully,

Hugh and Cheryl Hall

## Horn, Wesley@Coastal

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**From:** Hudson, Steve@Coastal  
**Sent:** Friday, July 31, 2020 10:47 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fwd: No housing at Fisherman's Wharf

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**From:** Janice Garvin <jjsgarvin@msn.com>  
**Sent:** Friday, July 31, 2020 7:16:10 AM  
**To:** Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>  
**Subject:** No housing at Fisherman's Wharf

Dear sir,

We do not want more housing in our harbor. This area should be rehabilitated to shopping and dining. Keep Ventura County as it is. We don't need to destroy it further, as Orange County has been ruined by overcrowding!!

Janice Garvin  
Hollywood Beach resident.



## **Horn, Wesley@Coastal**

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**From:** Janice Garvin <jjsgarvin@msn.com>  
**Sent:** Friday, July 31, 2020 7:18 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** No housing at Fisherman's Wharf

Dear sir,

We do not want more housing in our harbor. This area should be rehabilitated to shopping and dining. Keep Ventura County as it is. We don't need to destroy it further, as Orange County has been ruined by overcrowding!!

Janice Garvin  
Hollywood Beach résident.

## **Horn, Wesley@Coastal**

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**From:** bkorenstein3195@roadrunner.com  
**Sent:** Friday, July 31, 2020 11:20 AM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Subject:** August 12, 2020 Agenda ITEM 19A City of Oxnard LCP

I am requesting that my email become part of the public records regarding the Ventura County plan for the development of Fisherman's Wharf in Oxnard, California. Please distribute this email to the commissioners.

Dear Commissioners:

I have closely followed the Ventura County proposal for the development of Fisherman's Wharf. I have attended numerous meeting conducted by the Harbor Director and sessions of the Ventura County Board of Supervisors in order to educate my self of on the plan to build the 400 unit apartment complex. on the property.

I wish to express my absolute opposition to the building of the apartments on property that was donated to the county for the expressed purpose of public use and not private gain. If the Coastal Commission does not deny this plan, County public use of coastal property will be reduced for the sole purpose of private gain. The developers maintain that they are meeting the need for housing in Oxnard. This claim is just not true. If there is a need for housing in the city it is for affordable housing The developers have made it very clear that this development is "high end".

The claim that this development will be an enhancement is also false. While it will provide high end housing for a select group of people it will deny coastal access to the public, increase traffic congestion, turn a public harbor into a private enterprise, reduce open spaces, coastal views and increase traffic and safety concerns.

Fisherman's Wharf is within the City of Oxnard. The Oxnard City Council voted not support this development for they have the responsibility to plan for the appropriate development of the property therefore I urge you as the commission charged with protecting the rights of the public to deny the request by Ventura County to amend the City of Oxnard LCP.

**From:** corniek22@gmail.com  
**Sent:** Friday, July 31, 2020 4:38 PM  
**To:** SouthCentralCoast@Coastal; Horn, Wesley@Coastal; Hudson, Steve@Coastal  
**Subject:** Comments for Commissioners Agenda Item W19a  
**Attachments:** July 31 letter to CCC.pdf

*Please share my comments attached and/or below with Commissioners before the Coastal Commission meeting next Wednesday, August 12.*

*Thank you!*

*Connie Korenstein*

July 31, 2020

Dear Coastal Commissioners,

I am writing to request that you follow the recommendation of Coastal Commission staff in voting on **Agenda Item W19a (Oxnard LCP) and DENY the County of Ventura's request to amend the LCP.**

The LCP amendment would allow a massive residential project on this public land that is currently known as Fisherman's Wharf, which was originally donated to the County as recreational land for a public harbor and related activities. Under the Channel Islands PWP this land is designated "Visitor Serving Harbor Oriented" and under the City of Oxnard's LCP it is designated HCI, with the purpose to "provide, protect and encourage commercial fishing, sport fishing, recreational boating and related uses". As the staff report states on page 3, *"Neither the LCP or the PWP permit residential uses at the Fisherman's Wharf site"*.

In presenting the proposed apartment project as a mixed-use project, the Developer and County Harbor Department attempt to paint a picture of restoration and revitalization that meets the needs of the community. This is a false claim in a number of ways, and in fact, instead of a benefit to the community, the project will have a number of negative effects on the local community as well as the County and the general public.

While there is a need for more housing, the need is not for high-end housing. There is no affordable housing in this project. The City of Oxnard has several new housing



developments planned and in progress throughout the city that will serve multiple economic situations.

The Developer claims that there will be a revitalization of retail opportunities to the public. In fact, there will be less retail space than is currently available, and particularly less parking available for the public to utilize any new retail experiences. As a result, these opportunities will benefit those apartment dwellers who can afford the high rents, not the public.

The Developer claims to provide a park and walkway for the public. This already exists, and in the current configuration, it is accessible to the public. When the 400 apartments are built, public areas will not be as accessible to those walking or riding, nor will there be ample parking for visitors. Again, this will be a benefit to those who reside there, a private benefit, not the public.

The addition of 400 dwellings, with additional cars and traffic will create an unsafe environment at an intersection that is already burdened with 2 major commercial streets and the entrance to the VC Naval Base.

The intersection of Channel Islands Blvd and Victoria is also and the only ingress and egress to the Silver Strand Beach community and public beaches, thereby *hindering public Coastal access not only to the Fisherman's Wharf harbor area, but to the ocean beach and harbor at Silver Strand*. This is one of Oxnard's and Ventura County's major beaches and is used widely throughout the year.

Finally, in building the massive apartment complex, in addition to taking up much of the public parking and harbor access, the buildings will also take away overnight parking for boaters and RVs, which is currently available. Yet another way in which this project reduces public access to the California coastline.

Please consider your mission in protecting the *"Coastal Act's goals to assure priority for coastal-dependent and coastal-related development on the coast and to maximize public recreational opportunities along the coast."* as stated in your staff report on page 5.

Please advise the Ventura County Supervisors and Harbor Department to explore other proposals for development of this public land that will be in compliance with the Coastal Act's goals and local LCP, in providing visitor serving, recreational opportunities for the public to enjoy this beautiful waterfront area, in the spirit in which the land was originally donated to the public.

Thank you for your time and consideration!

Sincerely,  
Connie Stallone Korenstein  
233 Santa Monica Drive  
Oxnard, CA 93035

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 3, 2020 3:11 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Kim Chapman <kimochap@gmail.com>  
**Sent:** Saturday, August 1, 2020 10:30 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

I am writing to ask you to DENY this amendment override. It would not be consistent with the “public serving” goals of our Channel Islands Harbor, as the developers’ project would be overwhelmingly changing it to high density residential, with only a small portion dedicated to the public. Thank you,

Kim & Ron Chapman  
4501 W Channel Islands Blvd  
#63  
Oxnard, CA. 93035

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Tuesday, August 4, 2020 8:52 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 6a - Executive Director's Report

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**From:** Staben, Jeff@Coastal <Jeff.Staben@coastal.ca.gov>  
**Sent:** Monday, August 3, 2020 8:17 PM  
**To:** Carey, Barbara@Coastal <Barbara.Carey@coastal.ca.gov>; Christensen, Deanna@Coastal <Deanna.Christensen@coastal.ca.gov>  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 6a - Executive Director's Report

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**From:** Stellajordan <stellajordan2003@gmail.com>  
**Sent:** Saturday, August 1, 2020 11:37 AM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 6a - Executive Director's Report

Pleas deny Ventura County LCP amendment override.

Sent from my iPad



## Horn, Wesley@Coastal

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**From:** Lauraine Effress <sparerib@roadrunner.com>  
**Sent:** Saturday, August 1, 2020 12:50 PM  
**To:** Horn, Wesley@Coastal; Hudson, Steve@Coastal  
**Subject:** Letter for commissioners  
**Attachments:** My letter to CCC for Aug 12 2020.docx

Dear Wes and Steve,

Would you be so kind as to distribute to the commissioners, the attached comment letter for item 19a, the Over Ride request by the Ventura County Harbor Dept.

I would also like it to be part of the official record. Thank you....Lauraine Effress

2831 Harbor Blvd.

Oxnard 93035

July 31 2020

Re: 19a Request for Over Ride of Denial of LCUPA, Oxnard

Dear Commissioners:

I urge you to oppose the County of Ventura's Harbor Department's request to override the denial, by the city of Oxnard, of a Local Coastal Plan amendment.

The amendment would allow the developer to construct a 4-story luxury apartment building on parcels in the harbor zoned non residential.

The harbor department and its chosen developer have held fast to this project design of 390 high-end apartments for more than 6 years, despite multiple meetings with the city, with local stakeholders and with the Coastal Commission, itself, all of which have demonstrated intense objection to the project design. The project shows no concerns about the loss of access for priority activities, increased traffic congestion, insufficient parking with dependence on tandem parking, the diminution of present parkland and its relegation to a less accessible location and the choice of design inconsistent with the surrounding area and the marine location.

During all this time, the developer and the county have refused to modify the design in any meaningful way to meet the city and/or stakeholder objections, let alone the objections of the original land donor who specified the land as a small boat harbor and resultant visitor serving business activity. Of course, this refusal means the county and the developer have also steadfastly ignored all the relevant sections of the Coastal Act and its priorities, as enumerated in the staff report.

According to the staff report, The Ventura County Harbor Department is requesting that the Commission override the denial by Oxnard of an amendment to the city's certified LCP to allow residential uses on the publicly owned Fisherman's Wharf site within the Channel Islands Harbor. The land use and zoning designation of the Fisherman's Wharf site, under the certified City of Oxnard LCP is, "Harbor Channel Islands (HCI)," which is a designation that applies to most of the landside properties within the Harbor and allows visitor-serving commercial uses and harbor-related uses supportive of recreational boating and commercial/sport fishing.

In the county sought for amendment, the allowance for residential would apply only at Fisherman's Wharf, but the other broad changes in the county proposed amendment would apply to multiple properties within the Channel Islands Harbor area that are zoned HCI, not just the Fisherman's Wharf site.

According to the staff report, "the proposal to allow residential uses within the Fisherman's Wharf site does not include any requirement that the residential use be ancillary and/or subordinate to the priority (of) fishing and boating uses with the HCI zone. This reprioritization of uses is inconsistent with the LCP and Coastal Act requirements that prioritize fishing, recreational, coastal-dependent, and visitor serving uses in waterfront locations...."

"the amendment lacks sufficient specificity and standards. It is possible that a future residential development could be of a size, scale, layout or design that has the potential to impact or

limit existing and future public access and recreation, commercial fishing, and visual resources within the site. The amendment does not satisfy requirements of Section 13666.4.”

I am asking that you, the commissioners, please adhere to the priorities set by your commission as enumerated in your staff’s report and deny this request to override the city of Oxnard’s denial of the required LCUPA.

Lauraine Effress

Local Resident

805-444-7843

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 3, 2020 3:11 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Ellis Green <meengreen@gmail.com>  
**Sent:** Sunday, August 2, 2020 2:06 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Kind Greetings to the Chair and Commissioners,

My family and I respectfully request that the city of Oxnard's Denial of the VCHD LCP Amendment be upheld.

The city of Port Hueneme, where my family resides, is made up primarily of working class residents, along with a host of seniors, veterans and retirees. There is a large low income community within 500' of the subject property in Oxnard, CA. Approval of Ventura County Harbor Department's request will substantially and negatively impact the lives of these and thousands of other residents of Port Hueneme, Oxnard and the local County jurisdictions. Currently this is the shortest public access to the coastal influence for seniors, the disabled, low income and working class residents. Approval of VCHD's request will eliminate this critical pedestrian access.

We respectfully request that VCHD's LCP Amendment be Denied.

Ellis Green  
Vietnam Veteran  
Former Councilmember  
City of Port Hueneme  
meengreen@gmail.com



## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 3, 2020 3:11 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Mike And Judi <delorean35@yahoo.com>  
**Sent:** Sunday, August 2, 2020 7:35 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

We continue to object to the change regarding building private units on the Oxnard Harbor and agree with the City of Oxnard that this is not what was intended for the harbor but to be a small craft harbor with access to all - a unique and easy accessible boat harbor for public use. This project is taking land that is public and using it for private profit as well as destroying the overall quality of life for everyone who live in the area as well as those visiting the area. Again, we strongly object to this project and the change in the vision for what is to be built in this area. Michael E Lee and Judith E Lee of 3524 Ocean Drive, Oxnard, Ca 93035

Sent from my iPad

2831 Harbor Boulevard  
Oxnard CA 93035

July 30, 2020

**CALIFORNIA COASTAL COMMISSION**  
SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001-2801

**Received**

AUG 03 2020

California Coastal Commission  
South Central Coast District

Subject:

**City of Oxnard Local Coastal Program Amendment No. LCP-4-oxn20-0007-1 (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program), for public hearing and Commission action at the August 12, 2020 Commission hearing.**

Attention Commissioners and public

I am writing in response to the Ventura Boards of Supervisors decision to amend Oxnard's LCP to allow residential use of Fisherman's Wharf. The fact that this 11 acre area will be comprised of 300+ high end residential apartments goes against the use of the area as a more public visitor oriented area.

There is concerns that this may well limit public access and undermine the intent of the LCP to focus on better use of public lands.

Parking and traffic are other concerns; to obtain the required amount of parking spaces will limit the available acreage for more than one park. Parks and access to the channels will be mitigated. In addition, the traffic flow from Channel Island Blvd to Victoria will become a bottleneck with so many additional cars per unit

Thank you for your consideration on this to deny the request of the VC Harbor Commission and approve the recommendation in Oxnard's LCP.

Marcia Rubin

*Marcia Rubin*

## Horn, Wesley@Coastal

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**From:** Nancy H <bowlingnancy@yahoo.com>  
**Sent:** Monday, August 3, 2020 9:15 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fishermans Wharf apartments

Dear Mr. Horn

I am sending this email in support of the California coastal commission and their staffs recommendation to deny the counties request for an override of the city of Oxnard's denial for the counties LCPA for fisherman's wharf.

I completely support this recommendation, and feel this is very important.

Thank you, Nancy Horwitz  
Sent from my iPad

## Horn, Wesley@Coastal

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**From:** Rene Aiu <aiurene@gmail.com>  
**Sent:** Monday, August 3, 2020 11:42 AM  
**To:** Padilla, Stephen@Coastal; Turnbull-Sanders, Effie@Coastal; Aminzadeh, Sara@Coastal; Hart, Caryl@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Wilson, Mike@Coastal; Rice, Katie@Coastal; Escalante, Linda@Coastal; Groom, Carole@Coastal  
**Cc:** Ainsworth, John@Coastal; Hudson, Steve@Coastal; Horn, Wesley@Coastal; Staben, Jeff@Coastal  
**Subject:** Letter in Support of Staff Recommendation re: Item 19a, Wednesday, August 12 hearing  
**Attachments:** August Override Letter to CCC.docx

Chair Padilla and Commissioners:

Please consider the attached letter in support of the Staff's recommendation to deny Ventura County's LCPA. We also support the City of Oxnard's denial of this LCPA.

We hope that our letter helps you to better understand what the proposed project driving this LCPA really is. Many of you may recall that when we spoke for Environmental Justice we presented a scale model that a member of our group built to demonstrate how difficult it can be for the public to understand what a development really is about due to glossy illustrations that developers put out. The scale model helped to unveil what the proposed project really was.

We are very concerned about the serious consequences that this LCPA could have on the entire Channel Islands Harbor not only for Fisherman's Wharf area. Our letter describes what the LCPA project really is and hope you agree that this LCPA should be denied.

Thank you.

Rene Aiu on behalf of the Harbor & Beach Community Alliance





August 3, 2020

California Coastal Commissioners  
455 Market Street  
San Francisco, Ca. 94105

Subject: City of Oxnard Local Coastal Program Amendment No. LCP-4-oxn-20-0007-1 (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program), for public hearing and Commission action at the August 12, 2020 Commission hearing.

Chair Padilla and Commissioners:

This letter is in support of the findings and recommendation of the Commission Staff's Report of July 23, 2020. We are in agreement with the staff's recommendation to deny the amendment.

We also support the City of Oxnard's denial of the LCPA. Like the City, we want harbor development but want development that is consistent with the purpose of a harbor and maximizes public access and amenities on scarce public harbor waterfront land.

The harbor is encompassed by residential neighborhoods and a Navy Base. Seventy-eight percent (78%) of the entire harbor waterfront is already private residential.

Channel Islands Harbor is a rare public coastal recreational area. It is only one of 12 small boat harbors along the entire coast of California. It is located in a city with large underserved groups.

This LCPA should be denied. This public coastal resource should be saved for the use of the public and for harbor purposes and not turned into a private enclave for the few who can afford to live on waterfront land.

### **The LCPA Fails to Meet Requirements for an Override**

As the Staff Report has made evident, this LCPA fails to meet the requirements for an override per the Coastal Act section 30515 and per the Commission's regulations section 13666.4.

Page 44 of the report states "the proposed waterfront, market-rate housing within the Harbor does not justify an override of the City's certified LCP, especially considering the potential impacts to public access and recreation, commercial fishing, and visual resources posed by the requested amendment."

**The LCPA Proposed Project Impacts Public Access and Recreation, Commercial Fishing, and Visual Resources.**

The County and developer have repeatedly mischaracterized and the project and obscured the real renature of the project. Glossy watercolor illustrations misrepresent the project. Project promotional materials are misleading. This is why a member of our organization built a mass scale model using the developer's own plans to show what the project is and not what is it portrayed to be. (see Exhibits?)

**What is the proposed project driving this LCPA?**

It is a massive luxury apartment complex. The apartment building alone extends for two city blocks. Its footprint is the size of 6 football fields, nearly 2/3rds of the entire 11 acre area. It will be four stories high (55 feet) with a gated, two-story high wall (18.5 feet high) surrounding the entire complex.

It significantly exceeds density limits taking it from 18 to 40 units per gross acre, double the existing apartment/condo density at the harbor and is four times more than the 10 units per gross acre at Ventura Harbor's mixed use development.

It is not an Urban Village as admitted at the June 2016 County Board meeting by Supervisor Steve Bennett: "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 is not a mixed use project as the County has tried to re-position the project. Only 5.4% of all the buildings' square footage is for public commercial and retail use. More than ninety-four percent of the footage is exclusive to private residential use. It reduces existing public commercial and retail space by more than 40%.

Most of the project amenities are not for public use. They are overwhelmingly exclusive to apartment tenants. There are no new or additional amenities for the public. In fact, the project reduces the existing public park by more than one-third. There are losses of walkways and bike paths as well.

The County as owner of the property, Fisherman's Wharf, is responsible for its maintenance but has allowed the area to deteriorate. It now wants to use the deterioration as justification for the LCPA apartment project. But there are alternatives open to the County other than this LCPA for a massive luxury apartment complex as pointed out by the Staff report.

**The project does not provide genuine public access and recreational opportunities nor does it protect view resources.**

**The project does not provide sufficient free and low-cost public parking critical to genuine public access.**

It is under parked by 390 spaces and reduces free public parking for commercial and retail visitor-serving facilities by more than half. It fails to meet current ADA parking requirements. More than one-third of the project's parking spaces are tandem and compact parking.

The proposed project removes: 195 free public parking spaces, including 45 of the parking spaces adjacent to the waterfront park and public boat dock, and more than 30 overnight and low-cost RV parking spaces. There is no on-street parking anywhere near the site.

However, on April 22, 2019, at the Oxnard Community Workshop, the Harbor Director said, “It [project parking] may be less parking than the City Code requires. But who is at risk if it’s under parked? They [he 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.

***The project creates traffic safety issues that are barriers to public access to Fisherman’s Wharf and nearby beaches. It impedes visitor-serving commercial businesses’ success.***

Traffic impediments impact public safety and access. The LCPA proposed project is at the busy intersection of Channel Islands Boulevard and Victoria Avenue. Victoria Avenue is the only route to and from the 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, multi-axle freight trucks from Port Hueneme, Silver Strand residents, their guests, public beach goers and bikers, RVS, SUVs pulling boats on trailers to the public Boat Launch Ramp, and emergency vehicles.

The project poses serious traffic hazards for apartment tenants, visitors, bike riders and pedestrians. This is because the project calls for excessive non-signalized left turns and U-turns into and out of the project. It re-opens a driveway that was closed by the County Harbor Department in December 2009 as too dangerous to use. 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. The project also fails to consider the danger of multi-axle freight trucks accelerating through a turn and confronted by multiple driveways.

***The project’s priority is luxury apartments with exclusive tenants-only amenities in a harbor area where low cost public amenities should be the priority to ensure maximum public access.***

The project’s amenities are overwhelmingly exclusive to apartment tenants. Development in the Coastal Zone and on public harbor land demands a higher level of public benefits than provided by the proposed project. The project offers no new or additional public amenities. Instead it removes over 30% of the existing park. It eliminates operating public attractions like the Elite Theater, art gallery and marine education center to enable a large apartment complex.

The project maximizes water views for its tenants but fails to enhance and protect public view resources. It only degrades and blocks views that currently exist and provides no 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 between heavy truck and vehicle traffic and a massive 55 feet high building surrounded by gated two-story high walls for two city blocks.

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 provides no additional walkways or bike paths as required by five 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.

***The LCPA proposed project conflicts with the objectives of Environmental Justice.***

Converting visitor-serving lower cost recreational facilities to higher cost private residential is a barrier to public access, especially for those with limited income and for the City's large underserved groups. This is inconsistent with the Environmental Justice imperative.

There are no affordable apartments in the project and market rate apartments on harbor waterfront are not affordable. The developer even declared at the June 14, 2016 County Board of Supervisors meeting: "These will be at the highest end of the rents available in the market here."

The project developer also has a history of aggressively opposing any affordable units in their developments. The developer's attorney's letter of November 1, 2016 to the City of Oxnard makes it very clear they will legally oppose any City requirement for affordable units.

***The LCPA proposed project conflicts with the fundamental purposes of the harbor, the priority of both Oxnard's Local Coastal Plan and HCI ordinances.***

Local Coastal Plan policies (14, 16, 18, 20, 26, 27) and HCI section 17-24 are certified to protect harbor-purpose priorities and do not permit residential. The County provides no specific detailed plan or support for its claim that commercial fishing and boating related uses including the Urchin Dock will be "replaced in-kind". These "re-locations" are not included in the project's description so there is no legal binding requirement to ensure they actually will happen. Harbors are a rare coastal resource and they are not building them anymore. Harbors are rare coastal resources and need to be protected.

**LCPA Approval Has Serious Consequences.**

***The LCPA would apply to multiple areas at the harbor not just to the Fisherman's Wharf site at issue.***

As the Commission Staff Report points out:

"the proposed amendment would make changes in areas other than just Fisherman's Wharf, even though this broad change is not necessary to carry out the specific, mixed use project contemplated by the Harbor District...allowing more flexibility in determining whether uses other than principally permitted uses are allowed. This could cause significant impacts to public access, visitor-serving uses, and public views."

***The LCPA would allow reprioritization of land uses that are inconsistent with the Local Coastal Plan and Coastal Act.***

As the Commission Staff Report has stated: "the proposed amendment would allow residential uses as a secondary permitted use at the site, without any requirement that the residential use must be ancillary and/or subordinate to the priority of fishing and boating." This would be totally inconsistent with the purpose and intent of the certified HCI zoning.

The report also finds “The proposed amendment will allow a non-coastal dependent, non-priority use (residential) within the Fisherman’s Wharf site without providing adequate development standards...that protect priority coastal uses of the Harbor....it would elevate the status of market rate residential uses so that they take equal precedence with coastal-dependent and visitor-serving uses.”

***It will allow significant development discretion resulting in inconsistencies with other land use priorities.***

The Staff Report found: “no Specific Plan with detailed development standards was proposed as part of the amendment request...This would allow significant discretion to modify the few development standards that are proposed.” It also stated: “Such specificity is important to ensure there is sufficient provision for visitor-serving and public access and recreational uses on the site, particularly in waterfront areas...it does not contain any enforceable standards to ensure that future residential development would not infringe on public access.”

***It will permit non-coastal dependent, non-coastal priority uses at the harbor over the objection of the local government, the City of Oxnard even though there are existing alternatives for the County that do not make an Override necessary.***

The County has alternative avenues open to it that would not require an LCPA override. The City of Oxnard has a Specific Plan process for the proposed development of mixed use urban villages or the County can apply for an HCI amendment. These are standard public processes.

The County and developer could also modify the project to address the concerns of the City and public but has not made any real effort to do so since it was approved in June 2016. Instead they continued to ignore the Coastal Commission Staff’s and legal counsel’s eleven notices that an LCPA was required. The County only applied for an LCPA after the Commission rejected the County’s Dispute Resolution in October 2017.

The County can also seek alternative development proposals through the standard Request for Proposal (RFP) process. The County Harbor Department has never issued an RFP for competitive proposals. An RFP would define what the harbor wishes to accomplish and requires the developer to provide details of the proposed development and how it will accomplish the defined harbor objectives for the area. This type of process typically requires a site plan, concept renderings, and elevations, among other elements.

In October 2019, the County received an unsolicited development proposal for Fisherman’s Wharf that is a non-residential, visitor-serving commercial development from a company with an excellent performance track record and financial ability to implement their plan. This demonstrates there are development alternatives that do not require residential. In an email sent to the County on February 28, 2020, the Germany-based company stated: “we still believe that Karls will be a great fit for the site. We will be able to provide a great appealing entry to the harbor area, with entertainment, food, retail, playgrounds & outdoor areas for young families. Our free admission village will concur with the idea of keeping the site open to all the public regardless of economic background.”

The County can also update its 34 year old Public Works Plan which the County has amended six times in the past decade for site-specific projects and is now applying for a seventh. The Commission has strongly recommended that the PWP be updated since 2008. But the County has chosen to ignore this recommendation as well.



As the Staff Report points out: “The PWP functions more as a master development permit in order for specific projects or activities described in the PWP be approved quickly through a NOID process with minimal review.”

The LCPA fails to meet the requirements for an override. The LCPA is driven by a project that negatively impacts public access and recreation, commercial fishing and the fundamental purpose of a harbor and its visual resources. Approval of the LCPA will impose serious consequences on the harbor.

We ask the Commission to deny the LCPA override and allow the City to work with the County on development projects that meet the Coastal Act and public needs.

Rene Aiu on behalf of the Harbor & Beach Community Alliance

cc: Jack Ainsworth, Steve Hudson, Wesley Horn, Jeff Staben



**CHANNEL ISLANDS HARBOR**  
Ventura County Harbor Department

Mark Sandoval  
Director

3900 Pelican Way • Oxnard, CA 93035-4367 • (805) 973-5950 • Fax (805) 382-3015

August 7, 2020

## ITEM W19a

Chair Steve Padilla  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 91405

**SUBJECT: Item W 19a**

**Response and Rebuttal to Letter of August 3, 2020 from  
Harbor & Beach Community Alliance – City of Oxnard  
Local Coastal Program Amendment No. LCP-4-OXN-20-0007-1  
Request by the Ventura County Harbor Department to  
Amend the City of Oxnard Local Coastal Program, for public  
Hearing and Commission action at the August 12, 2020  
Commission hearing.**

Dear Chair Padilla and Members of the Commission:

The County of Ventura (County) has reviewed the letter to the Commission from the Harbor & Beach Community Alliance (HBCA) dated August 3, 2020 and disagrees with the statements made therein. We wish to respond to the letter with the following, and note that the majority of HBCA's comments relate to the Fisherman's Wharf project itself, and not the proposed LCP amendment and project-specific development standards currently before the Coastal Commission.

- The Harbor is NOT 78% private residential. Channel Islands Harbor contains approximately 310 acres of land and water area, of which approximately 110 acres is land. Residential uses are limited to three areas totaling just under 26 acres which represents only 23.6% of the land area, a far cry from 78%. Additionally, the Harbor includes 3.64 miles of waterfront property. Of that 3.64 miles only .70 or less than  $\frac{3}{4}$  of a mile is occupied by residential property. This statement is patently untrue.
- The LCP amendment DOES meet the requirement for an override under the Coastal Act. The evidence of this is presented in the letter from me to the Commission submitted under separate cover dated August 6, 2020. The Harbor is a regional facility that attracts users from the local community, the County as well as regions north and south. The Fisherman's Wharf project is a critical piece of

property within the Harbor and its success materially affects the success of the rest of the Harbor. Visitors to the Harbor come for the entire coastal experience which includes views of the islands, boats, water sports, walking paths, parks, beaches, shopping and dining, and the opportunity to rent an apartment. As a Public Works under the Coastal Act, the Harbor stands as an interdependent project that depends financially on commercial/private development to provide funds for the public portions of the Harbor such as parks, beaches, infrastructure, maintenance and Harbor Patrol, and the synergy created by the boating, hospitality and residential uses is critical to its survival. The proposed LCP amendment and companion Fisherman's Wharf Project development standards require implementation of a mix of high priority coastal and harbor-related land uses and waterfront rental housing, all of which are necessary to implement a balanced, integrated approach to restoring and improving Fisherman's Wharf as a regionally significant visitor-serving destination.

- The LCP amendment and its accompanying project will ENHANCE public access, recreation, and commercial fishing, and DOES NOT impact visual resources. The existing commercial center is dilapidated and beyond the point where mere maintenance is sufficient to bring it to current standards and codes. It must be rebuilt virtually from the ground up. In the process of rebuilding the commercial and recreational uses on the site, the LCP amendment development standards provide for rebuilding and expanding existing inadequate public walkways, park space, seating and dining area, landscaping, public boat docks, view corridors, and relocating a substandard fish offloading dock to a more appropriate location, among others. The development standards included herein were submitted as part of the application, and have been re-submitted in the letter to you and the Commission dated August 6, 2020.

***Development Standard 1.5*** To further ensure construction and availability of visitor-serving commercial spaces, a minimum of 30% of the linear space along the waterfront promenade adjacent to the mixed-use structure will be constructed for visitor serving uses; 100% of the developed space in the existing entry corner commercial area shall be retained for visitor serving uses; and 40% of the commercial area will consist of courtyards, seating areas, and other public spaces. The entire linear promenade along the mixed-use structure shall be enhanced and widened as described in Section 2.0 to maximize public access.

***Development Standard 2.1*** Public pedestrian access shall be provided through walkways along Channel Island Boulevard and Victoria Avenue, a waterfront promenade along the waterside portion of the mixed-use development, courtyards for seating and entertainment with Harbor views wherever possible, and a family-oriented public park with Harbor views at the southern terminus of the project.

***Development Standard 2.2*** All public improvements and amenities shall conform to the Channel Islands Harbor Public Areas Plan and Design Guidelines, Ventura County, dated June 24, 2008, as approved by the County of Ventura, and reviewed by the City of Oxnard and California Coastal Commission staff, and as amended from time to time, except that the minimum 10-foot wide waterfront promenade required by

*the Guidelines shall be increased to vary between 12- and 20-feet in width for approximately 600-feet along the entire commercial-residential mixed-use portion of the parcel. The wider sections of the promenade will be up to 20 feet at periodic intervals along the waterfront, and 20-feet at the northern end of the mixed-use building as it approaches the new boardwalk, dock and commercial courtyard areas.*

**Development Standard 2.3** *The public promenade shall be restored, enhanced and extended to the south approximately 100-feet in length along the waterfront to connect to the public park and children's play area, and shall be extended an additional approximate 200-feet in length to the north to form a combined waterfront boardwalk, dock and courtyard area at the entry corner commercial area.*

**Development Standard 2.4** *An approximate 1-acre nautical-themed public park and children's play area shall be provided on the southern end of the development and shall include seating areas, play equipment, and walking paths, designed to maximize public views.*

**Development Standard 2.5** *Public pathways and plazas shall be incorporated into the all commercial areas to readily accommodate pedestrian circulation.*

**Development Standard 2.6** *Public access support facilities such as benches, tables, drinking fountains, interpretative signage and public restrooms shall be incorporated into the public promenade and visitor-serving commercial areas.*

**Development Standard 2.7** *Relocation of the existing commercial fishing dock and hoist to a more efficient and desirable location in the Harbor to better accommodate commercial fishing operations shall occur concurrent with project implementation. The existing dock space shall be restored and enhanced as a public dock, which shall provide outdoor seating and water recreation support facilities, including a boat and water sport rental kiosk.*

These improvements are assets to the Harbor and would enhance public access, recreation, and commercial fishing and taken together, the project would result in 52% of the land area (ground floor) being dedicated to public uses, landscaped open space and view corridors. The residential portion of the project will occupy the southern one third of the property, approximately 3.8 acres of the land area (ground floor) and will be located on an existing underutilized and visually blighted parking lot, adjacent to the Navy Base Ventura County and across the east channel from existing apartments. The apartments sit above ground floor restaurants, retail space, boating kiosk and public and private parking that are all housed within a new mixed-use building. There are no existing views that will be negatively affected by the project. Instead, the apartment component will allow for the construction of all the public amenities and the commercial uses and expansion of the public promenade, making 100% of the site's waterfront area more accessible and welcoming to the public.

While we think the model of the project shows what would be a vibrant, activated area that will be attractive to residents and will attract visitors from all over Southern and Central California, the model was not commissioned by the applicant and does

not accurately illustrate the building façade's architectural features including the many insets, projections, trellis structures and tower elements - these features are instead shown as flat thereby completely skewing the overall look of the building. The model also distorts the contextual size and scope of the project within the greater Channel Islands Harbor by making it look substantially more imposing than it will really be relative to the other existing and proposed Channel Islands Harbor buildings, as illustrated on Exhibit 1. We have also attached graphics which illustrate a significantly more realistic perspective of the enticing, attractive and exciting environment the project will offer. The proposed LCP amendment clearly requires that these features be incorporated into the project:

***Development Standard 2.9*** To create an inviting environment with large areas of visual relief and enhancement, landscaping and architectural design elements, including deep courtyards within structures and significant ground-level greenspace and hardscaped expanses, shall be incorporated along the waterfront to provide engaging view corridors of the Harbor through and along the entire western edge of site.

***Development Standard 3.6*** Building setbacks for visitor-serving commercial structures at the primary entry corner to the Harbor shall be a minimum of 12-feet from the public right-of-way of Channel Islands Boulevard and a minimum of 14-feet from the public right-of-way of Victoria Avenue. Public sidewalks shall be incorporated into the public right-of-way beyond the setback. Architectural pop-outs are permitted within the setback.

***Development Standard 4.5*** The commercial-residential mixed-use structure shall include variations in heights, rooflines and windows along the Victoria Avenue and waterside corridors. 35% of the Victoria Avenue and waterfront building facades shall be articulated with architectural treatments, including pop-outs, insets and planted areas located periodically along the entire length of the facade to provide visual interest, building mass relief and public seating areas.

***Development Standard 4.6*** Building setbacks for the commercial-residential mixed-use structure shall be a minimum of 14-feet from the public right-of-way adjacent to Victoria Avenue. The setback from the waterfront shall at a minimum be the width of the waterfront promenade. The building façade along the waterfront shall be articulated as required in Section 4.5 and shall be increased at reasonable intervals for benches, tables, drinking fountains, bike racks, kiosks for public services, and the like. Architectural pop-outs are permitted within the setback area.

***Development Standard 4.7*** The commercial-residential mixed-use structure shall be designed with a 26-foot-wide view corridor at the approximate mid-point of the structure, and three deep courtyards along the harbor waterfront elevation to provide large areas of visual relief.

- The size and scale of the residential component is in keeping with other uses in the Harbor and is consistent with recent residential projects approved by the City of Oxnard and the Coastal Commission in the Harbor Island, Westport and Seabridge developments just to the north of Channel Islands Harbor.



- The proposed density of the project is appropriate to the area and is similar to other projects approved by the City of Oxnard and the California Coastal Commission in the Harbor Island, Westport and Seabridge developments just north of the Channel Islands Harbor. Existing densities in the Harbor are in keeping with suburban garden style apartments typical of the 1960s and are inadequate in today's land use environment. Proposed density of this project is similar to many other projects approved in the area.
- The Fisherman's Wharf to be implemented per the proposed LCP amendment IS a mixed-use project and is appropriately defined as an "Urban Village." The land use designation was used in the City's General Plan updated to indicate projects that are infill, include residential and commercial, are designed so that residents have an opportunity to reduce commute times by taking alternative means of transportation. The project meets this criteria by providing a mixed-use development, near a large regional employer, with adjacent commercial uses. In addition to the recreational and visitor serving uses provided in this project, there is a supermarket, various restaurants, dry cleaners, and other services located less than a mile from the proposed site and easily within bike or walking distance.
- The proposed LCP amendment development standards ensure the Fisherman's Wharf project WILL provide a viable amount of commercial space in a mixed-use configuration. The existing commercial center is only 30% occupied and has been in this state for many years. The project contains 36,000 square feet of restaurant and visitor serving uses, which will be supported and subsidized by the adjacent residential uses, necessary in a market where only half of the homes are full-time residences. The proposed LCP amendment development standards require the following:

***Development Standard 3.1*** Visitor-serving uses shall be provided within a minimum of 35,000 sq. ft. of retail/commercial space, to be located in the existing commercial/retail structures located at the primary entry corner to the Harbor, or vertically integrated into the commercial-residential mixed-use building along the waterfront at the ground floor. Commercial square footage shall include outdoor service areas.

***Development Standard 3.2*** Existing commercial/retail structures located at the primary entry corner to the Harbor shall be retained and restored or reconstructed in a manner that maintains the location and character of the existing structures.

***Development Standard 3.3*** Public open space shall be incorporated into the restored commercial area. A 15-foot minimum waterfront walkway in the commercial area shall connect the existing commercial areas to the waterfront promenade to the south and shall including periodic locations for benches, tables, drinking fountains, public restrooms, bike racks, and the like.

***Development Standard 3.4*** Public space in the commercial area may include, but not be limited to, public walkways, public gathering areas such as courtyards, parking lots for public use, view corridors, waterfront promenades, and bikeways.

***Development Standard 4.1*** Residential use shall be permitted only within a mixed-use development and shall include a minimum of 35,000 square feet of commercial use, 9,000 square feet of which shall be integrated along the waterfront frontage on the ground floor of the commercial-residential mixed-use structure.

- The proposed LCP amendment development standards ensure the Fisherman's Wharf project WILL provide ample public amenities. Development of the residential component will enable the construction of a viable visitor serving center, public parking, wide and improved public promenades, rehabilitating the fishing wharf for a seating and dining area, public plazas, rebuilding the park into usable public space with children's play area and landscaping, fountains and seating areas, a public bathroom and public boat docks. HBCA's assertion that public amenities will be lost is incorrect and misleading.
- The proposed LCP amendment development standards ensure the Fisherman's Wharf project WILL provide additional amenities to the public. The existing walkways, park areas and waterside access are in disrepair and inadequate by current standards. The existing park is barely landscaped. A large portion of the area functions as a bioswale and is not useable by the public in any sense of the word. As noted above, the proposed LCP amendment includes project specific development standards that require new, expanded and substantially enhanced public amenities throughout the mixed-use development.
- The only way for this site to be redeveloped is through private investment. The County has had responsibility for the Fisherman's Wharf site since the 1990s because the lessee at the time abandoned their interest in the property. The County Harbor Department does not now, nor has it ever had the funds to rebuild the site, which is necessary to bring it up to current standards. The Harbor Department has invested hundreds of thousands of dollars in repainting, repairing, landscaping and maintenance of the area over the years, but the fact is that it does not currently function as the regionally significant visitor-serving destination it was intended to be, is only partly occupied, and does not provide the revenue needed to fully maintain it. Private investment is critical to its survival.
- The project DOES contain adequate public parking and parking for the residential units. The Harbor Department has contracted with a traffic engineering firm to analyze the parking provided which is divided into open, free public parking and private parking for residents. The engineer's report has determined that there is more than adequate parking site for all uses. The proposed LCP amendment development standards require adequate circulation, parking and bicycle facilities to be included in the project to ensure maximum public access to and use of the site, and to allow for provision of critically needed housing consistent with Smart Growth principles, specifically:

**Development Standard 2.8** *Public access to Fisherman's Wharf shall be maximized by providing expanded public parking, bicycle, and circulation facilities, including a water-vehicle dock designed to accommodate access and parking of water-vehicles such as boats, kayaks and stand-up paddle boards.*

**Development Standard 2.8.1** *Off-street parking shall be provided as identified in the Parking Study for Fisherman's Wharf Mixed-Use Project and shall be integrated throughout the development as enclosed and open-surface parking. Open surface parking shall be landscaped with a perimeter planting of trees and ground cover, surrounded and/or enclosed by the development to minimize visibility.*

**Development Standard 2.8.2** *Bicycle parking shall be provided along the waterfront, at public gathering spaces and building entrances to promote cyclist safety, security, and convenience. Existing Class II bicycle lanes on arterial roadways surrounding the site shall be retained and extended to provide continuous bicycle lanes on public roadways.*

**Development Standard 2.8.3** *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."*

**Development Standard 2.8.4** *The existing long-term lease boat slips shall be converted and enhanced into a public water-vehicle dock to facilitate increased waterside public access to the Harbor and to support dock and dine/shop.*

**Development Standard 4.2** *Residential uses shall consist of multi-family rental housing designed as a sustainable harbor village community that provides a range of transportation and housing choices in conjunction with places to shop, work, and play. All residential units shall be restricted to rental units.*

- The project provides ample public parking for the public boat docks. The existing underutilized parking lot is only used for RV parking because it is not used for anything else and the overall RV annual occupancy is less than 3%. Parking is provided for the park, and for all other uses onsite. HBCA's statement to the contrary is simply not true.
- There IS adequate infrastructure in and around the site to accommodate projected traffic. Traffic studies prepared for the project indicate that there will be impacts to traffic only during peak hour periods, and this impact will be mitigated and not significant.
- The proposed LCP amendment DOES NOT conflict with environmental justice principles, but rather includes development standards to ensure the Fisherman's Wharf project will provide amenities that will be attractive to all visitors to the Harbor, and not just to the residents who are wealthy enough to live here. Restaurants, specialty shops, boat and kayak rentals, public boat docks, promenades, public gathering areas, a public park with a children's play area are all things that will be provided by this project that are not now available. The

modern, up-to-date, market-rate residential units will be available to anyone who wishes to live near the water. The area around Channel Islands Harbor is comprised of hundreds of million-dollar single family homes that currently enjoy the quiet, underutilized facilities in the Harbor as their own private park. There is nothing more unjust than allowing these privileged homeowners to impede redevelopment of Fisherman's Wharf with improvements that will be available to residents and visitors outside the immediate area. Further, as noted in my August 6, 2020 letter to the Coastal Commission, recognizing that affordable housing serves to further environmental justice principles related to maximizing public access for all, the County is amenable to proposing additional development standards to ensure an affordable housing component is incorporated into the LCP amendment for project implementation.

- The LCP amendment need not apply to the entire Harbor and does in fact include enforceable standards to prioritize coastal-dependent, recreational and visitor-serving uses and ensure that future residential development would not infringe on public access. If indeed the interpretation of the LCP amendment application is that it applies to the entire Harbor, that was not the intention, and the Harbor Department is willing to apply it only to this Fisherman's Wharf site. The proposed LCP amendment is intended to address only the Fisherman's Wharf site and provide the policy foundation for the Fisherman's Wharf project.

The County of Ventura Harbor Department believes that the proposed LCP amendment and companion mixed-use development will enable the construction of the visitor-serving commercial uses, public amenities and commercial fishing and boat dock improvements that are so desperately needed in this regional facility, and that the requirements for an override of the City of Oxnard's denial of the LCP amendment have been more than adequately demonstrated in our letter to the Commission in response to the staff report dated August 6, 2020, and we ask that you approve the override or take jurisdiction of this project and allow it to move forward.

Sincerely,



Mark Sandoval  
Ventura County Harbor Director



Exhibit 1







Channel Islands Blvd @ Bridge "After"



Boardwalk "After"





Park Site "After"

## Horn, Wesley@Coastal

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**From:** Rene Aiu <aiurene@gmail.com>  
**Sent:** Saturday, August 8, 2020 11:09 AM  
**To:** Padilla, Stephen@Coastal; Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Hart, Caryl@Coastal; Aminzadeh, Sara@Coastal; Escalante, Linda@Coastal; Wilson, Mike@Coastal; Rice, Katie@Coastal; Groom, Carole@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal  
**Cc:** Ainsworth, John@Coastal; Hudson, Steve@Coastal; Horn, Wesley@Coastal; Staben, Jeff@Coastal  
**Subject:** Ventura County's Response to Commission Staff Report Item 19a of August 12, 2020  
**Attachments:** HBCA response to county's response to CCC Staff Report.docx

Chair Padilla and Commissioners:

The facts support the Staff's findings and its recommendation despite the County's attempt to discredit the report. In our letter we provide facts that dispute several of the County's claims. Thank you for taking time to read our letter.

Rene Aiu on behalf of the Harbor & Beach Community Alliance



August 7, 2020

California Coastal Commissioners  
455 Market Street  
San Francisco, Ca. 94105

Re: Ventura County's Response to Commission Staff Report – City of Oxnard Local Coastal Program Amendment No. LCP-4-OXN-20-0007-1 Item 19a of August 12, 2020

Chair Padilla and Commissioners:

The County's Letter dated August 6, 2020 attempts to discredit the Staff Report on this matter. We support the Staff's findings and recommendation to deny this LCPA. We also support the City of Oxnard's denial of this LCPA.

In response to the County's letter and some of the specific claims it makes, we would like to make the general observation that many of the County's claims have previously been shown to be in error yet they continue to pursue the same claims.

- 1) Though the City's General Plan identified several areas as possible sites including Fisherman's Wharf for an "Urban Village" development, it is the LCP that governs not the General Plan. This means the County's insistence that the City make its LCP consistent with its General Plan is incorrect. The fact is the City's 2030 General Plan does not make this area an Urban Village. It is a POSSIBLE designation that is activated, if and only if, a Specific Plan is first adopted for that site.

But the County's Fisherman's Wharf project is NOT an urban village as County Supervisor Steve Bennett admitted "I think we should be upfront right now...this is not a village project....it might be convenient for us to say that because that's what the City of Oxnard has come forward with.."

The County can apply for an "urban village" development by submitting a Specific Plan as required by Oxnard's General Plan. They have elected not to apply because the project would not qualify as an urban village.

- 2) The County would like you to believe that the City is "being the blockade or brick wall here". But in June 2016, the developer made it absolutely clear that "We are trying to create an environment and lifestyle of living in apartments and living on the water... if you choose not to approve this today, we will go away."



Since then, there has been no genuine effort to modify the project to address the issues and concerns expressed by the City and public. Not a single detail has changed in this project since 2016. It is the County not City that is uncompromising in what it wants.

- 3) The County attempts to justify this LCPA with the deteriorating conditions at Fisherman's Wharf. But this deterioration is not a reason for an Override. Like any landowner/landlord, the County is responsible for the maintenance of its property. Since 2004 the County has shamefully allowed the area to deteriorate. The County is like the arsonist trying to take credit for putting out the fire.
- 4) The County's claim that this LCPA's apartment project is the only alternative to this deterioration is false. In October 2019, the County received a legitimate unsolicited development proposal for Fisherman's Wharf that is visitor-serving and requires no residential.

Even the 2013 HR & A Economic Study for Port Hueneme they cite actually contradicts their claim. It states: "these results do not reflect a strong hotel/motel market [in the City of Port Hueneme] ... both Ventura and Oxnard are superior locations...both cities have a strong presence on the major tourist corridors ...that are superior to those found in Port Hueneme."

The County never issued a Request for Proposal (RFP) for competitive development proposals for Fisherman's Wharf. They only issued a Request for Qualifications (RFQ) in 2012 that required apartment development experience. The result is self-fulfilling.

- 5) The County claims "the proposed LCP amendment with project-specific "development standards" will ensure continued and increased public use and enjoyment". They support their claim saying the project will provide "expanded and enhanced public access amenities".

The project does not do this. It virtually privatizes this important waterfront site with a massive 390 luxury apartment complex. Contrary to the County's claim of "providing waterfront rental housing affordable to persons of middle income", the rents, as the developer told the County Board, "will be at the highest end of rents available in the market here." And that is what market rate rents for waterfront luxury apartments are.

The "amenities" are overwhelmingly exclusive to apartment tenants as is evident in the developer's own project details submitted to the City. The project does not provide a new one acre park, but instead removes more than a third of the existing park and eliminates all 45 adjacent free parking spaces making the park and public docks virtually private for the apartment tenants. The project does not provide any new or additional amenities for the public.

The project does not provide adequate parking essential to public access. It is underparked by 390 spaces. It does not meet the City's code parking requirements nor the County's own Coastal Zoning Ordinance parking requirements.

- 6) In the letter, the Harbor Director states: "The Harbor Public Works Plan and the City's LCP were approved over 30 years ago. Conditions have since changed." He goes on to list the conditions that have changed as a justification for an Override for the County's LCPA.

This makes a very strong case for updating the County's 34-year old Public Works Plan. It is clear in the letter, the County intends "as with all new projects in the Harbor, ...to implement the Fisherman's Wharf project through an amendment (seventh) to its Commission-certified Public Works Plan."

Changing the priority of harbor uses parcel by parcel through serial amendments as the letter says does not make sense. It is obvious an updating of the harbor's PWP would facilitate a more efficient and transparent process for on-going development of the harbor. One can only wonder why the County continues to blatantly avoid this transparent process.

Amending the certified Public Works Plan by project can have serious consequences. Since 2008, the Commission has recommended that the County update its PWP. We also have asked the County many times to update its Public Works Plan so that its Master Plan for the ENTIRE HARBOR is made known to all and certified as consistent with the Coastal Act, the Environmental Justice principles and the City's LCP. It is the standard legitimate public process and the reason for a Public Works Plan.

Rene Aiu on behalf of the Harbor & Beach Community Alliance

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 3, 2020 3:12 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Alicia Hoskins <ahoskins336@ymail.com>  
**Sent:** Monday, August 3, 2020 12:32 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission, Guardians of our beautiful California Coast

Please hear the reasoning, the logic, the passion of the area constituents who have spent countless hours investing in this issue. We are not opposed to growth, we are not NIMBY, but please please understand that this is Privatization of Public Land along the Coast. Gifted by the Bard family to the residents of Ventura County for PUBLIC USE.

This override is an under-handed attempt to defy what thousands of residents oppose for that area. For reasons that are true, logical, measurable. Follow the money and you will understand why this once-thriving corner of our Channel Islands Harbor was planned obsolescence and in-attention over the years. We do not need apartments there that will rent for \$3000+ on average. This is not helping the state home affordability issue nor the housing crisis. This huge, inappropriate for the location, walled off monstrosity granted to be built by a LA Billionaire is not the right use for this public harbor land. Please hear us. Investigate the history of the local Harbor Director and his predecessor. There is just so much wrong with this gift to a wealthy developer. The residents have voiced their opinion. The City of Oxnard heard us and AGREED, after many many many meetings, pondering both sides of the equation.

**Please deny the Ventura County LCP amendment override** on Wednesday August 12; Item 19 Local Coastal Programs (LCPs) August 2020 City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department).

I oppose the request for an override.

With sincere thanks and we do understand your tough position in today's environment. But please, continue to think long term with consideration to the details and integrity of this harbor.

Best regards,  
Alicia Hoskins

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 3, 2020 3:12 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Shawn thomas <shawn8138@live.com>  
**Sent:** Monday, August 3, 2020 1:48 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

To the Coastal Commission –

We ask that you reject the request by the Ventura County Harbor Department to override a decision already made by the city of Oxnard as the issue was thoroughly vetted and reviewed in a public forum, with a decision to reject the idea of building the apartments. We are residents of Oxnard, living near the harbor and see the plan as the wrong vision for what improving the harbor looks like. We support the idea of revitalizing and feel the effort should be put into creating value for day visitors to enjoy the options offered by the harbor such as boating, dining, shopping, fishing and other water sports (obviously in a post COVID – 19 environment). This strategy would open up leisure activities to more numbers of people at all levels of income. Thank you for your consideration and review.

Shawn and Ellen Thomas  
328 Santa Monica Drive  
Oxnard, CA 93035

Sent from [Mail](#) for Windows 10

## Horn, Wesley@Coastal

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**From:** Hudson, Steve@Coastal  
**Sent:** Tuesday, August 4, 2020 5:07 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: apts.

-----Original Message-----

From: Ellen Kramer <2greatteachers@gmail.com>  
Sent: Tuesday, August 4, 2020 3:56 PM  
To: Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>  
Subject: apts.

I support the City of Oxnards refusal to bow to the County of Venturas attempt to cram 400 apts. down our throat at Fishermans Wharf. Sincerely, Eric Kramer, Seabridge

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 3, 2020 3:12 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Judy Van Wyk <judy@thedesignstudio.biz>  
**Sent:** Monday, August 3, 2020 1:57 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

California Coastal Commission-

As a design professional and a resident of Hollywood Beach, **I strongly object** to City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1.

The current code states that new multi-

family residential and planned unit residential development shall be limited to a density of no more than 18 units per acre.

To amend the law to 40 units per acre is **highly inappropriate** for the adjacent neighborhoods and the size of the commercial community.

The current code states development in the harbor shall not exceed two stories or twenty five feet in height, whichever is greater.

No special exception should be taken for the corner of Victoria Avenue and Channel Islands Boulevard.

I see no reason to make an exception for this developer- if they want to build here- build with-in the established rules.

If they do not choose to, another builder will.

In closing, we are residents of this area because it is not crowded, over developed and without charm and character like many Orange County Beaches.

We would rather have our cherished '*dilapidated*' Fisherman's Wharf over this abomination of a housing development.

**It does not belong here!**

My best regards,  
Judy Van Wyk CID  
109 La Granada St.  
Hollywood Beach



Judy Van Wyk



The Design Studio  
4425 West Riverside Drive, Suite 104  
Burbank, CA 91505  
t. (818) 567-6444  
judy@thedesignstudio.biz

## Horn, Wesley@Coastal

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**From:** Dotty Pringle <dleiph@gmail.com>  
**Sent:** Monday, August 3, 2020 6:42 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Oxnard's Fisherman's Wharf 8/3/2020

Hello,

RE: Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department) City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Writing to you today because Palmer Developers want Oxnard to change our LCP.  
Palmer is involved in questionable business affairs in Los Angeles with Mr. Huizar, LA City Council.

The County who manages our Wharf again is allowing it to run down in all areas just to have an excuse to give public land away. The apartments would not serve visitors nor would it be low cost accommodations to enjoy our small craft recreational harbor.

Please deny CIHP, llc and Mark Sandoval's request to monopolize this public recreational area and not do any business with them at all.

Please deny their request for Ventura County LCP amendment override. Do not allow this.

Truly,

Dotty Pringle  
Oxnard Resident

Sent from my iPhone

## Horn, Wesley@Coastal

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**From:** Audrey Martinez-Keller <audrey@swissfamilykeller.com>  
**Sent:** Tuesday, August 4, 2020 12:04 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Cc:** Rene Aiu  
**Subject:** LCP-4-OXN-20-0007-1 Hearing regarding Fisherman's Wharf  
**Attachments:** August Override Letter to CCC.docx

Dear Coastal Commission Staff:

Please send/share my letter that enforces your recommendation to not allow the override for the apartment development on Fisherman's Wharf.

Make it a great day,

Audrey Keller  
(818) 292-0447

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*Audrey Keller*

*1237 S. Victoria Ave. #504, Oxnard, CA 93035*

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August 3, 2020

California Coastal Commissioners  
455 Market Street  
San Francisco, Ca. 94105

Subject: City of Oxnard Local Coastal Program Amendment No. **LCP-4-oxn-20-0007-1** (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program), for public hearing and Commission action at the August 12, 2020 Commission hearing.

Chair Padilla and Commissioners:

I am in support of the findings and recommendation of the Commission Staff's Report of July 23, 2020. I agree with the staff's recommendation to deny the amendment.

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As an early supporter of the City Council's vote to deny the LCPA. Like the City, we want harbor developed, but want development that is consistent with the purpose of a harbor and maximizes public access.

**LCPA Approval Has Unintended Consequences for our Harbor.**

***The LCPA would apply to multiple areas at the harbor not just to the Fisherman's Wharf site.***

As the Commission Staff Report points out:  
"the proposed amendment would make changes in areas other than just Fisherman's Wharf, even though this broad change is not necessary to carry out the specific, mixed use project contemplated by the Harbor District...allowing more flexibility in determining whether uses other than principally permitted uses are allowed. This could cause significant impacts to public access, visitor-serving uses, and public views."

The report also finds “The proposed amendment will allow a non-coastal dependent, non-priority use (residential) within the Fisherman’s Wharf site without providing adequate development standards...that protect priority coastal uses of the Harbor....it would elevate the status of market rate residential uses so that they take equal precedence with coastal-dependent and visitor-serving uses.”

**International Development Alternatives Presented Themselves as a Viable Alternative**

In October 2019, the County received an unsolicited development proposal for Fisherman’s Wharf that is a non-residential, visitor-serving commercial development from a company with an excellent performance track record and financial ability to implement their plan. This demonstrates there are development alternatives that do not require residential. In an email sent to the County on February 28, 2020, the Germany-based company stated: “we still believe that Karls will be a great fit for the site. We will be able to provide a great appealing entry to the harbor area, with entertainment, food, retail, playgrounds & outdoor areas for young families. **Our free admission village will concur with the idea of keeping the site open to all the public regardless of economic background.**”

I am asking the Commission to deny the LCPA override and allow the City to work with the County on development projects that meet the Coastal Act and public needs.

Kind Regards,

Audrey Keller  
C.I. Harbor Resident  
(818) 292-0447

## Horn, Wesley@Coastal

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**From:** Ellen Kramer <2greatteachers@gmail.com>  
**Sent:** Tuesday, August 4, 2020 4:02 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fwd: 400 apts

Begin forwarded message:

**From:** Ellen Kramer <[2greatteachers@gmail.com](mailto:2greatteachers@gmail.com)>  
**Subject:** 400 apts  
**Date:** August 4, 2020 at 3:59:11 PM PDT  
**To:** [wesley.horn@coastal.gov](mailto:wesley.horn@coastal.gov)

Please do not allow the County of Ventura to shove 400 apts down our throats at Fishermans Wharf. The area is zoned for recreation. Sincerely, Eric Kramer, Oxnard



## Horn, Wesley@Coastal

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**From:** Angela Dubber <angelapsalm34@verizon.net>  
**Sent:** Tuesday, August 4, 2020 4:25 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Cc:** sparerib@roadrunner.com  
**Subject:** Re: Fisherman's Wharf Project - Requesting for the

Dear Commissioners,

As residents of the Silver Strand community here in Oxnard for over 7 years, my husband, Eric, and I are requesting that the proposed City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 as submitted by the Ventura County Harbor Department be denied. We both believe that it would be detrimental to our community for the City of Oxnard's certified LCP to be amended to allow residential uses (especially a four story high rise) on the publicly owned Fisherman's Wharf site within the Channel Islands Harbor.

One of our main concerns is that this amendment would deny the public access to the use of the Harbor. We feel that if the city of Oxnard's certified LCP were to be amended in this way, there would no longer be enough public parking to allow for businesses to survive there. This corner already has an existing problem with traffic (especially with large trucks making deliveries to the Navy Base across the street from the Fisherman's Wharf area). Adding a large residential structure such as what was proposed by the Ventura County Harbor Department, would greatly compound the already existing traffic problem here.

Thank you for your consideration of our concerns.

Sincerely,  
Eric and Angela Dubber

## Horn, Wesley@Coastal

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**From:** Hudson, Steve@Coastal  
**Sent:** Wednesday, August 5, 2020 1:08 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Fisherman's Wharf Channel Islands Harbor

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**From:** Dewayne Weaver <dweaver@calcommercialroofing.com>  
**Sent:** Wednesday, August 5, 2020 11:45 AM  
**To:** Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>  
**Subject:** Fisherman's Wharf Channel Islands Harbor

Mr Hudson : I have been a resident of the Silverstrand neighborhood for 18 years, and I must say this is an amazing place to live raise children and grandchildren. With the exception of the homeless issues which plague Southern California this is a very safe place to be. On sunny weekends we are overwhelmed with Californians who want to enjoy this beautiful place , during those periods we just say to our self summer will soon be over school will be back and the beach and Harbor will be back to its regular status. I support the recommending denial of the Counties unreasonable request to turn this beautiful place into a disaster zone with the increase of population the Counties development would bring. Today I heard that 1 in 5 deaths from Covid was in New York due to overcrowding and putting families into crowded living conditions. Allowing this development would definitely complicate life for the now residents and those who might move here to this small development. California is still a land of opportunity but developing Fisherman's Wharf will only benefit a developer and the counties tax base. Please hold your ground and keep our homes safe from this blight. Ventura County has thousands of acres of undeveloped land that does not have a waterfront. It has been said so many times there is only so much waterfront please please protect our home from the counties unreasonable desires to develop the Wharf.

--

Dewayne Weaver  
NORTHERN CALIFORNIA  
California Commercial Roofing  
PH 559-688-1477  
SOUTHERN CALIFORNIA  
PH 805-644-1640  
LIC # 567467 C-39, B  
My Hours are 9 AM till 4 PM Mon

Through Thursday.

**From:** Anna P <aproussalis@outlook.com>  
**Sent:** Thursday, August 6, 2020 2:13 PM  
**To:** Horn, Wesley@Coastal; Hudson, Steve@Coastal  
**Subject:** Request DENY County of Ventura Override Request for Fisherman's Wharf, Channel Islands Harbor

08/06/20

Dear California Coastal Commissioners:

As a 32 year resident of SilverStrand Beach, I have seen the Channel Islands Harbor Fisherman's Wharf thrive with successful businesses that residents as well as visitors thoroughly enjoyed only to see it sink into the neglect and disrepair evident today due to the mismanagement by the County. The County has allowed Fisherman's Wharf deteriorate and now wants to use it as a justification for an inappropriate project. The deteriorating Fisherman's Wharf area is not a valid "reason" for an override. The County, like any property owner, is responsible for its maintenance. I oppose the request to override the decision of the Oxnard City Council denying the County of Ventura their proposed amendment to the Oxnard Local Coastal Plan. To amend the city's LCP to the County's proposal impacts the entire harbor, not only Fisherman's Wharf for generations to come.

It also affects the manner the City protects it's coasts, beaches and harbor which is a rare and valuable asset to the City, the County and the State. As is well known, this land was deeded to the County for public use and visitor serving businesses, not to be turned into a private enclave for the elite. Harbors are no longer being built, apartments are built routinely as evidenced by all the new construction in the area.

It makes no sense to override the decision to accommodate a single project as it violates the heart of the City's LCP, genuine public access to coastal resources for all. The LCP's priorities are to encourage, protect and promote the expansion of commercial and sport fishing as well as recreational boating.

There are many examples of successful harbor destinations that do not have high density housing as it's anchor. Tourism will not increase because visitors will not flock to a small commercial area dwarfed by the shadow of an uninviting fortress like structure. Why drive 7 miles off the freeway for a small commercial offering? Instead, the tourism will funnel to Ventura Harbor or Santa Barbara Harbor where there are many choices for dining, recreation and water oriented activities.

These will be luxury apartments which will be likely 2<sup>nd</sup> homes for out of the area residents that will not add daily revenue to the area. It eliminates lower cost visitor serving commercial and retail space by 40%, removes more than a third of the existing park, it offers no new real public benefits as the overwhelming number of amenities are exclusive to apartment tenants. The project clearly adversely affects public welfare, especially those of the underserved communities. The only revenue this will really benefit are the developers themselves who have a horrendous reputation for building gargantuan fortress like structures

that are ill suited for this harbor. While their high density building might be well suited for downtown Los Angeles, they are woefully out of place in Channel Islands Harbor.

Additionally it will bring a large amount of vehicle traffic to an already compromised intersection that has been consistently rated poorly by the California Highway Patrol. That same corridor is the main entrance to CBC Port Hueneme and is the only egress and ingress for the residents of the Silverstrand and Hollywood by the Sea areas. The additional traffic incurred by 400 apartments will impact an already congested road and impede emergency personnel should they be needed in the residential beach areas. Also, in case of emergency, the entire populations of these beaches will have to escape through this same thoroughfare.

If the override is approved, it will set a precedent for other high-density residential developments at the 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 County's claim that apartments are necessary for redevelopment of Fisherman's Wharf are false. The County has never issued a Request for Proposal (RFP) that would open a competitive development process for proposals from a range of developers. Its most recent Request for Qualifications (RFQ) for Fisherman's Wharf area specified that developers must have apartment experience. The County has also recently received an unsolicited development proposal from an experienced developer that did not include a residential component. Whether apartments are needed or not, this LCPA's specific project is inappropriate and inconsistent with Oxnard's LCP and the Coastal Act.

Even Wikipedia has Channel Islands Harbor listed as follows:

**It is the fifth largest harbor for small-craft recreation in the state of California and is a waterfront resort, recreation, and dining marketplace.**

Let's improve our harbor to become above and beyond Wikipedia's definition of our beautiful gem and gateway to the Channel Islands!!

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 the override request, you come to the same conclusion. It should be denied.

Thank you,

Anna Proussalis

I respectfully submit the following letter in regards to Fisherman's Wharf. Commissioners, please distribute my letter to the other commissioners and make it part of the public record. Thank you for your consideration,

Anna Proussalis  
112 Tujunga Avenue  
Silverstrand Beach,  
Oxnard, CA 93035



## Horn, Wesley@Coastal

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**From:** George Outlook.com <talktogeorge90@outlook.com>  
**Sent:** Thursday, August 6, 2020 4:50 PM  
**To:** Horn, Wesley@Coastal; Hudson, Steve@Coastal  
**Subject:** Request DENY County of Ventura Override Request for Fisherman's Wharf, Channel Islands Harbor

Dear Commissioners,

The charge of this division to protect the coast and ensure the proper types of developments so that this limited resource is made available to as many citizens as possible is a charge taken, almost reverently, by this body. It is the reason why citizens not only appreciate this good work but also continue to support this body.

There are many specific reasons why this request should be denied, but I think one of the more important reasons is that the land owner, in this case the County of Ventura, instead of attempting to comply and work within the spirit of what should be done has abdicated their responsibility to resolve financial concerns and is willing to sell the public's heritage because of it. It is important to note and respect that the land being discussed was once privately owned and was gifted to the public. The spirit and conditions of that gift must be recognized and respected.

Putting up a huge block building from waters edge to street edge and for a significant portion of the Harbor for the benefit of a particular developer and the residents of that particular property, excluding the public is NOT the only solution to financial challenges. In addition, offering such a valuable piece of public property to a private owner who's history is less than stellar highlights the failure in performance by the land owner. This in itself should be cause to deny the request, the quality and respect to the duty of this land is not foremost in the minds of the land owner. Their financial enrichment is the only primary motivator.

A more applicable resolution should and must be found and the denial of this request will help the land owner understand and respect that coastal land requires a degree of respect and stewardship that is not reflected in this "offering" / "solution".

Perhaps something like this would be more applicable:

<https://www.citizensjournal.us/wp-content/uploads/2019/12/Dresden-Press.pdf>

### **Here is the October 21 proposal from Karl's Erlebnisdorf's Karl's of California:**

Dear Ventura County Board of Supervisors,

We would like to propose the development of a Karl's Erlebnisdorf in the Fisherman's Wharf location in Oxnard. Originating in Germany, Karl's is a family oriented strawberry theme park that offers free entry to shops, restaurants, rides and activities that are entirely strawberry themed. As the strawberry capital of America, we believe Oxnard is the perfect location to establish our first Erlebnisdorf (Adventure Village) in America.

#### **What is Karl's?**

Karl's is a multi-generational family business built entirely around the strawberry and the joy it brings to people. Established by Karl Dahl in 1921 in Mecklenburg Western Pomerania, Germany, it is a beloved household name. Currently, Karl's boasts:

7 successful locations in Germany with around 1000 employees and around 2500 seasonal

employees  
7 Million annual visitors in all locations  
3 theme park hotels  
Over 400 strawberry booths across Germany

### **The Objective**

Our objective is to establish the first Karl's in America in a location that is meaningful and beneficial to both us and the city we enter. The Dahl family has been visiting Oxnard for generations in celebration of the strawberry and all that California has to offer. The Dahl's would now like to give back to the California city they have fallen in love with. By merging our interests with those of the city of Oxnard and the county of Ventura, we hope to establish a vibrant business that everyone can benefit from.

### **The Opportunity**

Robert Dahl, the grandson of Karl and current owner of Karl's Erlebnishof, along with his development partners have already met with members of various city departments and visited the Oxnard Fisherman's Wharf area. Immediately, Robert fell in love with the site and had a vision for how a Karl's Erlebnisdorf could revitalize the area. The location presents an amazing opportunity for new energy and life to be established via a Karl's Erlebnisdorf. A Karl's Erlebnisdorf would create:

#### **A community focus point**

Free public access to the Erlebnisdorf, harbor and parking  
Dining & entertainment for all generations  
100's of new jobs  
A major tourist attraction  
Community awareness and celebration of the strawberry

### **Our Proposal**

11/14/2019 AT&T Yahoo Mail – Fwd: Oxnard Fisherman's Wharf – German Strawberry Project Proposal

Keeping with the strawberry theme and style of our other Karl's locations, our architects have designed a Karl's to fit the existing Fisherman's Wharf layout. We would like to preserve as much of the Fisherman's Wharf feel while incorporating the authentic Karl's style and farming history of Oxnard. Please see the attached site plans & rendering for what could be included on the site. Highlights include:

16,000 SF of retail  
10,000 SF of food manufactories where visitors observe strawberry & other food products being made  
9,000 SF of dining space  
22,000 SF of playground space  
86,000 SF of footpaths and green areas  
600 free public parking spaces

### **Funding**

We have the funds available and are prepared to cover all development and operating costs on our own. Funding all new projects in Germany privately, Karl's is a highly profitable business that we hope to extend into California. We understand that the Fisherman's Wharf area is in need of economic rejuvenation and that is exactly what we hope to bring to the area.

Thank you sincerely for your time and consideration of a Karl's Erlebnisdorf at the Oxnard Fisherman's Wharf.

All the Best,  
Axel Stelter  
Project Manager Karl's California  
US 415 684 5181 | GER 01522 3833 40

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## Horn, Wesley@Coastal

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**From:** Chris Bryson <chris4223@mac.com>  
**Sent:** Thursday, August 6, 2020 5:01 PM  
**To:** Hudson, Steve@Coastal; Carey, Barbara@Coastal; Christensen, Deanna@Coastal; Horn, Wesley@Coastal  
**Subject:** Opposition to Proposed Coastal Program Amendment No. LCP-4-OXN-20-0007-1  
**Attachments:** 8-6-2020 Letter to California Coastal Commissioners.pdf

Dear Addressees, please distribute the attached letter to all of the Coastal Commission Commissioners and make it part of the public record.

Thank you.

PS. I have just received an email from the Harbor Director who says, without giving any supporting arguments, that he feels the development is a benefit for a much larger region than just the City. It doesn't convince me. How apartments for the elite can benefit the greater good, eludes me. I hope the Commissioners agree. If possible, please forward this short PS to the Commissioners, also. Thank you.

**CHRISTIANA G. BRYSON**

2320 Kingsbridge Lane  
Oxnard, CA 93035  
[chris@west.net](mailto:chris@west.net)  
(805)377-4223

August 6, 2020

Via Email Transmittal

California Coastal Commission  
South Central Coast District Office  
89 South California Street, Suite 200  
Ventura, CA 93001-2801

**Subject: City of Oxnard Local Coastal Program Amendment No. LCP-4-OXN-20-0007-1 (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program), for public hearing and Commission action at the August 12, 2020 Commission hearing.**

Please ensure that this letter is distributed to all commissioners AND made a part of the public record. A copy has also been emailed to Steve Hudson, District Director, Barbara Carey, District Manager, Deanna Christensen, District Supervisor and Wesley Horn, Coastal Program Analyst. Thank you.

Dear Coastal Commission members:

First, I agree with the Coastal Commission Staff analysis and Recommendation that **the proposed City of Oxnard LCP Amendment should be denied.**

**The subject property should be reserved for public, not private uses.**

I have been a resident at the same home in Oxnard for 40 years. Prior to Covid-19's stay at home requirements, I often frequented the Fisherman's Wharf area and the businesses that are still there. I also recall when it was a thriving area, where I frequently brought friends and visitors, both from other states and even other countries. They all enjoyed the experience immensely. The Harbor is a grand tourist attraction. In my opinion, it would be ludicrous for the Harbor Department, having permitted the area to decline, to now succeed in turning it into a high rise, dense apartment complex, and thereby preclude visitors from all over the world from enjoying its benefits. The Harbor is a rare and valuable asset, not only of the City and County, but also of the State and Nation. 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. This is a treasure which cries out to be preserved for general enjoyment. Your denial of the proposed amendment will ensure that current and future generations will have access to the area's beauty and recreational opportunities.

**A Brief Overview of Issues**

The plan and the use Amendment promoted by the Harbor Department would:

1. Deny public access and use of the Harbor.
2. Permit construction of high end exclusive apartments that would limit the public's ability to use Fisherman's Wharf.



3. Does not provide for sufficient parks—only one park, which reduces the size of the existing park by one-third. The overwhelming number of amenities are exclusive to apartment tenants.
4. Does not provide sufficient walkways and views of the water.
5. Does not provide sufficient parking to maintain viable businesses and public access. There is excessive use of tandem parking.
6. Create traffic safety concerns. There would be excessive non-signalized U-turns and left turns required. The Victoria Blvd access route has heavy truck usage and would therefore necessitate the opening of another access driveway the County had previously closed as dangerous.
7. **Set density and increased building height for the entire Harbor and not just for the Fisherman's Wharf project.**
8. The apartment complex proposed by the plan would NOT provide more affordable housing for the area. To the contrary, it would create a private enclave, with market rate pricing.
9. Create traffic congestion, as well as causing traffic hazards in the event of the necessity for emergency evacuation.
10. Place an additional burden on the City of Oxnard to service the area with Fire and Police protection, as well as maintenance of streets and traffic controls. It is not appropriate to prevent the City from having any say in what is built in this section of the City.
11. The project does not meet any needs of either the Harbor, nor that of the larger geographical area.

### **The County has Other Options**

There are other legitimate processes open to the County of Ventura that the County has avoided: It is my understanding that the County and the developer have shown no willingness to enter into discussions re making meaningful modifications to their plan which would address issues the City and the Public have brought to their attention.

The County has never issued a Request for a Proposal that would open a competitive development process for proposals from a range of developers, including those whose main thrust is not residential units. Its most recent Request for Qualifications for Fisherman's Wharf specified that developers must have apartment experience. To the contrary, the County has persisted in giving their preferred developer exclusive options on the property and, I am advised, recently received an unsolicited development proposal from an experienced developer that did not include residential.

### **The Amendment will strip the City of its Permitting Authority**

If the proposed amendment 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 to 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. The City would have to provide public services to those areas, and, consequently, development of all such areas should be subject to the City's approval.

### **Public Land should remain dedicated to the Public; the Amendment should be DENIED.**

The proposed Amendment would cause inappropriate development of public land designated for visitor-serving and harbor-oriented uses. The deed from the Bards gave this land to the County for public, not private use. A development that is in the coastal zone and on publicly owned land deserves a high standard of scrutiny and demands that it be used for public benefit. The proposed Amendment would not do so.

It is my hope (and that of the majority of local residents) that you reach the same conclusions as the Commission staff (who have done an excellent analysis) and deny the proposed Amendment.

Thank you for your time and consideration.

Very truly yours,

Christiana G. Bryson

## Horn, Wesley@Coastal

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**From:** David Goldenberg <golden59@pacbell.net>  
**Sent:** Thursday, August 6, 2020 8:02 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal; Padilla, Stephen@Coastal; tcruz@chulavistaca.gov; Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; ccc@daynabochco.com; Groom, Carole@Coastal; gguiney@smcgov.org; Aminzadeh, Sara@Coastal; erik@erikhowell.com; Celina.Luna@longbeach.gov; Escalante, Linda@Coastal; Rice, Katie@Coastal; Hart, Caryl@Coastal; Wilson, Mike@Coastal  
**Subject:** Support of Channel Islands Harbor - See Attached Letter  
**Attachments:** Channel Islands Harbor Ltr of Support.pdf

August 6, 2020

Steve Hudson  
Commissioners  
District Director

Chair Steve Padilla and Coastal

California Coastal Commission  
89 South California Street, Suite 200  
Ventura, CA 93001

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 91405

(Sent via e-mail to Steve.Hudson@coastal.ca.gov and wesley.horn@coastal.ca.gov)

We are writing regarding Item 19a on Wednesday's Coastal Commission agenda. The item is a request by the Ventura County Harbor Department to override a denial by the City of Oxnard to amend its Local Coastal Program to allow for the redevelopment of Fisherman's Wharf.

The California Sea Urchin Commission represents 270 commercial sea urchin divers in Northern and Southern California. We are a state marketing program authorized by an act of the California State Legislature in 2004. The organization is formalized in the California State Food & Agriculture Code. Many of our members use the Channel Islands Harbor and therefore we have a deep interest in this agenda item.

The County has been struggling with redevelopment of the Channel Island Harbor parcel for well over a decade, and the center is run-down and creates a negative image for the entire Harbor. We have evaluated the project, our local divers have been involved in the planning, and believe that the project will undoubtedly assist the businesses in the Harbor, particularly the commercial fishing industry, as well as improve the image and reputation of the Harbor as a whole.

We support County's request, and ask that you do whatever is necessary to move this project forward.

Sincerely,  
David J. Goldenberg  
Executive Director



August 6, 2020

Steve Hudson  
District Director

California Coastal Commission  
89 South California Street, Suite 200  
Ventura, CA 93001

Chair Steve Padilla and Coastal Commissioners

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 91405

(Sent via e-mail to [Steve.Hudson@coastal.ca.gov](mailto:Steve.Hudson@coastal.ca.gov) and [wesley.horn@coastal.ca.gov](mailto:wesley.horn@coastal.ca.gov))

We are writing regarding Item 19a on Wednesday's Coastal Commission agenda. The item is a request by the Ventura County Harbor Department to override a denial by the City of Oxnard to amend its Local Coastal Program to allow for the redevelopment of Fisherman's Wharf.

The California Sea Urchin Commission represents 270 commercial sea urchin divers in Northern and Southern California. We are a state marketing program authorized by an act of the California State Legislature in 2004. The organization is formalized in the California State Food & Agriculture Code. Many of our members use the Channel Islands Harbor and therefore we have a deep interest in this agenda item.

The County has been struggling with redevelopment of the Channel Island Harbor parcel for well over a decade, and the center is run-down and creates a negative image for the entire Harbor. We have evaluated the project, our local divers have been involved in the planning, and believe that the project will undoubtedly assist the businesses in the Harbor, particularly the commercial fishing industry, as well as improve the image and reputation of the Harbor as a whole.

We support County's request, and ask that you do whatever is necessary to move this project forward.

Sincerely,

David J. Goldenberg  
Executive Director

|                |                            |                |              |
|----------------|----------------------------|----------------|--------------|
| Cc: Tony Cruz  | Donne Brownsey, Vice Chair | Caryl Hart     | Mike Wilson  |
| Dayna Bochco   | Effie Turnbull-Sanders     | Gina Quiney    | Carole Groom |
| Sara Aminzadeh | Erik Howell                | Roberto Uranga |              |
| Celina Luna    | Linda Escalante            | Katie Rice     |              |

## Horn, Wesley@Coastal

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**From:** Madonna Land <madland@zoominternet.net>  
**Sent:** Friday, August 7, 2020 8:44 AM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Subject:** opposition to the Fisherman's Wharf apartment complex

Mr. Hudson and Mr. Horn,

We would like to take this opportunity to express our opposition to the proposed apartment complex at Fisherman's Wharf. Please forward our letter below to the commissioners and everyone involved in the decision process in advance of the meeting on August 12<sup>th</sup>. We also request that our comments be made part of the public record.

Thank you,  
Paul and Linda Madonna  
116 Tujunga Ave.  
Oxnard, CA 93035

+++++

Dear Commissioners,

We are writing because we are vehemently opposed to the proposed use of Fisherman's Wharf for an apartment complex. This is not the best use of the property for the community, but rather will only serve to line the pockets of the vested individuals and to provide exclusive apartments to the privileged few.

The Harbor Director should concentrate on properly maintaining and managing the property and try to provide affordable recreational options, so that all can enjoy this public area. Instead he and his cohorts are fixated on this project which is opposed by the majority of the residents and property owners.

We have observed that many of the people who show up to meetings in support of the project were paid or otherwise incentivized to attend and endorse it. And, while some of the supporters I spoke with at the meeting cited the need for affordable housing and expressed excitement about the opportunity to move to the beach, in truth, they were misled about the specifics of the development, since these will be high end "unaffordable" units.

The vast majority will be directly and indirectly negatively affected if this moves forward. Here are just a few of our objections to the project:

- The proposed development is inconsistent with local coastal plans and in direct violation to local codes
- This will cause huge traffic congestion and safety issues
- There will be limited public access and enjoyment to a good portion of "public lands"
- The majority of the proposed amenities in the complex will be exclusively for apartment tenants only
- The planned buildings and high walls will be an eyesore at the gateway to our beach areas



If this project is allowed to move forward, time will prove all the harmful effects on the community – but then, it will be **too late**. **DO NOT** let this be your legacy in the community. You have the power to end this fiasco and protect the integrity of the Wharf and the residents of Oxnard. Please **DENY** the override and help to put this matter to an end. This property should remain for public use in its entirety and not given over to private for profit interests.

Thank you for your attention to this matter.

Respectfully,  
Paul and Linda Madonna

## Horn, Wesley@Coastal

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**From:** Carol <c.goomail@gmail.com>  
**Sent:** Friday, August 7, 2020 10:27 AM  
**To:** Lester, Joy@Coastal; Horn, Wesley@Coastal; SouthCentralCoast@Coastal; Hudson, Steve@Coastal  
**Subject:** Supporting Coastal Commission Staff Recommendation re Item 19: City of Oxnard LCP

To: California Coastal Commission  
RE: City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
Item 19 on the schedule for the August 12 meeting

My husband and I have a home in Oxnard on Channel Islands Blvd. I urge you to **uphold** the Coastal Commission Staff's recommendation to **deny** Ventura County's request for permission to bypass ("**override**") Oxnard's zoning and coastal regulations.

The proposed construction of a private enclave, hundreds of luxury apartments, on this site will only make the valued Fisherman's Wharf area of the harbor less accessible and available to the public for their use and enjoyment. Parks, walkways, and public parking are essential to allow harbor access and enjoyment of harbor amenities to the many who live in Oxnard and other surrounding communities but away from the coast. There is no justification to give away this public land that provides open space, harbor views, walkways, and access to harbor amenities.

We urge you to DENY Ventura County's request for permission to bypass Oxnard's zoning and coastal regulations.

Thank you.

Carol Holder

## Horn, Wesley@Coastal

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**From:** delma quan <delma\_q@hotmail.com>  
**Sent:** Friday, August 7, 2020 1:37 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Mr Horn:

I write in support of the Staff's July 23, 2020 recommendation that the Commission deny proposed Local Coastal Program Amendment No. LCP-4-OXN-20-0007-1 as submitted by the Ventura County Harbor Department.

I concur with the Staff's three separate and independent bases for denial:

1. The proposed amendment does not meet the requirements of the California Public Resources Code Section 30515.
2. The proposed amendment does not meet the requirements of the California Code of Regulation Title 14 Section 13666 et seq.
3. The proposed amendment does not meet the requirements of the California Environmental Quality Act.

The proposed amendment will harm the community by reducing public access and recreational opportunities at Channel Islands Harbor. It will also negatively impact commercial fishing activities and visual resources. Preserving maximum public access and visual resources with visitor serving recreational activities and services, along with commercial fishing, should be a priority over private residential development.

Sincerely,

Delma Quan  
Oxnard, California

Sent from my iPad

## Horn, Wesley@Coastal

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**From:** Steve Buenger <steve@buengerinc.com>  
**Sent:** Friday, August 7, 2020 2:39 PM  
**To:** Padilla, Stephen@Coastal; tcruz@chulavistaca.gov; Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; ccc@daynabochco.com; Groom, Carole@Coastal; gguiney@smcgov.org; Aminzadeh, Sara@Coastal; erik@erikhowell.com; roberto.uranga@longbeach.gov; Celina.Luna@longbeach.gov; Escalante, Linda@Coastal; Rice, Katie@Coastal; Hart, Caryl@Coastal; Wilson, Mike@Coastal  
**Cc:** Horn, Wesley@Coastal; Hudson, Steve@Coastal; Ainsworth, John@Coastal  
**Subject:** Fisherman's Wharf project - August Agenda item W19a

Dear Commissioners and Staff,

I was born in Oxnard, and have lived here the majority of my life. I live and work in the harbor. I have been in the harbor for more than 40 years.

I own and operate the Marine Emporium Landing in the Channel Islands Harbor. The Marine Emporium Landing is a Visitor Serving Center, and we see hundreds of thousands of visitors and residents throughout the year at our center.

The existing Fishermen's Wharf is not only an embarrassment, but a huge waste of a valuable resource. The development plan includes a great deal of commercial, retail and visitor based businesses, plus the residential component. The visitor based businesses will represent direct competition to my center. I should be against it for that reason, but I am not. I love the project as proposed, and I am eager to see the corner developed to its potential once again. I fully support the project.

Over the past 15+ years, I have witnessed 3 different developers attempt to redevelop this parcel. Each had their own unique plan, but all 3 incorporated a residential component, in order to provide not only the economics to the project, but to build in a customer base for the retail businesses.

It is very frustrating to see the redevelopment project stalled for this long. We have a qualified developer who is willing to make the needed investment, even in these uncertain times. It appears that the County and the City have reached an impasse, and this project will never get off the ground if the Coastal Commission doesn't step in and approve the LCP amendment override.

People often ask me about the blighted center (Fishermans Wharf) located at Channel Islands and Victoria, which is also the entry and Gateway to the harbor.

They ask: "Why is that place still there?" "How can they let that deserted and run down place just sit there and deteriorate?"

The only logical answer is "Politics". Well-qualified and motivated developers have attempted to reconstruct it, but have been blocked time after time, all due to political tug of wars.

Being an Oxnard native, and an active member of the community, I am committed to responsible development. I do not want to see our resources compromised or damaged through development. I want to see the Fisherman's Wharf redeveloped into an asset that we can all be proud of. I believe that the current proposed development hits all the marks, and will also facilitate much improved access to the harbor for visitors and residents alike.

I urge the commissioners to approve the LCP amendment override, so this project can finally move forward.

Please help stop the Politics, be the solution, and allow this project to move forward.

Thank you for your time and consideration.

Sincerely,

Steve Buenger

**F. Steven Buenger,**  
3600 South Harbor Blvd.  
Oxnard, Ca 93035  
[805-985-1007](tel:805-985-1007), ext 202  
[805-207-3572](tel:805-207-3572) mobile  
CAL DRE# 01383195  
[www.BuengerInc.com](http://www.BuengerInc.com)



Virus-free. [www.avast.com](http://www.avast.com)

## Horn, Wesley@Coastal

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**From:** Sandra McLaughlin <sandramc@roadrunner.com>  
**Sent:** Friday, August 7, 2020 3:24 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fwd: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Sent from my iPad

Begin forwarded message:

**From:** Sandra McLaughlin <sandramc@roadrunner.com>  
**Date:** August 7, 2020 at 11:36:09 AM PDT  
**To:** SouthCentralCoast@coastal.ca.gov  
**Cc:** Sandra McLaughlin <sandramc@roadrunner.com>  
**Subject:** **Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)**

California Coastal Commissioners  
455 Market Street  
San Francisco, CA 94105

Subject: City of Oxnard Local Coastal Program  
Amendment No. LCP-4-OXN-20-0007-1 (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program).

Dear Chair Padilla and Commissioners,

As a resident of Channel Islands Harbor and retired Oxnard School District Special Education Administrator I am writing today regarding Item 19a in support of the Coastal Commission Staff recommendation to deny the override request by the County of Ventura on Amendment No. LCP-4-OXN-20-0007-1. In their report the Staff succinctly detailed the historical time line of the item and the rational for denial.

This LCP Amendment promotes a massive behemoth project on public land donated to the residents and visitors to Channel Islands Harbor designated in the gifting documents as for commercial and sport fishing, recreational boating, and visitor friendly venues. Fisherman's Wharf is the gateway to the Channel Islands National Parks and deserves a venue that is visitor serving. This is the strong message conveyed by the Petition inclusive of over 6000+ signatures collected in the community from residents and visitors opposing the Channel Islands Harbor PWP Amendment #7 proposing the residential 400 Unit Apartment Project. Copies of the Petition and the 6000+ signatures were submitted to Wesley Horn at the South Central Coast Office in Ventura on April 3, 2017 to be included in the CCC file for Commissioners view. The emphasis of this petition is the request of the CCC to uphold the California Coastal Act of 1976 and your mission of "protecting and enhancing California coast and ocean for present and future generations".

The proposed project does none of this regardless of what the Harbor Director and billionaire apartment developers indicate. What the project does do is:

Reduce Public Access

Lacks an Environmental Impact Report

Impacts Public Safety (traffic, evacuation, rescue, health emergency)

Restricts Public View Corridors on the California Coastal Trail

I urge and request for the visitors to our California Coast you deny the override request and strongly advise the Ventura County Supervisors and Harbor Department to explore other options for this donated Public Land including the updating of the 1986 Public Works Plan the Harbor Director himself in his communique indicated is out of date. The Community has been requesting this for years as has the Coastal Commission as far back in a letter of recommendation dated January 13, 2009 addressed to Ventura County Board of Supervisors Chair Peter Foy signed by then Executive Director, Peter Douglas.

Best Regards,  
Sandra Hayden McLaughlin  
284 Melrose Drive  
Oxnard, CA 93035  
(805) 985-7482  
sandramc@roadrunner.com

Sent from my iPad



Wendy Lee  
321 Santa Monica Drive – Oxnard, CA 93035

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Thursday, August 6, 2020

California Coastal Commissioners  
455 Market Street  
San Francisco, Ca. 94105

Subject: City of Oxnard Local Coastal Program Amendment No. LCP-4-OXN-20-0007-1  
(Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program), for public hearing and Commission action at the August 12, 2020 Commission hearing. *Item 19a on the agenda.*

Dear Chair Padilla and Commissioners:

My name is Wendy Lee, and I would first like to *thank you* for taking the time to read my letter.

The overall purpose of my letter is to urgently ask you to **deny** the requested override that would allow an amendment of the City of Oxnard's Local Coastal Plan. I am a resident and homeowner of Oxnard and live at the Channel Islands Harbor in the Silverstrand Beach community. The future of our Harbor and its community is important to me. I know I am not alone in having that sentiment. It has taken me hours to compose this letter; not because I had to hunt for information to write, but because of the difficulty in trying to summarize all that I want to say. There is a plethora of information that substantiates my viewpoint, and it could easily fill at least one hundred pages. And then there is the emotional component; equally deserving of space in a letter. It is hard to take it all, put it together, and make a brief statement. My attempts to summarize my thoughts include these opening points:

- Thank you to the Commission staff for their time and effort in putting together their summary report and recommendation. **I agree with their findings and final recommendation** and would like to compliment them on their research and the thoughtful consideration they have given to the information they compiled and reviewed. They summarized the facts wonderfully, and I commend them on maintaining objectivity throughout the presentation of their findings; their succinct justifications throughout the report clarify their position on each point made.
- Within the many peoples' letters, speeches, and presentations you receive and observe about Fisherman's Wharf and the Channel Islands Harbor, you will likely see and hear how emotional this subject is. Someone might ask how and why there is so much emotion when discussions get going about Fisherman's Wharf and the Channel Islands Harbor. Can it be that special, that people would spend so much time and energy defending it? And the answer is yes, it is that special. Community members (such as I)

and visitors, understand this and are genuinely concerned about the future of our beautiful Harbor. We turn to you to help us protect this valuable resource.

- The LCPA that the Harbor Director and the Los Angeles developers have been requesting would have a profound detrimental effect on the future of the Harbor; and yet, they promote it as though it is the only choice in sustainability for the Harbor, and the only solution to how the Harbor's dilapidated areas can be transformed, refurbished or redeveloped. In reality, the LCPA that they want so desperately is the ticket they need that would allow them the right to create their mega-developments of high-end luxury apartment buildings that are notorious for being exclusive, not inclusive. These types of developments are not designed in concert or synchronicity with the coast or its environment, and certainly would not meld with our charming, visitor-serving Harbor or the California Coastal Trail that travels along the parcel where Fisherman's Wharf is located. In addition, these apartment complexes will diminish public access, although the developer's marketing strategy has included statements such as that the apartment development will 'bring in the right kind of people' to the area, 'the kind of people this area deserves.' That is an insult to the community and its heritage.
- There is a lot of emotion surrounding the discussion about the future of Fisherman's Wharf and the Channel Islands Harbor. That parcel was gifted to the public with the understanding that it always be used for boating, fishing, recreation, and other public and visitor-serving activities; to go against that agreement would be a betrayal to that family and to the public. And yet, the County Board of Supervisors has given an exclusive right to negotiate to the developers (with multiple ERN extensions) and provided them with a sweet deal lease that would allow them to build a massive near-400 unit, high-end, gated apartment building on the Fisherman's Wharf parcel. Community members have noticed and questioned how our Harbor Director seems to be a supporter to the developers instead of being an advocate for the Harbor and what is truly in its best interest. On more than one occasion it has been voiced that there seems to be a conflict of interest in that regard.
- The Channel Islands Harbor is a rarity; it does not deserve to be manipulated and morphed into a Marina Del Rey or a Newport Beach type Harbor. The City of Oxnard, the Harbor community, and the Harbor area visitors have all voiced their perspective in opposition to the LCPA amendment that was requested by the County of Ventura, the Harbor Director, and the Channel Islands Harbor Properties (the developers). The LCPA would allow the rezoning necessary for the developer's apartment complex to be built and that, in turn, would have a domino effect, allowing other like projects and developments to follow. These plans, opposed by most of the community and many visitors, would set us on an irreversible course that will result in inappropriate development, widespread community dissatisfaction, and list of environmental burdens (i.e. increased traffic; increased demand on infrastructure such as water, sewer, and emergency response; evacuation and safety concerns; environmental impacts on wildlife or humans; etc.).
- Decisions made today at this hearing have the potential to create a dramatic turning point in the debate over how to best 'revitalize' or 'resuscitate' Fisherman's Wharf. The future of the Harbor and Fisherman's Wharf could be affected, in one direction or

another, with the decision made today. It is indeed a daunting thought. I realize that you have many letters to read, and will hear many people speaking, on both sides of this subject. I imagine that you could easily become fatigued through your attempts to give equal and undivided time to each person's voice, whether it be expressed in a document or at a microphone. I'm guessing that it could all begin to sound like droning white noise. But I'm hoping that the purpose and mission of the Coastal Commission will be upheld, and after you see and hear the information, you will agree that this override should be denied.

- I am genuinely concerned about the well-being and future of Oxnard's beautiful harbor. It is a fabulous public venue, incredibly special, and what it has to offer should not be taken for granted or covered over with an inappropriate apartment development that would greatly eliminate public coastal access. For the development to move forward, the County of Ventura and the Los Angeles developers would need an amendment to the City of Oxnard's Local Coastal Plan, which they requested. After careful and mindful review, earlier this year Oxnard's City Council voted to deny the requested LCP amendment. Unhappy with this decision, the County and the developer would now like you to override the City of Oxnard's decision. I disagree with this and feel that an override at this point would be misaligned with what is best for the Harbor, the City of Oxnard, its surrounding communities and the many visitors who frequent the Harbor all year round. ***I again ask that you deny an override.***
- Our City's LCP is important. Decisions to amend it are equally (if not more) important. Our LCP guides the way the City of Oxnard protects and stewards our local coastal area and its beaches and harbors. The LCPA desired by the County of Ventura, the Harbor Director and the Channel Islands Harbor Properties development group has a focused purpose to allow a huge, privatized, high-end apartment complex to be built on public land at Fisherman's Wharf in the Channel Islands Harbor. It's as simple as that, regardless of how poetically they profess that the Channel Islands Harbor and its communities will benefit from their 'revitalization' project. Denial of their requested LCP amendment by the City of Oxnard created a barrier to their project. They would like you to fix that for them by granting an override of the City's decision. I am asking that you remain steadfast in your position as advocates, protectors, and stewards of our coast, and deny the override. Any amendments allowed to our LCP should be made with the best interests in mind for the City, the Harbor, and the Community; not for outside private development interests that are driven by monetary or other gain.

The many reasons that justify your denial of an override, and why it is the responsible thing for you to do, include:

- Their desired LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies.
- The 20 LCP policies will remain inconsistent even if an override is allowed and the LCPA is then approved.
- It makes no sense to allow an amendment to the LCP solely to accommodate a single project (a project that privatizes public land, eliminates the public-serving aspect of the

area, and disregards the needs of the community it serves, particularly lower income families and visitors).

- Saying yes to the override and allowing the LCPA would violate the “heart of the City’s LCP”: genuine public access to coastal resources for all.
- 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 and visitor serving*.
- The developer’s proposed apartment project is located in the City’s HCI zone, which has zoning ordinances and do not permit residential development. Also, the purpose of the HCI includes providing, protecting, and encouraging commercial fishing, sport fishing, recreational boating, and related used for both residents and non-residents. An override that allows the LCPA would be analogous to giving permission to the County and private Los Angeles developer to do what they want with Fisherman’s Wharf. The result would be a total disregard for the needs of the Oxnard community and visitors.

The Harbor Director stated that “a failure to approve the amendment would adversely affect the public welfare.” Where is the evidence or substantiation for such a statement?

The Harbor Director referenced the ‘blighted’ condition of Fisherman’s Wharf as justification for the need of an LCPA and the monstrous privatized apartment building to replace the now dilapidated buildings at Fisherman’s Wharf. However, he failed to disclose that the reason for the now deteriorated condition of the Fisherman’s Wharf parcel is due to neglect and poor management by the County of Ventura and the previous Harbor Director. Please don’t let the current Harbor Director now hold the Harbor community hostage with his intimidating remarks that if an override is not granted and an LCPA is not approved, it will result in the Harbor forever remaining in its blighted state and never have a chance to flourish again. Also, I hope that quiet threats of litigation by the developer, or use of other persuasive approaches, will not move you to grant them their request; that would be tantamount to bullying; or worse.

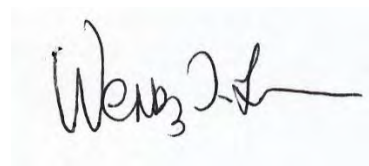
The Harbor Director stated that the Fisherman’s Wharf apartment project is ‘intended to implement a mix of high priority coastal and harbor-related land uses and waterfront rental housing, all of which are necessary to implement a balanced, integrated approach to restoring and improving Fisherman’s Wharf as a regionally significant visitor-serving destination.’ He fails to acknowledge that this area is already a popular destination. The County of Ventura cannot, in good faith, create a situation that allowed the parcel to evolve into such a diminished state (despite the protest by the community and the dissatisfaction of many lessees of the retail shops, who ultimately left for other venues) that they could then justify the need for apartments because they can’t recruit or retain lessees for the buildings. Also, there are many other ways to restore the site, as evidenced by the lists of suggestions and recommendations given by members of the public online, at meetings or public gatherings, and on petitions.

The Harbor Director’s defense and justifications, in blatant support of the apartment developers, is often slanted, biased, and fraught with accusations, inaccuracies and untruths or partial truths. This is a disturbing trend in his pursuit of the LCPA and the currently-sought override, all focused at the endpoint goal of assisting the developers in building their apartments at Fisherman’s Wharf, while portraying it as a way to beautify and enhance the Harbor and expand public access. I hope you can see that this project, and the others like it

that are planned by this developer, are not focused on public access or a reverence for the coast, and do not respect the needs of the Harbor, its community, or the people it serves. It is also not congruent or consistent with the plan for the Harbor.

The request for an override demonstrates a defiance and disrespect, by the parties requesting the override, towards the City of Oxnard and its City Council's efforts to advocate for and protect its citizens. 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 your high standard of scrutiny and demand for public benefit and coastal access. I thank you for your past efforts in that regard with other coastal issues and I hope that after a thorough review of this matter, you will come to the same conclusion as I have... **an override should be denied.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Wendy Lee", with a stylized flourish extending to the right.

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](mailto:wendy@bubug.com) or [wilee@ucla.edu](mailto:wilee@ucla.edu)

## Horn, Wesley@Coastal

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**From:** Darrel Malamut <darrel@cihpwharf.com>  
**Sent:** Friday, August 7, 2020 4:59 PM  
**To:** SouthCentralCoast@Coastal  
**Cc:** Horn, Wesley@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

August 7, 2020

California Coastal Commission

Re: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Commissioners and Coastal Staff:

At the onset of the project's design, the Fisherman's Wharf project team desired to learn the level of community support and opposition for the redevelopment project of the Fisherman's Wharf site.

Through an ongoing grass-roots effort, we visited community members door-to-door and also through social media.

To date, we have received a total of **5,160 project supporters** broken up into 1,728 supporters from door-to-door visits and 3,432 supporters on social media.

We encourage you to review the enclosed thousands of support cards and social media supportive commentaries.

Please use the link to download the support cards and social media report:  
<https://personal.filesanywhere.com/fs/v.aspx?v=8e6a698d5c6272a970a0>

Sincerely,

Channel Islands Harbor Properties LLC

August 7, 2020

California Coastal Commission

Re: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Commissioners and Coastal Staff:

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Sincerely,

Channel Islands Harbor Properties LLC



# JOIN US IN SUPPORT OF THE NEW



## FISHERMAN'S WHARF SITE THE REVITALIZED HARBOR PROJECT

This revitalization project will transform the **Fisherman's Wharf Site in the Channel Islands Harbor** into a destination for dining, retail, watersport recreation and leisure. This project is expected to be a catalyst for activity throughout the Harbor.

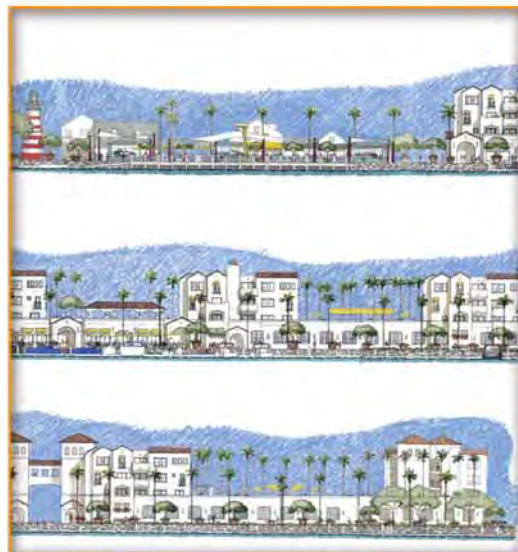
The project is envisioned as a seaside village that will encompass a complimentary mix of artisan food, beverages, retail, commercial, a vintage automotive and art museum exhibit, public uses and 390 high quality multi-family residential apartments.

The waterfront village is inclusive of a mixture of 36,000 sq. ft. of restaurants, cafes, services and retailers serving the broader market of Oxnard. The project will introduce expanded waterfront boardwalks with al fresco dining, outdoor seating areas and public access to the docks.

It will be a place where people can gather for leisure activities, shop, dine, people watch and participate in the Harbor-generated activities.

Included in the project is a new one-acre nautical themed public park adjacent to the harbor area and geared for families to enjoy picnics, play areas and harbor views.

The current Fisherman's Wharf Site appears neglected. A new, revitalized project will create a lifestyle experience to serve Oxnard and surrounding communities while bringing in approximately \$600,000 in new annual revenue to the City of Oxnard.



Please check all that apply:

- ☐ YES, I support **The New Fisherman's Wharf Site – Revitalized Harbor Project**.
- ☐ YES, You can list my name as a Supporter.
- ☐ YES, I want to be kept informed about the progress of **The New Fisherman's Wharf Site – Revitalized Harbor Project**.

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Comments/Question: \_\_\_\_\_





# ÚNETE A NOSOTROS EN APOYO DE LA NUEVA



## FISHERMAN'S WHARF SITE EL PROYECTO REVITALIZADO DEL PUERTO

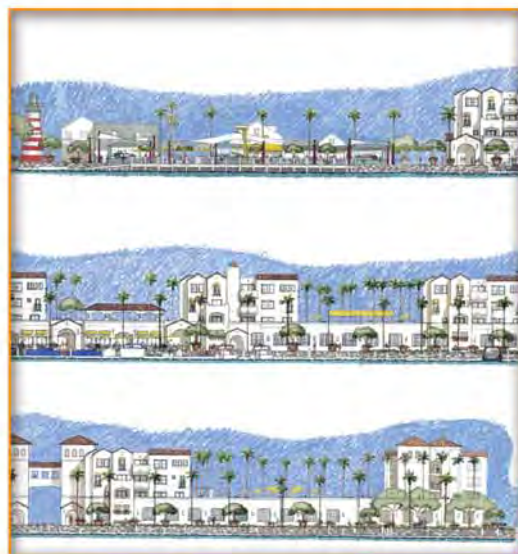
Este proyecto de revitalización transformará el **Channel Islands Harbor/ Fisherman's Wharf Site** en un destino para restaurantes, tiendas, deportes acuáticos y disfrute personal. Se espera que este proyecto sea un catalizador para la actividad en todo el Puerto.

El proyecto se concibe como un pueblo costero que abarcará una mezcla complementaria de alimentos artesanales, bebidas, tiendas, usos públicos, una exhibición del automóvil y del museo de arte del vintage y 390 apartamentos residenciales multifamiliares de alta calidad.

El pueblo frente al mar incluye una mezcla de 36,000 pies cuadrados de restaurantes, cafeterías, servicios y minoristas que sirven al mercado más amplio de Oxnard. El proyecto introducirá nuevos amplitud frente al mar y paseos marítimos con comedor al aire y áreas de asientos al aire libre.

Incluido en el proyecto es un nuevo parque acuático temático náutico de un acre adyacente a la zona del puerto y orientado a familias para disfrutar de reuniones, áreas de juego y vistas al puerto.

El estado actual del Puerto está muy deteriorado y parece descuidado. Un nuevo puerto revitalizado creará una experiencia de estilo de vida para servir a Oxnard y las comunidades circundantes, mientras que aportará aproximadamente \$600,000 en nuevos ingresos anuales a la Ciudad de Oxnard.



Por favor marque todos que aplican:

- ☐ SI, apoyo el proyecto **THE NEW FISHERMAN'S WHARF SITE – EL PROYECTO REVITALIZADO DEL PUERTO.**
- ☐ SI, puede listar mi nombre como partidario del **PROYECTO FISHERMAN'S WHARF SITE.**
- ☐ SI, quiero ser informado sobre el progreso del Proyecto: **THE NEW FISHERMAN'S WHARF SITE – REVITALIZED HARBOR PROJECT.**

Nombre: \_\_\_\_\_

Firma: \_\_\_\_\_

Domicilio: \_\_\_\_\_

Ciudad/estado/Zona Postal: \_\_\_\_\_

Teléfono: \_\_\_\_\_ Correo Electronico: \_\_\_\_\_

Comentarios/Preguntas: \_\_\_\_\_



## **Fisherman's Wharf Oxnard Social Media Report 2020**

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The Fisherman's Wharf Oxnard Instagram and Facebook accounts were created in October 2017 with just a few followers. Since that time, we have amassed a large following of loyal supporters.

Across all mediums, we are at a total of **3,432** supporters:

- **Instagram**

- **1,143** followers
- Over the past two and a half years, our posts have reached approximately **51,000** people

- **Facebook**

- **431** followers
- **425** page likes
- Over the past two and a half years, our posts have reached approximately **105,000** people

- **Twitter**

- **23** followers
- Our Twitter profile was created in March 2020, and continues to show organic, steady growth

- **Website**

- **575** supporters gained through website form
- **549** supporters through EveryAction
- **70** direct letters of support
- **216** supporters on coUrbanize



## INSTAGRAM TOP POSTS



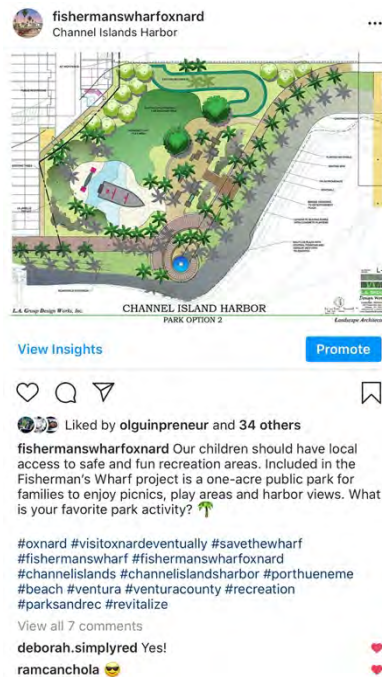
### Top Comments:

@ [lori.waldhauser](#): It's a ghost town now! I miss it too from years ago. It has so much potential.

@ tonappleseed: I miss it too. I was a little boy when my dad took me to see the seagulls and some ducks swim in the dock or port by the boats and would feed them little crackers. That was a good time, I hope they bring it back.

@ [candace.page](#): Who owns these buildings? It would definitely be cool if it was revitalized. Wow I can't believe they let it get like that.

@[fitwme](#): I miss it too! Revamp fisherman's wharf and save a jewel of the coast of Oxnard.



### Top Comments:

@ [venturafreshfish](#): Splash pad for kids 100%

@ [deborah.simplyred](#): Yes!

@ [calimama1214](#): Yes!! I love the views, tables for picnics, play area, and sidewalks for bike rides!!

@ [kenbauer5](#): Need a lot more concrete benches.



### **Top Comments:**

@ turtle80x5: Roller coaster

@ kenbauer5: Some great restaurants such as Wood Ranch or Bandits Bbq. In-n-Out or The Habit for Burgers and of course a Starbucks.

@ mylaa\_myloooove: This is a great step forward. One of my fondest memories as a child with my family was picking out our crab and eating it on the boardwalk back in the 90's! This is exciting!

@ cestmoibb: Looks beautiful and we are so looking forward to it.

@ 1\_happyjen: Stage for entertainment... small mom and pop vendors.

@ channelislandsparasail: Cheesecake Factory or a good steakhouse please!



### **Top Comments:**

@ oman129rqw: It's time to make this vision a reality. Actually, it's long overdue.

@ rj\_plumbing: ???????

@ devongray: amazing!!

@ loudoggy: Nice hopefully this happens soon would be another hangout spot for my son and I.

@ nutrishop\_thousandoaks: stay dedicated

## FACEBOOK



### Top Comment:

Kimberly Honeycutt: Sad. I was one if the first employees at Castanoglas Restaurant. Spent years with many memories. We would see Mervyn Griffith,, Alex Trabeck and other boats going by as the patrons ate. Ali McGraw was a regular vistor along with others. SO sad to see the Wharf's condition.



### Top Comment:

Amy Richey: This is the only opinions being heard are the homeowners. Us renters behind the wharf would love some new shops and restaurants!!

## Horn, Wesley@Coastal

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**From:** Steve McKenna <steviemac59@gmail.com>  
**Sent:** Friday, August 7, 2020 8:32 PM  
**To:** Lester, Joy@Coastal; Horn, Wesley@Coastal; SouthCentralCoast@coastalca.gov; Steve.Hudson@coasta.ca.gov  
**Subject:** City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission Members,

I'm writing to express my opposition to the development of 400 apartments at Fisherman's Warf and the developer's request to bypass Oxnard zoning and protection laws. This development entails excessive use of tandem parking, creating not enough parking to maintain viable business and retail parking. It adds almost 800 cars to an already congested intersection. It requires non-signalized U-turns and left turns on an open driveway that the County previously closed as dangerous.

This plan also gives the developer the right to build 50 additional apartments on Peninsula road, parking space that already has been approved for the hotel, bar and restaurant at the end of the peninsula. Because of this, the developer has been holding up the much needed hotel, bar and restaurant for two years.

Putting 400 apartments at this location not only creates severe traffic congestion, it creates high end apartments resulting in a giveaway of public land for exclusive private use which all but destroys public use of the harbor.

We need to move forward with the hotel, bar and restaurant development on Peninsula road which is in line with Coastal Commission's mission of public access to the harbor and coastal amenities. Please uphold staff recommendation to deny Ventura County's request to override Oxnard's zoning and coastal regulations.

Sincerely,

Steven M. McKenna

Channel Island Harbor Resident



## Horn, Wesley@Coastal

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**From:** lori bates <vivaaloha@gmail.com>  
**Sent:** Sunday, August 9, 2020 6:42 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Subject:** Fisherman's Wharf, Channel Islands Harbor

Dear Commissioners,

I am writing to ask that you deny the developer and support the commission staff report.

I have lived in Silverstrand for about 25 years and have slowly watched the county let the Fisherman's wharf area deteriorate. Despite the lack of care the area still hosts many boaters, paddlers, cyclists, walkers and other outdoor enthusiasts. We launch our water toys from the public dock located next to the Fisherman's wharf and have noticed increased usage by others. We have a very unique and special area and water access with our small harbor. This land was given for the use of public access.

The wharf has a wonderful gift and framing store that has survived the years of neglect as well as a great theater. There is much potential to create a vibrant public use.

As is, there are no public restrooms close to the dock where we launch, this is also an area that often hosts campers.

I am concerned with the developer taking away our public land for private use. His plans would take away most of the public space and parking that we have in the area. Increase in traffic is already a concern and there have been many accidents at the corner of Harbor and Channel Islands Blvd. Adding 400 apartments would destroy our public use and create a traffic nightmare.

What we need is to revitalize the harbor and keep it open for visitors and residents public use.

I ask that you please distribute my letter to the commissioners AND make it part of the public record.

Thank you for your time. Kindest regards, Lori Bates  
109 Camarillo Ave  
Oxnard, Ca 93035

Sent from my iPad

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:55 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Agenda item 19a on August 12, 2020- City of Oxnard LCP Amendment

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**From:** Suzanne Scarberry <mecmom@yahoo.com>  
**Sent:** Thursday, August 6, 2020 1:34 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Agenda item 19a on August 12, 2020- City of Oxnard LCP Amendment

Dear Commissioners,

I would like to encourage you to deny the amendment to the LCP that is being requested. The Channel Islands Harbor is a gem and if managed correctly could draw visitors to shops and restaurants that could provide revenue for years to come. There has been years of mismanagement and that has allowed an amazing property with incredible potential to fall into complete disrepair. For example, restaurants are being discouraged from coming to the Harbor rather than doing everything to encourage them. So now we are told this is the only option. However, if the project is allowed to proceed as proposed, it will limit the access to the harbor greatly for the public and create even worse traffic, noise, and a host of other problems. If Silverstrand had to evacuate, there is only one way out and that is Victoria. To allow the construction of hundreds of residences endangers everyone who lives south of the proposed project if there were to be an emergency. No one is against a reasonable project with some residential options mixed with business, entertainment venues, shops and restaurants but the project described as it is now is much too dense. The history of the harbor should be taken into account as well. Mr Bard left the property to the general good, not as a parcel for massive development. The citizens against this project feel that there was never good faith in getting multiple bids for a variety of options that could be presented to the community. The developer seems to be the only one who has been considered. Please deny this amendment so everyone will have to respect the community and get other ideas of how to best develop this area.

Suzanne Scarberry

## Horn, Wesley@Coastal

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**From:** Hudson, Steve@Coastal  
**Sent:** Sunday, August 9, 2020 1:17 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Channel Islands Harbor

-----Original Message-----

From: Joye Weisel-Barth <dr.joye@sbcglobal.net>  
Sent: Sunday, August 9, 2020 8:06 AM  
To: Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>  
Subject: Channel Islands Harbor

Dear Commissioner,  
Please save our Harbor for recreations and wildlife. Deny the developers!  
Joye Weisel-Barth, Harborwalk Resident.

## Horn, Wesley@Coastal

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**From:** Robert Nast <nofrack@hotmail.com>  
**Sent:** Sunday, August 9, 2020 2:35 PM  
**To:** Lester, Joy@Coastal; Horn, Wesley@Coastal; SouthCentralCoast@coastalca.gov; Steve.Hudson@coasta.ca.gov  
**Subject:** Fw: City of Oxnard LCP Amendment No. LCP-4-OXN-0007-1 (Ventura County Harbor Department) / Endorsing the Harbor Beach Community Alliance Letter dated Aug. 3, 2020  
**Attachments:** Attach. 1\_Harbor Water Quality Issue\_2 tracked changes (1).docx; Response\_Mr.BobNastResponse (3).pdf

Dear Joy, et al,

This e-mail serves two purposes. It (1) endorses the data driven arguments made in the Harbor Beach Community Alliance letter dated Aug. 3, 2020 and (2) enlists support of the California Coastal Commission (CCC) in preventing further degradation of the Channel Islands Harbor Water Quality; two related issues. It reinforces the premise that the Channel Islands Harbor 'should remain' one of the few tourist destinations and boater friendly / fishing ports on the California coastline, as well as, remain a viable harbor supporting marine life and tourist enterprise. We highly recommend the Commissioners' uphold their Staff's recommendation to deny Ventura County's request for permission to bypass ('override") Oxnard's zoning and coastal regulations.

As you may know, agricultural waste runoff and a lack of water circulation continue to threaten and acerbate our harbor's poor water quality.

EVEN IF the CCC and the Harbor Beach Community Alliance are successful at preventing these environmentally ill-advised and unwanted apartments, the future viability and utility of an oxygen depleted Channel Islands Harbor would make that victory a pyrric one, in my view. Please see attached.

Please extend the courtesy of a written response, one that explores the possible and proactive ways to solve the problem versus a bureaucratic, time consuming. and potentially expensive 'analysis paralysis' recommendation like the second attachment suggested.

Best regards,

*Bob Nast*

Mobile (805) 832-9895

"Know From Where Your Water Comes and Your Trash Goes"

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:06 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Steve McKenna <steviemac59@gmail.com>  
**Sent:** Friday, August 7, 2020 8:40 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>  
**Subject:** City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission Members,

I'm writing to express my opposition to the development of 400 apartments at Fisherman's Warf and developer's request to bypass Oxnard zoning and protection laws. This development entails excessive use of tandem parking, creating not enough parking to maintain viable business and retail parking. It adds almost 800 cars to an already congested intersection. It requires non-signalized U-turns and left turns on an open driveway that the County previously closed as dangerous.

This plan also gives the developer the right to build 50 additional apartments on Peninsula road, parking space that already has been approved for the hotel, bar and restaurant at the end of the peninsula. Because of this, the developer has been holding up the much needed hotel, bar and restaurant for two years.

Putting 400 apartments at this location not only creates severe traffic congestion, it creates high end apartments resulting in a giveaway of public land for exclusive private use which all but destroys public use of the harbor.

We need to move forward with the hotel, bar and restaurant development on Peninsula road which is in line with Coastal Commission's mission of public access to the harbor and coastal amenities. Please uphold staff recommendation to deny Ventura County's request to override Oxnard's zoning and coastal regulations.

Sincerely,

Steven M. McKenna

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:05 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County)

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**From:** Tim/Leslie <wawrzone@roadrunner.com>  
**Sent:** Friday, August 7, 2020 3:51 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County)

Date: August 7, 2020  
To: California Coastal Commission  
From: Leslie and Timothy Wawrzeniak  
About: Public Comment on August 2020 Agenda Item 19a

Dear Members of the California Coastal Commission,

We OPPOSE THE REQUEST for an override of the LCP Amendment. There are many problems with this plan for development of the area at Channel Islands Harbor known as Fisherman's Wharf, but today we are writing to you about two of them:

This area is designated as VISITOR SERVING and MARINE RECREATION. This proposed development of 390 private apartments that are 55 feet tall in a gated community CURTAILS PUBLIC ACCESS and gives total development rights to this private developer for the next 65 years! If you do allow this override, you are also giving this same developer (according to the most recent decision of the Ventura County Board of Supervisors) permission to build a total of 800 MORE APARTMENTS on two other parcels of land on the Channel Islands Harbor!

The second main problem is THE TRAFFIC. The new residents of these proposed luxury apartments will create about 1,000 added car trips a day through this already overburdened intersection of Victoria Ave. and Channel Islands Blvd. Victoria Ave. is the only way in or out of Silver Strand Beach - it is the only ingress or egress for emergency vehicles serving all the workers, residents, boaters, surfers, swimmers and visitors in the area. This one mile stretch of Victoria Ave. is also one of the main entrances for the 17,000 civilian workers who enter and leave Navy Base Ventura and the Port of Hueneme. If the development proceeds, this traffic situation will be DANGEROUS for those living or working at or near Silver Strand Beach, as well as those who live at or near the 390 apartments at Fisherman's Wharf.



PLEASE VOTE TO OPPOSE THE REQUEST FOR AN OVERRIDE OF THE LCP  
AMENDMENT.

Thank you,  
Leslie and Timothy Wawrzeniak  
329 Santa Monica Drive  
Oxnard, CA 93035

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:00 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department  
**Attachments:** Support letter - Oxnard Wharf - Agustino Lopez.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 4:11 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department

Dear Coastal Commission,

I am submitting the attached letter on behalf of Mr. Agustino Lopez, 133 S. E Street #13 Oxnard CA 93030. Telephone 805-612-1915. Mr. Lopez supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

Steve Padilla, Chair  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

Quiero hacerle saber a la Comisión Costera que apoyo el proyecto del muelle de los Pescadores. Es hora de que la Ciudad de Oxnard arregle este vieja propiedad. Me gusta que el proyecto cree un nuevo muelle de pescadores con nuevas unidades de vivienda, nuevos restaurantes y otras cosas agradables para que la comunidad disfrute. Muchos de nosotros en Oxnard queremos que este proyecto sea aprobado. Gracias por tu tiempo.

Sinceramente, *Agustino LOPEZ*  
*133 S. E. Street. Apt #13*  
*Oxnard Ca. 93030*  
*805) 612-1915*

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:07 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Cheryl Conway <cherylconway@msn.com>  
**Sent:** Saturday, August 8, 2020 11:00 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**Please deny the Ventura County LCP amendment override [on Wednesday August 12](#); Item 19 Local Coastal Programs (LCPs) August 2020 City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department).**

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:07 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Cheryl Conway <cherylconway@msn.com>  
**Sent:** Saturday, August 8, 2020 10:59 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**I oppose the request for an override. Please deny the Ventura County LCP amendment override [on Wednesday August 12](#);** Item 19 Local Coastal Programs (LCPs) August 2020 City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department).

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:07 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Paul Kasick <paul.kasick@gmail.com>  
**Sent:** Saturday, August 8, 2020 8:58 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Commission Members

Regarding the Fisherman's Wharf project, as a resident of Oxnard, I completely agree with and support the city of Oxnard's refusal to amend its Local Coastal Plan (LCP). The current project proposal is not acceptable to the city and I agree with their position.

The request to "override" the City's denial should be dismissed. I don't feel an override is the correct course of action – and Oxnard's concerns need to be addressed through the correct process.

As a resident, I have serious concerns with the additional apartments – because we will have to live with the result, not those proposing the increase that are more concerned with the added revenues. I respectfully request the commission to DENY the override request.

Sincerely

Paul Kasick

4521 Lyme Bay

Oxnard CA 93035

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:07 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Steve McKenna <steviemac59@hotmail.com>  
**Sent:** Friday, August 7, 2020 8:48 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission Members,

I'm writing to express my opposition to the development of 400 apartments at Fisherman's Warf and developer's request to bypass Oxnard zoning and protection laws. This development entails excessive use of tandem parking, creating not enough parking to maintain viable business and retail parking. It adds almost 800 cars to an already congested intersection. It requires non-signalized U-turns and left turns on an open driveway that the County previously closed as dangerous.

This plan also gives the developer the right to build 50 additional apartments on Peninsula road, parking space that already has been approved for the hotel, bar and restaurant at the end of the peninsula. Because of this, the developer has been holding up the much needed hotel, bar and restaurant for two years.

Putting 400 apartments at this location not only creates severe traffic congestion, it creates high end apartments resulting in a giveaway of public land for exclusive private use which all but destroys public use of the harbor.

We need to move forward with the hotel, bar and restaurant development on Peninsula road which is in line with Coastal Commission's mission of public access to the harbor and coastal amenities. Please uphold staff recommendation to deny Ventura County's request to override Oxnard's zoning and coastal regulations.

Sincerely,

Steven M. McKenna



## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:06 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Pedro Morillas <pedromo@pacbell.net>  
**Sent:** Friday, August 7, 2020 7:30 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Commissioners,

I urge to reject the request by The Channel Islands Harbor group.

There are other alternatives to the proposed high density housing. The current state of the facilities are the the direct result of Channel Islands Harbor mismanagement of the boat yards, marinas as we well as the property Channel Islands is proposing to turn into an apartment house complex.

The existing lease agreements with boat yards and marina operators require careful scrutiny. The lessees continue to enjoy "very sweet deals".

Respectfully

Pedro Morillas

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:04 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** s c <sublimexcontent@gmail.com>  
**Sent:** Friday, August 7, 2020 2:05 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Good Afternoon,

I am writing to share that I do NOT support the construction and additions to the Fisherman's Wharf in Oxnard, Ca. I love the idea of updating the area and adding some restaurants but am not supportive of the addition of apartments and parking spaces in the area.

We are already starting to get more traffic than previous years. I know that a traffic study was done but simply do not believe that this will not negatively affect the area. The farmers market in Hollywood Beach on Sundays alone creates a backup and poor drivers/bad traffic in the area, I can't imagine what these additions would cause. There are always traffic accidents at Peninsula Rd and Channel Islands Blvd which is just one intersection down from the proposed construction plans.

I love the quiet feel of this area of Oxnard and how we have so many wild animals and ocean life living comfortably in this area and I am very concerned that adding this, especially the extra housing and parking would take away from that quiet and serene feeling this area has. I feel like we have a little slice of heaven and adding extra apartments will make it more crowded and feel more like Los Angeles beaches (which I moved here to get away from).

Please do not allow that amount of residences and parking to be added to our little area.

Thank you for your time.

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:04 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Sandra McLaughlin <sandramc@roadrunner.com>  
**Sent:** Friday, August 7, 2020 11:36 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Cc:** Sandra McLaughlin <sandramc@roadrunner.com>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

California Coastal Commissioners  
455 Market Street  
San Francisco, CA 94105

Subject: City of Oxnard Local Coastal Program  
Amendment No. LCP-4-OXN-20-0007-1 (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program).

Dear Chair Padilla and Commissioners,

As a resident of Channel Islands Harbor and retired Oxnard School District Special Education Administrator I am writing today regarding Item 19a in support of the Coastal Commission Staff recommendation to deny the override request by the County of Ventura on Amendment No. LCP-4-OXN-20-0007-1. In their report the Staff succinctly detailed the historical time line of the item and the rational for denial.

This LCP Amendment promotes a massive behemoth project on public land donated to the residents and visitors to Channel Islands Harbor designated in the gifting documents as for commercial and sport fishing, recreational boating, and visitor friendly venues. Fisherman's Wharf is the gateway to the Channel Islands National Parks and deserves a venue that is visitor serving. This is the strong message conveyed by the Petition inclusive of over 6000+ signatures collected in the community from residents and visitors opposing the Channel Islands Harbor PWP Amendment #7 proposing the residential 400 Unit Apartment Project. Copies of the Petition and the 6000+ signatures were submitted to Wesley Horn at the South Central Coast Office in Ventura on April 3, 2017 to be included in the CCC file for Commissioners view. The emphasis of this petition is the request of the CCC to uphold the California Coastal Act of 1976 and your mission of "protecting and enhancing California coast and ocean for present and future generations".

The proposed project does non of this regardless of what the Harbor Director and billionaire apartment developers indicate. What the project does do is:

Reduce Public Access

Lacks an Environmental Impact Report

Impacts Public Safety (traffic, evacuation, rescue, health emergency)

Restricts Public View Corridors on the California Coastal Trail

I urge and request for the visitors to our California Coast you deny the override request and strongly advise the Ventura

County Supervisors and Harbor Department to explore other options for this donated Public Land Including the updating of the 1986 Public Works Plan the Harbor Director himself in his communique indicated is out of date. The Community has been requesting this for years as has the Coastal Commission as far back in a letter of recommendation dated January 13, 2009 addressed to Ventura County Board of Supervisors Chair Peter Foy signed by then Executive Director, Peter Douglas.

Best Regards,  
Sandra Hayden McLaughlin  
284 Melrose Drive  
Oxnard, CA 93035  
(805) 985-7482  
sandramc@roadrunner.com

Sent from my iPad

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:04 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Letter\_to\_CCC\_8-3-20\_requesting\_denial-of-override.pdf

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**From:** wendy@bubug.com <wendy@bubug.com>  
**Sent:** Friday, August 7, 2020 1:01 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Hello, Chair Padilla and Commissioners,  
Please see the attachment with this email.  
On the chance that for some reason the attachment was not able to be opened, I am also submitting the attached letter's content in the body of this email.  
Thank you very much for your time to read my letter and comments.

Sincerely,  
Wendy Lee

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Wendy Lee  
321 Santa Monica Drive – Oxnard, CA 93035

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Thursday, August 6, 2020

California Coastal Commissioners  
455 Market Street  
San Francisco, Ca. 94105

Subject: City of Oxnard Local Coastal Program Amendment No. LCP-4-OXN-20-0007-1 (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program), for public hearing and Commission action at the August 12, 2020 Commission hearing. *Item 19a on the agenda.*

Dear Chair Padilla and Commissioners:

My name is Wendy Lee, and I would first like to *thank you* for taking the time to read my letter.

The overall purpose of my letter is to urgently ask you to **deny** the requested override that would allow an amendment of the City of Oxnard's Local Coastal Plan. I am a resident and homeowner of Oxnard and live at the Channel Islands Harbor in the Silverstrand Beach community. The future of our Harbor and its community is important to me. I know I am not alone in having that sentiment. It has taken me hours to compose this letter; not because I had to hunt for information to write, but because of the difficulty in trying to summarize all that I want to say. There is a plethora of information that substantiates my viewpoint, and it could easily fill at least one hundred pages. And then there is the emotional component; equally deserving of space in a letter. It is hard to take it all, put it together, and make a brief statement. My attempts to summarize my thoughts include these opening points:

- Thank you to the Commission staff for their time and effort in putting together their summary report and recommendation. **I agree with their findings and final recommendation** and would like to compliment them on their research and the thoughtful consideration they have given to the information they compiled and reviewed. They summarized the facts wonderfully, and I commend them on maintaining objectivity throughout the presentation of their findings; their succinct justifications throughout the report clarify their position on each point made.
- Within the many peoples' letters, speeches, and presentations you receive and observe about Fisherman's Wharf and the Channel Islands Harbor, you will likely see and hear how emotional this subject is. Someone might ask how and why there is so much emotion when discussions get going about Fisherman's Wharf and the Channel Islands Harbor. Can it be that special, that people would spend so much time and energy defending it? And the answer is yes, it is that special. Community members (such as I) and visitors, understand this and are genuinely concerned about the future of our beautiful Harbor. We turn to you to help us protect this valuable resource.
- The LCPA that the Harbor Director and the Los Angeles developers have been requesting would have a profound detrimental effect on the future of the Harbor; and yet, they promote it as though it is the only choice in sustainability for the Harbor, and the only solution to how the Harbor's dilapidated areas can be transformed, refurbished or redeveloped. In reality, the LCPA that they want so desperately is the ticket they need that would allow them the right to create their mega-developments of high-end luxury apartment buildings that are notorious for being exclusive, not inclusive. These types of developments are not designed in concert or synchronicity with the coast or its environment, and certainly would not meld with our charming, visitor-serving Harbor or the California Coastal Trail that travels along the parcel where Fisherman's Wharf is located. In addition, these apartment complexes will diminish public access, although the developer's marketing strategy has included statements such as that the apartment development will 'bring in the right kind of people' to the area, 'the kind of people this area deserves.' That is an insult to the community and its heritage.
- There is a lot of emotion surrounding the discussion about the future of Fisherman's Wharf and the Channel Islands Harbor. That parcel was gifted to the public with the understanding that it always be used for boating, fishing, recreation, and other public and visitor-serving activities; to go against that agreement would be a betrayal to that family and to the public. And yet, the County Board of Supervisors has given an exclusive right to negotiate to the developers (with multiple ERN extensions) and provided them with a sweet deal lease that would allow them to build a massive near-400 unit, high-end, gated apartment building on the Fisherman's Wharf parcel. Community members have noticed and questioned how our Harbor Director seems to be a supporter to the developers instead of being an advocate for the Harbor and what is truly in its best interest. On more than once occasion it has been voiced that there seems to be a conflict of interest in that regard.
- The Channel Islands Harbor is a rarity; it does not deserve to be manipulated and morphed into a Marina Del Rey or a Newport Beach type Harbor. The City of Oxnard, the Harbor community, and the

Harbor area visitors have all voiced their perspective in opposition to the LCPA amendment that was requested by the County of Ventura, the Harbor Director, and the Channel Islands Harbor Properties (the developers). The LCPA would allow the rezoning necessary for the developer's apartment complex to be built and that, in turn, would have a domino effect, allowing other like projects and developments to follow. These plans, opposed by most of the community and many visitors, would set us on an irreversible course that will result in inappropriate development, widespread community dissatisfaction, and list of environmental burdens (i.e. increased traffic; increased demand on infrastructure such as water, sewer, and emergency response; evacuation and safety concerns; environmental impacts on wildlife or humans; etc.).

- Decisions made today at this hearing have the potential to create a dramatic turning point in the debate over how to best 'revitalize' or 'resuscitate' Fisherman's Wharf. The future of the Harbor and Fisherman's Wharf could be affected, in one direction or another, with the decision made today. It is indeed a daunting thought. I realize that you have many letters to read, and will hear many people speaking, on both sides of this subject. I imagine that you could easily become fatigued through your attempts to give equal and undivided time to each person's voice, whether it be expressed in a document or at a microphone. I'm guessing that it could all begin to sound like droning white noise. But I'm hoping that the purpose and mission of the Coastal Commission will be upheld, and after you see and hear the information, you will agree that this override should be denied.
- I am genuinely concerned about the well-being and future of Oxnard's beautiful harbor. It is a fabulous public venue, incredibly special, and what it has to offer should not be taken for granted or covered over with an inappropriate apartment development that would greatly eliminate public coastal access. For the development to move forward, the County of Ventura and the Los Angeles developers would need an amendment to the City of Oxnard's Local Coastal Plan, which they requested. After careful and mindful review, earlier this year Oxnard's City Council voted to deny the requested LCP amendment. Unhappy with this decision, the County and the developer would now like you to override the City of Oxnard's decision. I disagree with this and feel that an override at this point would be misaligned with what is best for the Harbor, the City of Oxnard, its surrounding communities and the many visitors who frequent the Harbor all year round. ***I again ask that you deny an override.***
- Our City's LCP is important. Decisions to amend it are equally (if not more) important. Our LCP guides the way the City of Oxnard protects and stewards our local coastal area and its beaches and harbors. The LCPA desired by the County of Ventura, the Harbor Director and the Channel Islands Harbor Properties development group has a focused purpose to allow a huge, privatized, high-end apartment complex to be built on public land at Fisherman's Wharf in the Channel Islands Harbor. It's as simple as that, regardless of how poetically they profess that the Channel Islands Harbor and its communities will benefit from their 'revitalization' project. Denial of their requested LCP amendment by the City of Oxnard created a barrier to their project. They would like you to fix that for them by granting an override of the City's decision. I am asking that you remain steadfast in your position as advocates, protectors, and stewards of our coast, and deny the override. Any amendments allowed to our LCP should be made with the best interests in mind for the City, the Harbor, and the Community; not for outside private development interests that are driven by monetary or other gain.

The many reasons that justify your denial of an override, and why it is the responsible thing for you to do, include:

- Their desired LCPA is inconsistent with at least 20 of the City's Local Coastal Plan policies.
- The 20 LCP policies will remain inconsistent even if an override is allowed and the LCPA is then approve.



- It makes no sense to allow an amendment to the LCP solely to accommodate a single project (a project that privatizes public land, eliminates the public-serving aspect of the area, and disregards the needs of the community it serves, particularly lower income families and visitors).
- Saying yes to the override and allowing the LCPA would violate the “heart of the City’s LCP”: genuine public access to coastal resources for all.
- 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 and visitor serving*.
- The developer’s proposed apartment project is located in the City’s HCI zone, which has zoning ordinances and do not permit residential development. Also, the purpose of the HCI includes providing, protecting, and encouraging commercial fishing, sport fishing, recreational boating, and related used for both residents and non-residents. An override that allows the LCPA would be analogous to giving permission to the County and private Los Angeles developer to do what they want with Fisherman’s Wharf. The result would be a total disregard for the needs of the Oxnard community and visitors.

The Harbor Director stated that “a failure to approve the amendment would adversely affect the public welfare.” Where is the evidence or substantiation for such a statement?

The Harbor Director referenced the ‘blighted’ condition of Fisherman’s Wharf as justification for the need of an LCPA and the monstrous privatized apartment building to replace the now dilapidated buildings at Fisherman’s Wharf. However, he failed to disclose that the reason for the now deteriorated condition of the Fisherman’s Wharf parcel is due to neglect and poor management by the County of Ventura and the previous Harbor Director. Please don’t let the current Harbor Director now hold the Harbor community hostage with his intimidating remarks that if an override is not granted and an LCPA is not approved, it will result in the Harbor forever remaining in its blighted state and never have a chance to flourish again. Also, I hope that quiet threats of litigation by the developer, or use of other persuasive approaches, will not move you to grant them their request; that would be tantamount to bullying; or worse.

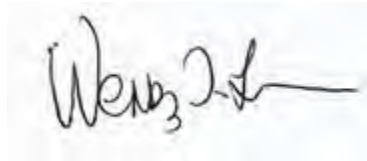
The Harbor Director stated that the Fisherman’s Wharf apartment project is ‘intended to implement a mix of high priority coastal and harbor-related land uses and waterfront rental housing, all of which are necessary to implement a balanced, integrated approach to restoring and improving Fisherman’s Wharf as a regionally significant visitor-serving destination.’ He fails to acknowledge that this area is already a popular destination. The County of Ventura cannot, in good faith, create a situation that allowed the parcel to evolve into such a diminished state (despite the protest by the community and the dissatisfaction of many lessees of the retail shops, who ultimately left for other venues) that they could then justify the need for apartments because they can’t recruit or retain lessees for the buildings. Also, there are many other ways to restore the site, as evidenced by the lists of suggestions and recommendations given by members of the public online, at meetings or public gatherings, and on petitions.

The Harbor Director’s defense and justifications, in blatant support of the apartment developers, is often slanted, biased, and fraught with accusations, inaccuracies and untruths or partial truths. This is a disturbing trend in his pursuit of the LCPA and the currently-sought override, all focused at the endpoint goal of assisting the developers in building their apartments at Fisherman’s Wharf, while portraying it as a way to beautify and enhance the Harbor and expand public access. I hope you can see that this project, and the others like it that are planned by this developer, are not focused on public access or a reverence for the coast, and do not respect the needs of the Harbor, its community, or the people it serves. It is also not congruent or consistent with the plan for the Harbor.

The request for an override demonstrates a defiance and disrespect, by the parties requesting the override, towards the City of Oxnard and its City Council’s efforts to advocate for and protect its citizens. 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 your high standard of scrutiny and demand for public benefit and coastal access. I thank you for your past efforts in that regard with other coastal issues and I hope that after a thorough review of this matter, you will come to the same conclusion as I have... **an override should be denied.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Wendy Lee", with a stylized flourish at the end.

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](mailto:wendy@bubug.com) or [wilee@ucla.edu](mailto:wilee@ucla.edu)

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:03 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Israel Flores.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 6:57 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Mr. Ignacio Flores, 327 West 1st Street, Oxnard CA 93030. Telephone 805-253-6555. Mr. Flores supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres  
Torres Consulting  
9339 Guatemala Avenue  
Downey, CA 90240  
323-804-5696

28 de julio, 2020

Steve Padilla, Presidente  
Comisión costera de California  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

Le escribo para expresar mi apoyo a la reurbanización del proyecto Fisherman's Wharf. Soy residente de la ciudad de Oxnard. Me sorprendió gratamente que el personal del desarrollador me visitara en mi casa para proporcionar información sobre el proyecto.

Apoyo los nuevos planes para Fisherman's Wharf porque necesitamos nuevas tiendas y restaurantes en el sitio. Necesitamos un lugar donde la comunidad pueda reunirse y disfrutar de nuestra hermosa costa. Actualmente, el Muelle de los Pescadores está deteriorado y arruinado y no mucha gente de mi vecindario visita debido a esta plaga.

Les insto a que apoyen el plan para reconstruir el Muelle de los Pescadores.

Sinceramente,

Israel Flores  
397 W First St  
Oxnard CA 93030  
(805) 253-6555

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:03 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Jorge Rosales Vargas.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 5:12 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Mr. Jorge Rosales Vargas, 133 East E Street, Oxnard CA 93030. Telephone 805-609-1119. Mr. Vargas supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres  
Torres Consulting  
9339 Guatemala Avenue  
Downey, CA 90240  
323-804-5696

Steve Padilla, Chair  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Dear Chair Padilla,

My family and I are very excited that the Fisherman's Wharf is finally going to have a "facelift." For too long, this beautiful property has been neglected. Many of us from Oxnard use to visit the Wharf with our families, but now there is not much there to enjoy. The City Oxnard is in need of this new project.

With this new redevelopment plan, the Fisherman's Wharf will bring new stores, restaurants, outdoor recreational areas and new housing. We can wait for this project to be built, so that we can enjoy the beauty of the oceanfront and enjoy the wharf once again.

Please support this great project. Thank you

Sincerely,

Jorge Rosales Vargas  
133 S E st. A.D. #12  
Oxnard: C.A. 93030  
(805) 609-1119

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:03 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Segio Hedderson.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 5:11 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Sergio Hedderson, 401 West 1st Street, Oxnard CA 93030. Telephone 213-925-9119. Mr. Hedderson supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres  
Torres Consulting  
9339 Guatemala Avenue  
Downey, CA 90240  
323-804-5696



**28 de julio, 2020**


**Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105**

**Estimado presidente Padilla,**

**Apoyo la revitalización del proyecto Fisherman's Wharf. Realmente me gusta la combinación de 390 unidades de vivienda a precio de mercado junto con más de 36,000 pies cuadrados de espacio comercial, comercial y de restaurantes. Resido desde hace mucho tiempo en la ciudad de Oxnard y estoy encantado de que finalmente vamos a mejorar nuestra área de Wharf. Nuestra comunidad necesita nuevas unidades de vivienda y un lugar para que las familias se visiten y disfruten. Este proyecto es beneficioso para nuestra ciudad.**

**Apoye este proyecto permitiendo que el Condado de Ventura y el Desarrollador continúen con la construcción de este hermoso proyecto.**

**Sinceramente,**

*Sergio Herrera* 

*401 West. First St.*

*Oxnard CA 93030*

*(213) 925-9119*

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:02 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Miguel Hernandez.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 5:09 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Mr. Miguel Hernandez, 401 West 1st, Oxnard CA 93030. Telephone 805-407-1051. Mr. Hernandez supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres  
Torres Consulting  
9339 Guatemala Avenue  
Downey, CA 90240  
323-804-5696

28 de julio, 2020

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

He vivido en la ciudad de Oxnard por muchos años. Disfruto visitando nuestra costa, pero Fisherman's Wharf no está en muy buena forma en estos días. Me he reunido con representantes de la compañía con la esperanza de rehabilitar y revitalizar Fisherman's Wharf y creo que es una gran oportunidad para invertir en nuestra comunidad.

Apoyo tener mis opciones de vivienda para nuestros residentes. El nuevo plan construirá más de 300 nuevas unidades de vivienda para aquellos residentes que deseen alquilar una unidad de apartamentos de calidad cerca del agua. También me gusta que el proyecto creará nuevas tiendas, tiendas y restaurantes, para que nuestras familias puedan tener un fantástico lugar recreativo nuevo aquí en Oxnard.

Espero que aprueben este gran proyecto nuevo y nos den algo nuevo y vibrante en la Ciudad de Oxnard. ¡Nos lo merecemos!

Sinceramente,

MIGUEL A HERNANDEZ



401 W FIRST ST

OXNARD CA 93030

(805) 407-1051

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:01 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Miguel Hernandez.pdf

---

**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 5:09 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Mr. Miguel Hernandez, 401 West 1st, Oxnard CA 93030. Telephone 805-407-1051. Mr. Hernandez supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres  
Torres Consulting  
9339 Guatemala Avenue  
Downey, CA 90240  
323-804-5696

28 de julio, 2020

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

He vivido en la ciudad de Oxnard por muchos años. Disfruto visitando nuestra costa, pero Fisherman's Wharf no está en muy buena forma en estos días. Me he reunido con representantes de la compañía con la esperanza de rehabilitar y revitalizar Fisherman's Wharf y creo que es una gran oportunidad para invertir en nuestra comunidad.

Apoyo tener mis opciones de vivienda para nuestros residentes. El nuevo plan construirá más de 300 nuevas unidades de vivienda para aquellos residentes que deseen alquilar una unidad de apartamentos de calidad cerca del agua. También me gusta que el proyecto creará nuevas tiendas, tiendas y restaurantes, para que nuestras familias puedan tener un fantástico lugar recreativo nuevo aquí en Oxnard.

Espero que aprueben este gran proyecto nuevo y nos den algo nuevo y vibrante en la Ciudad de Oxnard. ¡Nos lo merecemos!

Sinceramente,

MIGUEL A. HERNANDEZ



401 W FIRST ST

OXNARD CA 93030

(805) 407-1051

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:00 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Marlen Barboza.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 5:08 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Marlen Barboza, 128 South C Street, Oxnard CA 93030. Telephone 805-843-0806. Ms. Rizo supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

28 de julio, 2020

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

Mi familia y yo estamos muy emocionados de que Fisherman's Wharf finalmente vaya a tener un "lavado de cara". Durante demasiado tiempo, esta hermosa propiedad ha sido descuidada. Muchos de nosotros de Oxnard visitamos el muelle con nuestras familias, pero ahora no hay mucho para disfrutar. La ciudad Oxnard necesita este nuevo proyecto.

Con este nuevo plan de reurbanización, Fisherman's Wharf traerá nuevas tiendas, restaurantes, áreas recreativas al aire libre y nuevas viviendas. Podemos esperar a que se construya este proyecto, para poder disfrutar de la belleza de la costa y disfrutar del muelle una vez más.

Por favor apoya este gran proyecto. Gracias

Sinceramente,

Marlen Barboza

128 S CST Oxnard, CA 93030

(905) 843-0806



## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:00 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Gabriela Rizo.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 4:12 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Gabriela Rizo, 132 C Street, Oxnard CA 93030. Telephone 805-730-0253. Ms. Rizo supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

28 de julio, 2020

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado Presidento Padilla,

La comunidad latina en Oxnard no vive junto al océano. Vivimos en el área central de la ciudad. Necesitamos un punto de destino frente al mar para visitar a nuestras familias. Creo que la reconstrucción del proyecto Fisherman's Wharf es lo que necesita nuestra comunidad.

Me he reunido con representantes del proyecto y me alegró mucho saber que tienen la intención de construir 390 unidades de vivienda. También apoyo la idea de traer nuevos restaurantes y tiendas al Fisherman's Wharf, para que nuestra comunidad pueda disfrutar de estos lugares nuevos y hermosos.

Por último, nuestra comunidad necesita empleos. Los representantes del proyecto nos informaron que la remodelación del proyecto Fisherman's Wharf creará nuevas oportunidades de empleo que nuestra comunidad necesita desesperadamente. Apoyo este gran proyecto nuevo e insto a la Comisión Costera a que también lo apoye.

Sinceramente,

Gabriela M Rizo  
132 S. C. St  
Oxnard Ca 93030  
805) 330-0253 cel

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:00 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Maria Melendez.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 4:09 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Maria Melendez, 123 S. E Street #12, Oxnard CA 93030. Telephone 805-336-4766. Ms. Melendez supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

Primero, gracias por trabajar tan duro para proteger nuestra hermosa costa de California como Presidente de la Comisión Costera de California. Le escribo esta carta para informarle que aprobar la remodelación del proyecto Fisherman's Wharf es lo mejor que puede hacer para promover la belleza de nuestro frente al mar en el condado de Ventura.

Muchas personas en la ciudad de Oxnard están entusiasmadas por tener un muelle nuevo y revitalizado. Un lugar donde podemos reunirnos, dar un paseo, comer y comprar, mientras disfrutamos de la belleza de nuestro paisaje natural y el paseo marítimo. Cada familia en Oxnard merece tener un espacio público cerca del océano. El muelle no debe reservarse para aquellos que tienen la suerte de poseer una propiedad frente al mar. ¿Y por qué tantos de estos afortunados propietarios se oponen a este maravilloso proyecto? Tal vez no quieren que muchos de nosotros nos visiten y causen distracciones a su estilo de vida sereno. Bueno, eso no es justo y merecemos tener este proyecto para la mayoría de nosotros que lo apoyamos.

Les insto a que apoyen este proyecto y otorguen permisos para construirlo.

Sinceramente,

Maria G Melendez  


123 S E st ap 12  
Oxnard Ca

(805) 336 47 66

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:00 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Ruben Ornelas.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 3:57 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Mr. Ruben Ornelas, 418 West 1st Street, Oxnard CA 93030. Mr. Ornelas supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

Acepte mi carta de apoyo para el nuevo proyecto de Fisherman's Wharf. No todos podemos darnos el lujo de vivir en la costa, pero todos deberíamos tener acceso a la belleza del paisaje natural y el océano. El nuevo proyecto de Fisherman's Wharf ayudará a recuperar el muelle y volver a establecer un punto de destino.

Los nuevos restaurantes, tiendas y viviendas lo convertirán en un punto de destino comunitario muy vibrante. No podemos dejar que la voz de un pequeño grupo de personas detenga este maravilloso proyecto. La gran mayoría de los residentes apoyan la remodelación del proyecto Fisherman's Wharf. El hecho de que no vivamos en el paseo marítimo no significa que no tengamos derecho a disfrutarlo y a tener un gran lugar para que visiten todas nuestras familias.

Apruebe este maravilloso proyecto para todos los residentes de la Ciudad de Oxnard.

Sinceramente,

Ruben Drucias  
418 W-1st ST  
OXNARD CALIF.

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:59 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Isabel Hernandez.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 3:55 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Isabel Hernandez, 123 S. E Street #15, Oxnard CA 93030. Telephone 805-336-8015. Ms. Hernandez supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres  
Torres Consulting  
9339 Guatemala Avenue  
Downey, CA 90240  
323-804-5696



Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado Presidente Padilla,

*Me Vivo en Oxnard, CA. Apoyo el proyecto en el muelle de pescadores de Oxnard. Necesitamos reparar el antiguo muelle y convertirlo en algo agradable y atractivo para todas las familias que viven en Oxnard. También me gusta que el proyecto construya nuevas unidades de vivienda, para que más de nuestra comunidad pueda vivir cerca del área del mar.*

Sinceramente, *ISABEL HERNADEZ*  
*123 S. E. St. #15*  
*Oxnard Ca. 93030*  
*805) 336-8015*

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:57 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Sonia Hernandez.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 3:53 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Sonia Hernandez, 426 S.D Street #12, Oxnard CA 93030. Telephone 310-924-0237. Ms. Hernandez supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

Steve Padilla, Chair  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Dear Chair Padilla,

Please accept my letter of support for the new Fisherman's Wharf project. Not all of us can afford to live at the waterfront, but we should all have access to the beauty of natural landscape and ocean. The new Fisherman's Wharf project will help to bring back the wharf and to make a destination point once again.

The new restaurants, shops and housing will make it a very vibrant community destination point. We can't let the voice of small group of people stop this wonderful project. The vast majority of residents support the redevelopment of the Fisherman's Wharf project. Just because we don't live on the waterfront, does not mean that we are not entitled to enjoy it and to have a great place for all of our families to visit.

Please approve this wonderful project for all the resident of the City of Oxnard.

Sincerely, Sonia Hernandez  
426 S.D. Street #12  
Oxnard Ca. 93030  
310) 924-0237

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:57 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf -Nohemy Mejia.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 3:51 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Nohemy Mejia, 1200 North H Street #201, Oxnard CA 93030. Telephone 805-261-6381. Ms. Mejia supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado presidente Padilla,

Vivo en la ciudad de Oxnard. Apoyo el proyecto Fisherman's Wharf. Me gusta que contraten a residentes locales de Oxnard para construir el proyecto. Estos trabajos de construcción pagan un buen salario para mantener a nuestras familias. Necesitamos buenos trabajos en este momento. Esta pandemia ha dejado a muchas personas desempleadas. Nuestros residentes de Oxnard podrían beneficiarse de tener nuevas oportunidades de trabajo que serían creadas por este proyecto.

Sinceramente,

Nohemy Mejia  
1200 N H St Apt #201  
Oxnard CA 93030  
Tel: (805) 261 6381

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:55 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Support letter - Oxnard Wharf - Glenda Gaby Mejia.pdf

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**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Thursday, August 6, 2020 3:49 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am submitting the attached letter on behalf of Ms. Glenda Gaby Mejia, 1200 North H Street, #201, Oxnard CA 93030. Telephone 805-509-1309. Ms. Mejia supports the Fisherman's Wharf project and requests that the Coastal Commission allow the project to move forward.

--

Tony Torres

Steve Padilla, Presidente  
California Coastal Commission  
45 Fremont Street,  
Suite 2000  
San Francisco, CA 94105

Estimado Presidente Padilla,

*Vivo en la ciudad de Oxnard. Apoyo el proyecto Fisherman's Wharf. Necesitamos trabajos ahora más que nunca. La codiciosa pandemia 19 ha dañado nuestra economía en Oxnard. Muchos trabajos han sido eliminados. Necesitamos un proyecto como este que cree trabajos nuevos y bien remunerados en la construcción. Nuestras familias merecen la oportunidad de volver al trabajo. Por favor apruebe este proyecto.*

Sinceramente,

*Glenda Graby Mejia  
1700 N H St Apt #201  
Oxnard CA. 93030  
Tel: (805) 509 1309*



## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:54 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Tank <thisistank@aol.com>  
**Sent:** Thursday, August 6, 2020 10:59 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Good morning, I would like to take a quick moment and plea that the Ca Costal Commission approve the “over ride” request, bypassing the City of Oxnards denial of building and improvements proposed for the area commonly referred to as Fishermans Wharf, located at the corner of Victoria Ave and Channel Islands Blvd in the Channel Islands Harbor.

As a resident of the area for over 40 years, I have fond memories as a child of a beautiful Fishermans Wharf that was a thriving location. I am disheartened and saddened at the dilapidated, eye sore the area is currently in.

I realize there is loud opposition from some who oppose any building or even negotiations on building of the site however, I feel that the City of Oxnards flat out denial of any negotiations of building on this site, is a grand mistake and horrendous misjudgment.

By bypassing Oxnard’s denial of proposed improvements to the area, the Harbor District, planners and community (for and against) will have the option to meet With the Coastal Commission and hopefully come to an agreement on how to best proceed to build and improve the area.

I think there is one thing EVERYONE can agree upon and that is the area is in dire need of improvement and refreshing and remodeling ASAP but the discussion can’t even commence with Oxnard blocking the very first step.

Please consider at least allowing those that wish to improve the area to bring their plans forward to you for consideration, so we can once again enjoy this beautiful parcel of land.

Best Regards,

Tank Sears  
Hollywood Beach, Ca.

Sent from my iPhone

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:54 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Fisherman's Wharf Outreach Report (Aug 2020).pdf

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**From:** Darrel Malamut <darrel@cihpwharf.com>  
**Sent:** Thursday, August 6, 2020 9:45 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Cc:** Horn, Wesley@Coastal <Wesley.Horn@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Wesley,

The Fisherman's Wharf project team enlisted coUrbanize in order to engage the community and stakeholders in the design process and receive objective feedback. Attached please find the Outreach Report that includes poll results along with a summary of the 424 comments. I would also encourage you, Staff or Commissioners to visit (just cut and paste into your browser):

[coub.co/wharf](http://coub.co/wharf)

Thank you,

Darrel Malamut  
Channel Islands Harbor Properties LLC

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:52 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CCC Letter Jessica Smit.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 8:58 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Jessica Smit letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

John Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners,

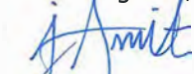
As a Ventura native, I care a lot about the future of my hometown and the surrounding areas. That is why I strongly urge you to support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. After hearing about the proposed plans for upgrading the current site, I know that this is an important opportunity for our community that cannot be missed.

After finishing grad school, I was really hopeful about finding a job and housing close to my family in Ventura. However, my friends and I have all had a really tough time finding available housing and job prospects in the area. I ended up finding a job and apartment in Santa Monica instead of a place locally. For this reason, it is really important that Ventura County adds more businesses by upgrading current space. I am really excited that there will be an additional 36,000 square feet of shopping and retail locations as well as the added 9,000 square feet of ground floor retail and dining space with outdoor patios with this project. It really will bring in more job opportunities for locals!

Additionally, we are really in need of the housing that this project will provide for locals! I know that more families in Ventura County will be able to utilize the new 390 apartments as well as the fitness center. I can see myself living in this complex, especially with the Olympic-sized pool, spa with cabanas, outdoor fireplace, lounge, and barbeques. I can't wait to see it happen!

Please support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project, particularly the addition of new businesses and apartments.

Kinds regards,



Jessica Smit  
Santa Monica, CA

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:08 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** David Van Wyk <david.r.van.wyk@gmail.com>  
**Sent:** Sunday, August 9, 2020 5:45 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

California Coastal Commission-

I am a registered architect, a Fellow of the American Institute of Architects and a resident of Hollywood Beach. I am writing today to strongly object to City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1.

The code clearly dictates new multi-family residential and planned unit residential development is limited to a density of no more than 18 units per acre. To amend the law to 40 units per acre is unconscionable and extremely inappropriate for adjacent neighborhoods and the surrounding commercial community.

Current code states development in the harbor shall not exceed two stories or twenty-five feet in height, whichever is greater.

No special exception should be taken for the corner of Victoria Avenue and Channel Islands Boulevard. There is no reason to make an exception for this profit minded developer- they must comply and build within long established regulations. If they feel this does not meet their business objective, developers who share the vision and beauty for neighborhood will.

My family became residents of this area because of its openness, ocean/harbor views and the natural beauty of its beaches that stretch for miles. Please don't make our beautiful community a thing of the past as has happened with other beach communities.

Even in its simple and sometimes neglected state, I cherished Fisherman's Wharf over this abomination of a housing development.

Do the right thing, and deny this request, it does not belong in our community!

Sincerely,  
David Van Wyk, FAIA  
109 La Granada St.



## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:05 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department  
**Attachments:** Oxnard Wharf support petitions 8-6-20.pdf

---

**From:** Tony Torres <tonytorres1214@gmail.com>  
**Sent:** Friday, August 7, 2020 2:31 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department

Dear Coastal Commission,

Attached please find 47 additional signed petitions in support of the Fisherman's Wharf project signed by local Oxnard residents.

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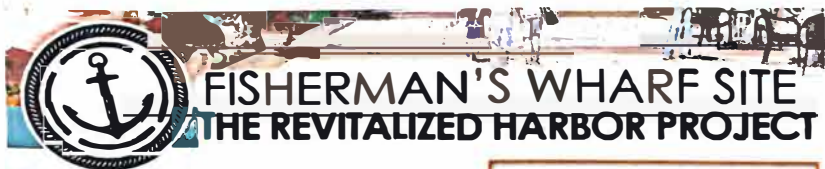
Tony Torres



Apoyo el Proyecto Fisherman's Wharf porque creará más de 390 unidades de viviendas nuevas muy necesarias en Oxnard y cientos de buenos trabajos de construcción. El proyecto Wharf también revitalizará el área del puerto con el nuevo desarrollo de tiendas, restaurantes, y Espacio abierto y hermosas áreas para caminar a lo largo de la costa. Respetuosamente solicitamos que la Comisión Costera apruebe este proyecto.

|   | Name/Nombre       | Address/Domicilio    | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico |
|---|-------------------|----------------------|--|--------------------|--------------------------|
| 1 | Wifredo Hernandez | 1920 N HS #146       | Oxnard Ca<br>93036                           | (805) 832-8613     |                          |
| 2 | Jaime Lopez       | 1920 N H St. #149    | Oxnard<br>CA 93036                           | (805) 422-4490     |                          |
| 3 | INCS<br>Gutierrez | 1920 N. H St<br>#149 | OXNARD<br>CA 93036                           | 805 483360         |                          |
| 4 | Sara Gutierrez    | 1920 N H St<br>#249  | Oxnard<br>93036                              | (805) 6120986      |                          |
| 5 | Gregory Bates     | 1920 N. H St<br>#239 | Oxnard<br>93036                              | (805) 253-6850     |                          |





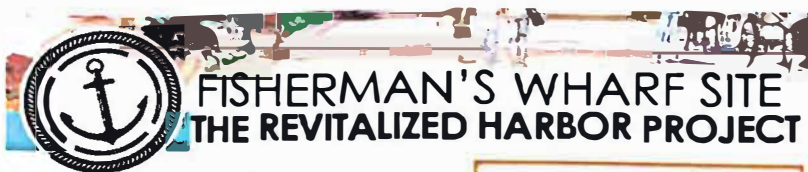
Apoyo el Proyecto Fisherman's Wharf porque creará más de 390 unidades de viviendas nuevas muy necesarias en Oxnard y cientos de buenos trabajos de construcción. El proyecto Wharf también revitalizará el área del puerto con el nuevo desarrollo de tiendas, restaurantes, y Espacio abierto y hermosas áreas para caminar a lo largo de la costa. Respetuosamente solicitamos que la Comisión Costera apruebe este proyecto.

|   | Name/Nombre            | Address/Domicilio       | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico |
|---|------------------------|-------------------------|--|--------------------|--------------------------|
| 1 | Jessia Gonzalez        | 1420 N.H St.<br>#230    | 93036  | 805) 485 7293      |                          |
| 2 | Brenden<br>Hernandez   | 1420 N.H St<br>#233     | 93036  | 805 793 6555       |                          |
| 3 | Huula<br>Hernandez     | 1920 St H<br>#233       | 93036  | 805<br>401-2538    |                          |
| 4 | Rosa Maria<br>Melendez | 1920 N H<br># 10<br>136 | 93036  | (805) 253<br>56 55 |                          |
| 5 |                        |                         |  |                    |                          |



Apoyo el Proyecto Fisherman's Wharf porque creará más de 390 unidades de viviendas nuevas muy necesarias en Oxnard y cientos de buenos trabajos de construcción. El proyecto Wharf también revitalizará el área del puerto con el nuevo desarrollo de tiendas, restaurantes, y Espacio abierto y hermosas áreas para caminar a lo largo de la costa. Respetuosamente solicitamos que la Comisión Costera apruebe este proyecto.

|   | Name/Nombre     | Address/Domicilio | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico |
|---|-----------------|-------------------|--|--------------------|--------------------------|
| 1 | MALENI ZUNIGA   | 1920 N H ST       | OXNARD 93030                                 |                    |                          |
| 2 | CECILIA ZUNIGA  | 1920 N H ST #153  | OXNARD 93030                                 |                    |                          |
| 3 | MALENI ZUNIGA   | 1920 N H ST #153  | 93036  |                    |                          |
| 4 | Enriqueta Gomez | 1920 N H ST #2    |  | 928-446-6780       |                          |
| 5 | Maria Zambrano  | 1920 N H ST #153  | 93034  | (805) 760-8784     |                          |
|   | Aaron Jones     | 11                | 11   | (805) 200-4275     |                          |



Apoyo el Proyecto Fisherman's Wharf porque creará más de 390 unidades de viviendas nuevas muy necesarias en Oxnard y cientos de buenos

trabajos de construcción. El proyecto Wharf también revitalizará el área del puerto con el nuevo desarrollo de tiendas, restaurantes, y

Espacio abierto y hermosas áreas para caminar a lo largo de la costa. Respetuosamente solicitamos que la Comisión Costera apruebe este proyecto.

|   | Name/Nombre     | Address/Domicilio        | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico       |
|---|-----------------|--------------------------|--|--------------------|--------------------------------|
| 1 | Patty Oliver    | 711 Astek St<br>OX 93036 | OX<br>93036                                  | (805)<br>401-4583  | patty.olivera.78<br>@Gmail.com |
| 2 | Michael Olivera | 711 Astek St<br>OX 93036 | OX<br>93036                                  | 805<br>401-4583    | 06785@yahoo.com                |
| 3 | Leticia R.      | 1920 N<br>H St           | Oxnard<br>93036                              | (805)<br>8163535   |                                |
| 4 | Julia Inguez    | 1920<br>N "H" 146        | Oxnard<br>93036                              | 805<br>988-0612    |                                |
| 5 | Olga Ortiz      | 1920 NH 143              | Oxnard<br>93036                              | 80578165390        |                                |



I support The Fisherman's Wharf Project because it will create over 390 units of much needed new housing in Oxnard and hundreds of good paying construction jobs. The Wharf project will also revitalize the port area with the new development of shops, restaurants, public open open space and beautiful areas to walk along the waterfront. We respectfully request that the Coastal Commission approve this project.

|   | Name/Nombre      | Address/Domicilio    | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico |
|---|------------------|----------------------|--|--------------------|--------------------------|
| 1 | Francisco Reyes  | 711 Astor St<br>#115 | 93036  | _____              |                          |
| 2 | Maria Espino     | 711 Astor St<br>#115 | 93036  | _____              |                          |
| 3 | Francisco Ladena | 711 Astor St<br>#115 | 93036  | _____              |                          |
| 4 |                  |                      |  |                    |                          |
| 5 |                  |                      |  |                    |                          |



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|   | Name/Nombre       | Address/Domicilio                           | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico |
|---|-------------------|---|--|--------------------|--------------------------|
| 1 | Gloria Diaz       | <del>711 East St</del><br>711 Aster St #119 | 903036                                       | (805) 765-5075     | nhoneylovero@yahoo.com   |
| 2 | Adelaida Gonzalez | 711 Aster St #112                           | 903036                                       | _____              |                          |
| 3 | Paulina Sanchez   | 711 Aster St                                | 93036  | _____              |                          |
| 4 | Maria Smith       | 711 Aster St #105                           | 903036                                       | 8052042800         |                          |
| 5 | Demick Smith      | 711 Aster St #105                           | 903036                                       | 8052046800         |                          |





I support The Fisherman's Wharf Project because it will create over 390 units of much needed new housing in Oxnard and hundreds of good paying construction jobs. The Wharf project will also revitalize the port area with the new development of shops, restaurants, public open open space and beautiful areas to walk along the waterfront. We respectfully request that the Coastal Commission approve this

| project.            |                      | City and Zip              |                    |                              |
|---------------------|----------------------|---------------------------|--------------------|------------------------------|
| Name/Nombre         | Address/Domicilio    | Code/Ciudad y Zona Postal | Telephone/Telefono | Email/Correo Electronico     |
| 1 ERIC BLAIR        | 221 Aster St #123    | OXNARD CA, 93036          | 805-248-2431       | BLAIR. ERIC @ OUTLOOK        |
| 2 Melanie Apodaca   | 711 Aster st #117    | Oxnard, CA 93036          | 805-258-9347       | Apodacamelanie2141@gmail.com |
| 3 Nathalie Huerta   | 711 Aster St #118    | Oxnard, CA 93036          | 888-573-0792       | huertanathalie@hotmail.com   |
| 4 Candelaria Garcia | #121<br>781 Aster St | Oxnard 96036              | 818 2720802        |                              |
| 5 Francisca Garcia  | 781 Aster St #121    | 96036                     | <hr/>              |                              |



I support The Fisherman's Wharf Project because it will create over 390 units of much needed new housing in Oxnard and hundreds of good paying construction jobs. The Wharf project will also revitalize the port area with the new development of shops, restaurants, public open space and beautiful areas to walk along the waterfront. We respectfully request that the Coastal Commission approve this project.

|   | Name/Nombre     | Address/Domicilio            | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico |
|---|-----------------|------------------------------|--|--------------------|--------------------------|
| 1 | Algebra Garcia  | 1930 Lantana St.<br>Apt #217 | Oxnard, CA<br>93036                          | (805) 766-7361     |                          |
| 2 | Marco Laguarda  | 1930 Lantana St<br>Apt #215  | Oxnard<br>93036                              | (805) 260 2622     |                          |
| 3 | Monter McMillan | 1930 Lantana St.<br>unit 212 | Oxnard<br>CA 93036                           | 805 229 9477       |                          |
| 4 | Angela Meeks    | 1910 Lantana<br>102          | Oxnard<br>CA<br>93036                        | _____              |                          |
| 5 | Robert Black    | 1910 LANTANA<br>102          | CA<br>CA<br>93036                            | _____              |                          |



I support The Fisherman's Wharf Project because it will create over 390 units of much needed new housing in Oxnard and hundreds of good paying construction jobs. The Wharf project will also revitalize the port area with the new development of shops, restaurants, public open space and beautiful areas to walk along the waterfront. We respectfully request that the Coastal Commission approve this project.

|   | Name/Nombre      | Address/Domicilio                             | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico  |
|---|------------------|---|--|--------------------|---------------------------|
| 1 | Carlos Briones   | 1930 LANTANA ST<br>OXNARD CA 93036<br># 205   | OXNARD CA<br>93036                           | 805-917-0552       | titobriones13@gmail.com   |
| 2 | Ledia Camarena   | 1930 Lantana St. Apt. 203<br>Oxnard, CA 93036 | Oxnard, CA<br>93036                          | 805-889-5252       | lediacamarena25@gmail.com |
| 3 | Maria Cedejas    | 1930 Lantana St Apt 111                       | OXNARD CA 93036                              | 424-571-1089       |                           |
| 4 | Eliceo Aguayo    | 1930 LANTANA # 210                            | OXNARD                                       | 805-390-8987       |                           |
| 5 | Elizabeth Aguayo | 1930 LANTANA # 210                            | OXNARD                                       | 805-704-6461       |                           |





I support The Fisherman's Wharf Project because it will create over 390 units of much needed new housing in Oxnard and hundreds of good paying construction jobs. The Wharf project will also revitalize the port area with the new development of shops, restaurants, public open space and beautiful areas to walk along the waterfront. We respectfully request that the Coastal Commission approve this project.

|   | Name/Nombre        | Address/Domicilio          | City and Zip<br>Code/Ciudad y Zona<br>Postal | Telephone/Telefono | Email/Correo Electronico     |
|---|--------------------|----------------------------|--|--------------------|------------------------------|
| 1 | Celestine Mulla    | Lantana 1910 Apt #104      | 93036  | 805 285 165        | Celestine1975mulla@gmail.com |
| 2 | Ma Elisa<br>Rivola | 1910 Lantana<br>St Apt 105 | Oxnard<br>CA 93036                           | —                  |                              |
| 3 | Arredio Ortega     | 1910 St 105                | Oxnard CA                                    | 805 307 6914       |                              |
| 4 | Elizabeth Mendoza  | 1910 Lantana St<br># 107   | Oxnard CA                                    | (805) 663-7709     |                              |
| 5 | Milani<br>Carranza | 1910 Lantana St<br># 108   | Oxnard,<br>CA                                | (805)<br>401-2547  | —                            |

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:05 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment to: Agenda Item W19a at the August 12, 2020 California Coastal Commission hearing.  
**Attachments:** 200807,ipb2CACoastalCommissioners.pdf

---

**From:** Ivan Bottlik <[greenelectron@ieee.org](mailto:greenelectron@ieee.org)>  
**Sent:** Friday, August 7, 2020 4:15 PM  
**To:** SouthCentralCoast@Coastal <[SouthCentralCoast@coastal.ca.gov](mailto:SouthCentralCoast@coastal.ca.gov)>  
**Cc:** Ivan Bottlik <[greenelectron@ieee.org](mailto:greenelectron@ieee.org)>  
**Subject:** Public Comment to: Agenda Item W19a at the August 12, 2020 California Coastal Commission hearing.

Ivan P. Bottlik  
[greenelectron@ieee.org](mailto:greenelectron@ieee.org)  
7 August 2020

California Coastal Commissioners:  
[SouthCentralCoast@coastal.ca.gov](mailto:SouthCentralCoast@coastal.ca.gov)

Re: Public Comment to:

Agenda Item W19a at the August 12, 2020 California Coastal Commission hearing.  
City of Oxnard Local Coastal Program Amendment No. LCP-4-OXN-20-0007-1 (Request by the Ventura County Harbor Department to amend the City of Oxnard Local Coastal Program), for public hearing and Commission action.

California Coastal Commissioners:

I am writing this letter in support of **denying** the Amendment and in **denying** the override of the City of Oxnard which has already denied the Amendment to its LCP.

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 the Harbor Department and 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 Blvds (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.

Amending the City's LCP is an important decision. It impacts the way coasts, beaches and harbors are protected. This amendment will affect the entire Channel Islands Harbor, not just Fisherman's Wharf.

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 violates the mandate of the Coastal Commission to provide public access to coastal lands.

**The City has already voted to turn it down.**

Now they wish that the Coastal Commission override the City and approve a change that is in violation of the Coastal Commissions own mandate to provide public access to coastal lands.

If this Amendment to the LCP 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 an 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** (not private) benefit. I hope, after a thorough review of this Amendment to the LCP, you come to the same conclusion.

In keeping with your own staff's recommendation please **deny** the Amendment and **deny** the override of the City of Oxnard.

Ivan P. Bottlik

[greenelectron@ieee.org](mailto:greenelectron@ieee.org)

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:07 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment-August 2020 Agenda Item 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Page 1.jpg; Page 2.jpg; Page 3.jpg

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**From:** Ivan Insua <iinsua@att.net>  
**Sent:** Sunday, August 9, 2020 12:06 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment-August 2020 Agenda Item 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Board Commission Members and Staff,

Please find attached my letter (3 pages) in response to the Agenda Item 19a - Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department).

Respectfully,

Ivan and Carol Insua  
4521 La Brea Street  
Oxnard, Ca 93035  
Channel Island Harbor-Hollywood Beach

## DENY THE VENTURA COUNTY LCP AMENDMENT OVERRIDE

To Whom it May Concern:

Thank you for the opportunity to provide this letter in support of the VC Commission Staff Report.

We strongly disagree and are opposed with the County of Ventura on Item 19a agenda to deny:

### **The Ventura County LCP amendment, as prepared by the VC Commission Staff.**

We have thoroughly reviewed the VC Commission Staff Report. Please find the following items which support our **Position of Opposition**.

Specifically, as proposed, the development would:

- Denies the public access and use of the Channel Islands Harbor
- Provides high end exclusive apartments, which limits public ability of access to use Fisherman's Wharf
- Provides insufficient public parks - *only one public park*- reducing current and universally used park (summer concerts, events, etc.) in size by one-third
- Provides insufficient walkways, public views and public use of the harbor and waterways
- Provides insufficient public parking to maintain viable businesses and public access (excessive use of tandem parking) which would be significantly under utilized and would require Valet services.
- Provides that the County "give-away" of public land use for Private use with restricted access and allowed public use.
- Traffic safety concerns:
  - .Prevents public use of Fisherman's Wharf
  - .Excessive non-signalized U-turns and left turns required
  - .Heavy truck usage, opened a driveway County had previously closed as dangerous)
- Sets extremely high density and increased (out of scale) building height for entire harbor
- Turns our Harbor into private enclave
- Amenities are overwhelmingly prepared for apartment residents, no new public amenities, and significantly reduce facilities, amenities, and common community access.

As noted above, these are items inconsistent with the General Plan, both current and long term development goals of our Harbor and Community.

We believe the County's Override Requests are invalid, are not allowed, not consistent with the required review process, nor permitted as currently proposed.

We believe the County has continually failed to issue *a proper Request for Proposal (RFP) that would have allowed open competitive development proposals from various developers.*

#### **Example:**

The most recent Request for Qualifications (RFQ) for Fisherman's Wharf development specified that developers must have "Apartment Development Experience".



The following are a few of the requirements found VC Commission Staff Report that have not been part, nor included in the Proposed Development.

- The County's LCPA and its project meet the requirements of 30515 of the Coastal Act.
- Meet public needs of a greater public use and access that are as noted, included in the certified Local Coastal Plan (LCP).

Instead:

- The LCPA project as proposed creates serious issues regarding parking and traffic safety that would impact the basic principle of genuine public access.
- Eliminates visitor serving commercial and retail space by 40%, removes more than a third of the existing community park.
- Offers no new real public benefits. The overwhelming number of amenities are exclusive to apartment tenants.
- Project clearly adversely affects public welfare
- The County's LCPA is not in conformity with policies of the Coastal Act Sections: 30114,30514,30515,30200.
- The County's LCPA would continue to be inconsistent with 20 other Oxnard Local Coastal Plan policies if the City had decided to approve it.

The LCPA apartment proposed project located in the City's HCI zone stated purpose is to:

*-“To provide, protect and encourage commercial fishing, sport fishing, recreational boating and related uses for both residents and nonresidents. This sub-zone is designed to assure that other uses do not preclude these uses allowing visitor uses.”*

Unfortunately, as noted, the proposed project does not provide any of the requirements of the HCI Zone. County Agencies should not use the proposed projects efforts to overrule City of Oxnard's certified HCI zoning ordinances.

Oxnard's certified HCI zoning ordinances are Code (Law) not policies. They cannot be altered without community input, voted by community representative input and approved by the community by vote.

Please note, at present, more than 78% of the harbor waterfront is already residential.

With respect to the Proposed Development Project

- A HCI amendment, which require community input and approval have not been met.
- Items to address the issues the City and Public have raised, have unfortunately (the County and developer have shown no willingness to openly address) not been met.
- As exemplified, by not allowing the project area for competitive development proposals through issuance of an **open** Request for Proposal (RFP)
- Updating of the County's harbor Public Works Plan.

As a homeowner of the Hollywood Beach-Channel Islands Harbor, and all property owners in our City, we are impowered to be a good stewards of its valuable resources, use, maintenance, protection, and successful development.

Regretfully and Unfortunately, as noted, "the apartment development as proposed, for redevelopment of Fisherman's Wharf" is inconsistent with the General Plan, Zoning and Code.

***Moreover, is not supported by the local (impacted) community.***

Whether the issue of "apartments are needed or not", is a separate issue, that should be reviewed extensively within the Short and Long Term General Development Plan for the City of Oxnard. The current LCPA's specific project is inappropriate and inconsistent with Oxnard's LCP requirements and the Coastal Commission Act.

These critical responsibilities of proper development are ours today and tomorrow to successfully safeguard for current and future generations.

In conclusion, as homeowners directly affected by the proposed development, we are deeply concerned and at present do not support the current proposed project.

Sincerely,

Ivan Insua, AIA, LEED AP, Architect  
Carol E Insua  
4521 La Brea Street  
Oxnard, CA 93035

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 9:54 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Hearing Notice LCP-4-OXN-20-0007-1 Item 19a on Wednesday, August 12, 2020 Meeting Agenda

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**From:** Bill Warburton <chintao2@outlook.com>  
**Sent:** Thursday, August 6, 2020 10:46 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Re: Public Hearing Notice LCP-4-OXN-20-0007-1 Item 19a on Wednesday, August 12, 2020 Meeting Agenda

I am in favor of the County of Ventura's position to oppose the staff recommendation and to move the project forward, subject to the Coastal Commission's oversight.

I am a long-time Ventura County resident (over 30 years) and now live in Oxnard in a condo on the harbor the last three years. In the last three years living in Oxnard, it is sad to see how dysfunctional the City of Oxnard is and the opposition to this project is not being economically unreasonable. There are plenty of retail and restaurant spots that are currently vacant. There is a mixed-use project, The Reserve, which is on the harbor that intended to have commercial use in its ground floor and after 2.5 years, still has no commercial use. There are available units in the Seabridge Market Place, which is also on the harbor.

The area and the state needs additional housing and the project as proposed looks like a very good option for the citizens of Oxnard. The Wharf is an eyesore and needs to be rehabilitated and retail and restaurants are plentiful and struggling in the area. The proposed project will help local business, local land value, and this project appears reasonable with its reduced density.

Sincerely,

William Warburton  
Oxnard/Seabridge full-time resident



## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 10:04 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Supporting Coastal Commission Staff Recommendation re Item 19: City of Oxnard LCP

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**From:** Carol <c.goomail@gmail.com>  
**Sent:** Friday, August 7, 2020 10:26 AM  
**To:** Lester, Joy@Coastal <joy.lester@coastal.ca.gov>; Horn, Wesley@Coastal <Wesley.Horn@coastal.ca.gov>; SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>  
**Subject:** Supporting Coastal Commission Staff Recommendation re Item 19: City of Oxnard LCP

To: California Coastal Commission  
RE: City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
Item 19 on the schedule for the August 12 meeting

My husband and I have a home in Oxnard on Channel Islands Blvd. I urge you to **uphold** the Coastal Commission Staff's recommendation to **deny** Ventura County's request for permission to bypass ("**override**") Oxnard's zoning and coastal regulations.

The proposed construction of a private enclave, hundreds of luxury apartments, on this site will only make the valued Fisherman's Wharf area of the harbor less accessible and available to the public for their use and enjoyment. Parks, walkways, and public parking are essential to allow harbor access and enjoyment of harbor amenities to the many who live in Oxnard and other surrounding communities but away from the coast. There is no justification to give away this public land that provides open space, harbor views, walkways, and access to harbor amenities.

We urge you to DENY Ventura County's request for permission to bypass Oxnard's zoning and coastal regulations.

Thank you.

Carol Holder

## Horn, Wesley@Coastal

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**From:** Staben, Jeff@Coastal  
**Sent:** Sunday, August 9, 2020 5:48 PM  
**To:** Horn, Wesley@Coastal; Hudson, Steve@Coastal  
**Cc:** Carey, Barbara@Coastal; Chalmers, Erin@Coastal  
**Subject:** Fwd: ITEM W 19A - August 12, 2020 - LCP-4-oxn-20-0007-1 - COUNTY OVERRIDE REQUEST  
**Attachments:** 2020 08 13 OSNC Fish Wharf letter to CCC re Override.pdf

Correspondence received on your matter for your records and updating.

Get [Outlook for iOS](#)

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**From:** Robert Murphy <murph1198@gmail.com>  
**Sent:** Sunday, August 9, 2020 5:35:51 PM  
**To:** Staben, Jeff@Coastal <Jeff.Staben@coastal.ca.gov>  
**Subject:** Fwd: ITEM W 19A - August 12, 2020 - LCP-4-oxn-20-0007-1 - COUNTY OVERRIDE REQUEST

Dear Mr. Staben,

Attached please find a letter from the Oxnard Shores Neighborhood Council regarding Item W 19a – August 12, 2020, to be distributed to the commissioners for the August 12, 2020 hearing.

Thank you

Robert Murphy, Secretary/Treas. of  
Oxnard Shores Neighborhood Council

[murph1198@gmail.com](mailto:murph1198@gmail.com)

805-509-5398

**Oxnard Shores Neighborhood Council**  
**3600 Harbor Blvd. #474**  
**Oxnard, Ca. 93035**

August 9, 2020

To: California Coastal Commissioners

RE: ITEM W 19A – August 12, 2020 – LCP-4-oxn-20-0007-1 – COUNTY OVERRIDE REQUEST

Dear Chair Padilla and Commissioners:

The Oxnard Shores Neighborhood Council is in support of the findings and recommendation of the Commission Staff's Report dated July 23, 2020, to deny the proposed City of Oxnard LCP Amendment No. LCP-4-oxn-20-0007-1 as submitted by the Ventura County Harbor Department.

The Oxnard Shores neighborhood is situated at the edge of the Channel Islands Harbor and maintains an interest in the appropriate development and/or revitalization of the Harbor.

For years, the Oxnard Shores Neighborhood Council (OSNC) has participated in meetings about the state of the Harbor. Our residents are very knowledgeable about the Harbor, many are retired professionals from the building and development community, and one resident was the past Community Development Director of the City of Oxnard at the time that the Harbor was developed.

The community has for the most part maintained the same stand – that the project as submitted is unacceptable as it is primarily designed to be a massive apartment project with a very small amount of visitor serving opportunities.

The project interferes with the public's access to the Harbor by removing a large portion of public parking which has allowed visitors of all economic backgrounds access to the harbor. The development removes access to the waterfront park by removing all 45 parking spaces that allow our residents easy access to the park, including seniors, disabled veterans, families with young children and babies and those who would like to pull up to the park hauling their own kayak or paddleboard and launch from the public dock located in front of the park. There will be no parking for park/dock use. The nearest parking would be over 900 feet away in a reduced size parking lot that will serve restaurants/retail.

Additionally, the project removes the popular Elite Theatre, the Art Gallery and other stores and restaurants. The existing waterfront park is reduced in size and almost enclosed by the apartment structure.

We are not against development or revitalization at the Harbor, but we do not believe that the massive Four Story, 400 Unit, High Density, Gated and Barred Apartment project that will monopolize much of Fisherman's Wharf, a project that per the City of Oxnard is under parked by 390 spaces, and that reduces and eliminates most of the visitor and recreational uses, is NOT the appropriate project.

We would like to see development that is consistent with the purpose of a harbor and maximizes public access and public amenities in the Harbor.

Amending the Local Coastal plan to build apartments contradicts any Harbor purpose and rewards individual apartment developers unfairly. This Harbor exists for public usage not private enrichment.

Oxnard Shores Neighborhood Council

Robert Murphy, Secretary of OSNC  
[murph1198@gmail.com](mailto:murph1198@gmail.com)  
805-509-5398

## **Horn, Wesley@Coastal**

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**From:** Joye Weisel-Barth <dr.joye@sbcglobal.net>  
**Sent:** Sunday, August 9, 2020 8:07 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** No to Development on Harbor

Dear Commissioner,  
Please deny developers the right to exploit our Harbor. Save it for wildlife and recreations!  
Joye Weisel-Barth  
Resident

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:22 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter of Support Morgan Vreeland.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:34 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Morgan Vreeland letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

---

**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard Revitalization Project

Dear Oxnard Planning Commissioners:

Growing up in Ventura, I spent a lot of time as a kid at the harbor and near the water. When I was thirteen, I received my diving certification at the scuba diving center in the Ventura Harbor and have gone out on many dives at the Channel Islands. Later, I worked at the hat store at the Ventura Harbor and always attended community events such as the Parade of Lights and Pirate Days. However, the only reasons I've ever gone to the Channel Islands Harbor has been for dinner with my family at Sea Fresh and friends' birthday parties at Toppers Pizza. I am really excited about the Channel Islands Harbor and Fisherman's Wharf Revitalization Project as I know I will spend much more time at the harbor after it is upgraded.

When I moved back to Ventura County as an adult, I had trouble finding housing near the ocean. That's where the Channel Islands Harbor and Fisherman's Wharf Revitalization Project comes in to save the day! By adding 390 multi-family residential apartments to the Channel Islands Harbor, it will allow for more locals that grew up here to stay in Ventura County. I was really excited to learn that the apartments will include an Olympic-size swimming pool with cabanas and a sun deck, a lounge, and barbeques for residents and their guests. It sounds like the perfect place to live!

I also am always looking for a new place to shop or go to dinner for a date night with my boyfriend. The proposed plan for 36,000 square feet of dining and retail space will absolutely solve this! Additionally, I love kayaking and have done so many times at the Ventura Harbor. By improving the area for paddle boarding and kayaking rentals Channel Islands Harbor, I will be more inclined to kayak in Oxnard.

Please support the Channel Islands Harbor Renovation Project as it will bring much needed improvements for Oxnard and Ventura County residents. I can't wait to see it happen!

Sincerely,

A handwritten signature in blue ink that reads "Morgan Vreeland". The signature is fluid and cursive, with the first name "Morgan" and last name "Vreeland" clearly distinguishable.

Morgan Vreeland  
Oak View, CA

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:22 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter Meissners.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:29 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Eric and Michelle Meissner letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289



Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners,

Growing up locally in Ventura County, we have spent quite a bit of time down at the Channel Islands Harbor in the past. In recent years, we have gone down to pick up scallops and fresh fish from the Fresh Fish Fanatics boat that comes into the harbor during the Channel Islands Harbor Farmer's Market. Other than that, there hasn't been much of a reason to visit the harbor. The Channel Islands Harbor and Fisherman's Wharf Revitalization Project will be a great fix for that as it will renovate the current buildings and bring life back to the area!

Primarily, we are looking forward to seeing the Fisherman's Wharf revamped into a 36,000 square feet public area of retail, outdoor sporting rentals, and restaurant locations. The additional 9,000 square feet of ground space with outdoor eating areas will be a nice touch as well! It also will bring in a lot more money to the City of Oxnard and the County of Ventura, which is great for all residents overall. Also, by adding 390 upscale multi-family residential apartments to the Channel Islands Harbor, more local families will have the ability to live in the Oxnard area. This project will be a great improvement for the Oxnard community and will provide better public access to the Channel Islands Harbor.

We were also very happy to see that the project will include a one-acre public park with a nautical theme. Throughout the park, there will be areas to picnic and play areas for kids. This is the perfect family-friendly place that we would love to take our nephew and niece. Once the Channel Islands Harbor is revitalized to be safer for families, I know that my family will spend a lot more time down at the harbor.

We hope that you will support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project to help improve the lives of local families. Thank you for your time and consideration.

Sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is 'Eric' followed by a stylized surname. The signature on the right is 'Michelle' followed by a stylized surname. Both signatures are written in a cursive, flowing style.

Eric and Michelle Meissner

Somis, CA

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:22 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter Michael MacDonald.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:28 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Michael MacDonald letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners:

In June 2015, I moved across the country from New York City to Ventura. While I intended to move to Oxnard to be close to my partner's family, we had better luck in finding a nice apartment in Ventura. It isn't news that Ventura County lacks housing and particularly upscale housing in Oxnard. That is one of the many reasons why I am asking for your full support for the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. The project will add a welcoming atmosphere to the Channel Islands Harbor and provide housing needs for many Ventura County families.

Primarily, the Channel Islands Harbor has the potential to be so much more than it is today. By adding 390 upscale apartments to the Channel Islands Harbor, it will allow for the Channel Islands community to grow into a beautiful, ideal spot to raise a family. With amazing amenities for residents, such as a gym, Olympic-sized pool, barbeques, and more, this will be the best place to live in Ventura County. Coming from a place like New York with a ton of options for housing, it would be great to see this addition to the Channel Islands Harbor and the benefits it will provide for many Ventura County families.

Personally, it has been really odd for me to see that Oxnard doesn't utilize its close proximity to the water as much as other local beach communities such as Ventura, Carpinteria, or Santa Barbara. This project is the perfect fix for that as it will bring in new attractions for Oxnard locals and visitors. I feel that the waterfront village's 36,000 square feet of dining and retail space will be an amazing new addition to the Channel Islands Harbor. This project will establish an inviting atmosphere of comfort and contentment, offering goods and services that will serve the local community and attract visitors. This will be the perfect spot for a date night, grabbing a glass of wine with a friend, or having a picnic with your family. I can't wait to have a glass of Ram's Gate wine at the tasting room while enjoying the ocean breeze!

Please support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. Our community needs a change and this will be a step in the right direction for the Channel Islands Harbor.

Sincerely,

A handwritten signature in blue ink that reads "Michael MacDonald". The signature is written in a cursive, flowing style.

Michael MacDonald  
Ventura, CA

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:22 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter Mischa Bennett.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:27 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Mischa Bennett letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

---

**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners,

As I was born and raised in Ventura County, I am very interested in seeing improvements to our local community. That is why I am asking for your full support of the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. This project is critical for improving public access to the Pacific Ocean for local residents, which will allow for more families to use the harbor.

For my family, it is really important to make public areas in Ventura County as safe as possible. With the addition of 390 beautiful apartment homes and an upgraded public shopping and restaurant space, the Channel Islands Harbor will become more family-oriented and kid friendly. The project will even include a one-acre public park for local families! I am very happy that the worn down lighthouse and retail buildings will also be refurbished at the Channel Islands and Victoria street view. It will be a wonderful gateway to our community!

Primarily, my fiancé and I will be able to enjoy our time at the harbor with water views from the public outdoor seating areas at the new restaurants in the Channel Islands Harbor. I'm particularly interested in the new shopping areas that will be added as well! With the upgrade for the space of retail shops, restaurants, water sports and boat rentals, the Channel Islands Harbor and Fisherman's Wharf Revitalization Project establishes a wonderful opportunity for the future of Oxnard.

I hope that you will support this project! Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mischa Bennett', with a stylized, flowing script.

Mischa Bennett

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:22 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter of Support Amisha DeYoung Dominguez.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:27 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Amisha DeYoung Dominguez letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Commissioners,

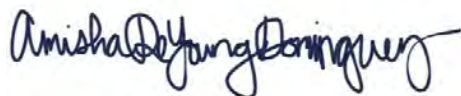
I care a lot about the future of Oxnard and Ventura County overall. While growing up in Oxnard, I spent quite a bit of time at the Channel Islands Harbor. However, in recent years, my friends, family, and I haven't spent much time down there as there aren't many options for restaurants or shopping in the area. I am asking for your full support for the Channel Islands Harbor and Fisherman's Wharf Revitalization Project as this project will bring much needed upgrades to the Oxnard community.

After college, my friends and I had a very difficult time finding housing in the Oxnard area. The end result was that many of my friends moved out of Ventura County. With the added upscale, multi-family 390 residential apartments to the Channel Islands Harbor, I know that more of my friends will have the opportunity to find housing for their families locally. Since the apartments will feature a fitness center with a children's Gymboree facility, I may even consider living here someday. Especially with big draws like the large swimming pool and spa with cabanas, an outdoor fireplace, and barbeques. This is exactly what the Channel Islands Harbor needs!

I am also looking forward to seeing the 36,000 square feet of shopping and retail locations as well as the added 9,000 square feet of ground floor retail and dining space with outdoor patios. With the added \$600,000 of new annual revenue to the City of Oxnard, it will allow for the city to improve overall. Also, the public areas including the public park will bring a lot of improvements for Oxnard families! I can't wait to see it.

This project is exactly what the Channel Islands Harbor needs and I can actually envision Oxnard becoming a great place to live! I am in full support of the Channel Islands Harbor Renovation Project and I am asking for you to support it too.

Sincerely,

A handwritten signature in dark ink, reading "Amisha DeYoung Dominguez". The signature is fluid and cursive, with the first name "Amisha" being the most prominent.

Amisha DeYoung Dominguez



## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:22 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter of Support Arturo Reyes.pdf

---

**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:26 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Arturo Reyes letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

---

**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners,

As a kid in Oxnard, my family and I used to go to the Channel Islands Harbor to watch the boats come in and out. As an adult, I rarely ever go to the harbor and typically spend my time at the Ventura Harbor if I ever eat at a restaurant or shop at a retail store near the water. Oxnard is absolutely in need of a nice and upscale place to have dinner near the water. The Channel Islands Harbor and Fisherman's Wharf Revitalization Project is the perfect fix for this problem since it will bring a new atmosphere to the Channel Islands Harbor. I am writing to you to ask for your full support for the Channel Islands Harbor and Fisherman's Wharf Revitalization Project.

When looking for housing in the Oxnard area, my boyfriend and I were unable to find a nice, upscale apartment to our liking. We ended up moving to Ventura and are very happy here since the City of Ventura has done a nice job of revitalizing its harbor, restaurants, and downtown area close to the water. I would really love to see an upgrade and revitalization in my hometown's harbor. With the addition of 390 upscale multi-family residential apartments to the Channel Islands Harbor, it will bring new life to the Channel Islands Harbor and allow for more residents to live near the water. The apartments will include a fitness center, a children's Gymboree facility adjacent to the gym, and an Olympic-sized swimming pool and spa with cabanas. Once the project is complete, I absolutely would consider relocating back to Oxnard, especially with the added retail and restaurants.

With the 36,000 square feet of shopping and retail locations as well as the added 9,000 square feet of ground floor retail and dining space with outdoor patios, the Channel Islands Harbor will have new space for Oxnard residents and visitors to enjoy. Not only will this bring in approximately \$600,000 of new annual revenue to the City of Oxnard, but it will also provide more local jobs to Oxnard residents in need. With the local city unemployment rate at approximately 5.3%, this could improve and enrich the lives of many Oxnard locals in need of a job.

I am supporting the Channel Islands Harbor and Fisherman's Wharf Revitalization Project, because I truly care about Oxnard's future. I hope that you will support this project alongside me.

Best regards,

A handwritten signature in blue ink that reads "Arturo Reyes". The signature is stylized with a large, flowing "A" and a cursive "Reyes".

Arturo Reyes

Ventura, CA

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:21 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter of Support Alexandra Nicklin.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:25 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Alexandra Nicklin letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

---

**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

John Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commission:

While growing up in Ventura County, my family and I occasionally went to the Channel Islands Harbor to eat at restaurants like the Whale's Tail and Port Royal. During recent years, I haven't spent any time at the Channel Islands Harbor. If I do go to restaurant at the harbor, it is usually the Santa Barbara Harbor or Ventura Harbor. The Channel Islands Harbor really lacks attractions to bring in business for the shop owners and restaurant owners. Oxnard needs your approval on the Channel Islands Harbor and Fisherman's Wharf Revitalization Project, because it will bring locals back to the harbor.

Although I've heard that it was a popular spot decades ago, the Channel Islands Harbor is not a major attraction right now. The Fisherman's Wharf area is falling apart, which is why this area needs upgrade on the 36,000 square feet area of shops and restaurants. A major issue about the Oxnard and Ventura area is that there is also a lack of housing near the ocean. By adding 390 multi-family residential apartments to the Channel Islands Harbor, more locals will be able to stay local once they live their parents' homes. This will help increase Oxnard's local economy and provide big improvements for local residents.

Please support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project to improve the lives of locals.

Thank you,

A handwritten signature in dark blue ink, appearing to read 'Alexandra Nicklin', with a stylized, flowing script.

Alexandra Nicklin

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:21 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter of Support Bob Nahm.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:24 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Bob Nahm letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289



John Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners:

I am an owner of one of the largest boat brokerages in Southern California, and have worked in Channel Islands Harbor for more than a decade. I had personal experience with the County and the Coastal Commission during the re-build of the marina and Boatyard at Channel Islands Landing/Boatyard, where I served as project manager. I supervised the preparation of plans, received needed County approvals, attended your hearings, and supervised construction for the owner. It was not an easy process.

I am writing you now to support the proposed Fisherman's Wharf project, and to ask you to take steps to make it happen. Starting in 2006, I maintained one of the largest boat dealerships brokerages in Channel Islands Harbor right down the street from Fisherman's Wharf. In its current, dilapidated state, it does not provide a good entrance to the Harbor and no longer attracts potential buyers and visitors to this side of the harbor. These are the primary reasons that I recently purchased another brokerage company on the other side of the harbor and moved our offices there on May 1<sup>st</sup>. Since May 1<sup>st</sup> we have seen a dramatic increase in customer traffic and sales. Fisherman's Wharf currently offers little to the public, and is unavailable to many tenants. As a former Lessee representative in the Harbor I am very aware that bringing these buildings to code would be inordinately costly, and not worth the expense without a comprehensive replacement plan.

Please do not let a political problem kill a promising project. This developer has done a great deal of public outreach and has made compromises on the project in good faith. The County has worked very hard, as they did with me, to keep all the various agencies "on board." Having another chance at a project of this caliber is unlikely, and would result in more years of delay.

I urge you to take the actions allowed under law to move this project forward.

Thank you,

A handwritten signature in blue ink, appearing to be "Bob Nahm", with a stylized flourish at the end.

Bob Nahm  
Co-Owner, Broker of Record, Seacoast Yachts

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:21 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter of Support Randy Short.pdf

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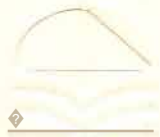
**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:23 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Randy Short letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289



## ALMAR MANAGEMENT, INC.

3001 Peninsula Road  
Oxnard, California 93035-4071

Telephone (805) 985-6035  
Fax (805) 382-8125  
E-Mail short@ix.netcom.com

RANDY SHORT  
President

**John Ainsworth, Director**  
**California Coastal Commission**  
**455 Market Street, Suite 228**  
**San Francisco, CA 94105**

**Subject: Support for Fisherman's Wharf Oxnard revitalization project**

**Dear Coastal Commissioners:**

I have worked in and have been a property owner in Channel Islands Harbor for over 25 years. During that time I have seen many changes, especially in the last 15 years, with new marinas, replaced and renovated buildings, and public investment in restrooms, a public launch ramp, walkways, and landscaping. It has been an exciting time, tempered only by the Great Recession of 2008. This recession has resulted in dramatic changes in the boating business, and has made investors take great care regarding the long term feasibility of their investments.

I am writing now to ask you to take control of the Fisherman's Wharf project. This project is badly needed. The public is not served by this deteriorating complex. The County cannot afford the continuing maintenance. It is off the tax rolls, so neither the City of Oxnard nor the County receive revenue to help support the services they each provide.

In addition, the proposed project is a good one. It provides the new restaurants and retail that our visitors need, and housing that is so needed by my employees and their friends and colleagues. As President of the Channel Islands Harbor Lessees' Association, I can assure you that this project has received the unanimous and enthusiastic support of our members. As the owner of two marinas, I hear that many of our slip tenants also support it, but fear to speak up. They want to enjoy their time in the Harbor, and not be harassed about their views. One of my marinas has slips immediately across the channel from the Fisherman's Wharf project, not 100 feet away. After a recession that decimated boating, it is not a help to have a dilapidated, mostly unoccupied center immediately across from our slips. We want to replace our marina, but cannot while it suffers from this kind of disincentive.

This project moved along smoothly for more than two years until it hit this bump in the road. As a long time investor, boater, and community member, I urge you to take whatever steps you can to ensure this project moves forward.

Sincerely Yours,

Randy Short, President  
Almar Management



## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:21 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter Andrew Postal.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:22 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Andrew Postal letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners,

Born and raised in Moorpark, I care a lot about the future of Ventura County. I feel that it is imperative for the future of Oxnard and the greater Ventura County area to start making improvements on the area immediately. I am in full support of the Channel Islands Harbor and Fisherman's Wharf Revitalization Project as this project will bring much needed upgrades for the Oxnard community.

Post college, my friends have had a very difficult time finding housing and job opportunities in the Ventura County area. In the end, many of my friends ran out of luck and moved on to metropolitan cities like San Francisco, Los Angeles, and Washington, D.C. By adding 390 upscale, multi-family apartments to the Channel Islands Harbor, young families and post-graduates will have a chance to find housing in Ventura County. It sounds like a big draw with the Olympic-sized swimming pool and cabanas, an outdoor fireplace, sun deck with fire pit, and barbeque area. I wish this was in Oxnard when I was looking for housing in the area!

The renovated shopping and restaurant area will also be a nice improvement for Oxnard. By renovating 36,000 square feet of the Fisherman's Wharf commercial space and adding 9,000 square feet of ground floor retail and dining space with outdoor patios, this space will be a dream come true for local residents. I am also happy to hear that the renovation will include a one-acre public park with a maritime theme with picnic and play areas for families. It will be nice to see improvements to the harbor for Oxnard families!

I am asking for your full support of the Channel Islands Harbor Renovation Project for the future of Ventura County. This project is exactly what the Channel Islands Harbor needs and I can see Oxnard becoming an ideal place to live in the future.

Sincerely,

A handwritten signature in blue ink, reading "Andrew Postal". The signature is fluid and cursive, with the first name "Andrew" and the last name "Postal" clearly distinguishable.

Andrew Postal

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:21 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter Lexie Gritlefeld.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:21 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Lexie Gritlefeld letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commission,

During my childhood, I lived in Port Hueneme while my father finished his time in the U.S. Navy Reserves. My family and I spent time over at the Channel Islands Harbor during special occasions, frequenting the Whale's Tail and the Sea Fresh restaurant back when it still had table service. My mother would take me down to the Fisherman's Wharf to visit the gift shop and watch boats come in and out of the harbor. During recent years, we hardly have spent any time at the harbor. In fact, the only times I have been down at the Channel Islands Harbor have either been work and taking a trip out to Anacapa Island through Island Packers. The Channel Islands Harbor and Fisherman's Wharf Revitalization Project will bring the exact improvements necessary to attract visitors and locals back to the harbor.

The harbor currently does not boast any unique shops or restaurants to lure in locals as both Toppers Pizza and Sea Fresh have other locations. The plans for the waterfront village really draw my attention as it sounds like a place I will want to go. The proposed plan for the project to add an additional 9,000 square feet of ground floor dining and retail space with outdoor seating areas is what I'm especially excited about. The Ventura Harbor currently doesn't have a lot of outdoor seating, so I think this will be a big success for Oxnard in bringing in visitors to the harbor.

I also am really interested in potentially living in one of the 390 multi-family residential apartments to the Channel Islands Harbor. Post college, a few of my friends and I have found jobs close to home in Ventura County but have had a hard time finding a nice place to live. If I don't end up living there, I hope one of my friends does because there are so many great additions to the apartment complex that I would want to visit. Also, the expanded public boardwalk area sounds like a great place to go for a run in the mornings and evenings.

Please support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. This is the exact upgrade that Ventura County needs!

Best regards,

A handwritten signature in blue ink that reads "Lexie Grittlefeld". The signature is fluid and cursive, with the first name "Lexie" being more prominent and the last name "Grittlefeld" following in a similar style.

Lexie Grittlefeld  
Ojai, CA

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:20 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans CCC Letter David Tovar.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:04 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

David Tovar letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

John Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commissioners,

Growing up in Oxnard, my family and I have spent quite a bit of time at the Channel Islands Harbor. However, in more recent years, I have spent less and less time down at the harbor. The Fisherman's Wharf site is absolutely in need of an upgrade. With 63 percent of the current space vacant, the Fisherman's Wharf and Harbor is very bare and Oxnard needs to do something about it to bring life and families back to the Channel Islands Harbor. That is why I am writing to respectfully request for your support for the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. It is a critical project for our community right now to revive the use of the harbor.

After moving back to Oxnard after college, I found it very hard to find safe, nice, and affordable housing in the area. Most of my friends have opted out of living in Oxnard and have moved to Ventura due to its renovated restaurant and shopping scene and housing options. That is why I am fully in support of the 390 high quality multi-family residential apartments that this project will add to the Channel Islands Harbor. This is the key to sustaining young families in Oxnard. The facility will even include a children's Gymboree facility adjacent to the gym, which is absolutely perfect for families hoping to live a healthy lifestyle! The housing project will allow the Fisherman's Wharf area and the Channel Islands Harbor a more family-friendly and safe environment. Plus, it will be extremely appealing to have an Olympic size swimming pool, Jacuzzi spa with cabanas, an outdoor fireplace with seating area and barbeques, and a sand volleyball court. I also really love that they are going to include lockers for kayaks and paddleboards as well as bicycle parking!

Also, the project plans to add plenty of new restaurants, cafes, boating and watersport rentals. This project will make the Channel Islands Harbor the place to be with an added 9,000 square feet of ground floor dining and retail space. In Oxnard, we have a limited amount of newer and renovated shops and restaurants. The majority of people in our community are drawn to the Collection for shopping, which highlights the 101. We need a space that highlights the Channel Islands Harbor.

I am in full support of the housing project, retail space, and improved restaurants through the Channel Islands Harbor Renovation Project. I hope that you will support the project for the future of Oxnard.  
Sincerely,

A handwritten signature in black ink, appearing to read 'David Tovar', with a long horizontal flourish extending to the right.

David Tovar  
Oxnard, CA

## Horn, Wesley@Coastal

---

**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:20 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans CCC Letter Laura Sether.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:03 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Laura Sether letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

John Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commission,

I am writing to ask for your full support of the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. As residents of eastern Ventura county, my family visits the Channel **Islands Harbor Farmers' Market regularly (primarily for the fresh fish market), but we visit the market and leave immediately after completing our market purchases. We don't stop at neighboring businesses or explore the area, because the current state of the Fisherman's Wharf** is generally unappealing and not safe for children. This project will provide the improvements necessary to make the Channel Islands Harbor safer and more appealing for local families.

My favorite portion of the project is the proposed plan for the nautical-themed park for children and their families. I know that my daughter would enjoy the park as well as watching boats come in and out of the harbor from public viewing areas with public seating. She would also enjoy **seeing the refurbished lighthouse and I'll feel that she is safe playing around it. This project is a** great step for Oxnard as it will make the harbor more community-oriented and more of a destination for local families.

**I'm also looking forward to seeing the upgraded buildings at the front of the Fisherman's Wharf** at the Channel Islands/Victoria crossing. It will make the area look more welcoming to visitors. I also think that the new site will be a great date spot for my husband and I with the addition of restaurants and shopping at the Wharf.

My husband and I have taken several out-of-state family members to the Channel Islands **Farmers' Market, and all of them have been impressed** with the natural beauty of the area and the potential for the harbor as a destination. The Channel Islands Harbor and Fisherman's Wharf Revitalization Project will help realize this potential and greatly benefit residents of the Greater Ventura County area. I hope that you will support the project.

Best regards,

*Laura Sether*

Laura Sether



## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:20 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans CCC Letter of Support Morgan Culbertson.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:01 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Morgan Culbertson letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard Revitalization Project

Dear Coastal Commissioners:

As a Ventura County native, I really care about the future of Ventura County and particularly lower income areas like Oxnard. Since the harbor does not boast many attractions today, I rarely ever go to the Channel Islands Harbor. Oxnard is currently in need of new spots to attract local Ventura County residents and visitors. The Channel Islands Harbor and Fisherman's Wharf Revitalization Project will do a lot of good for the City of Oxnard as it will a new atmosphere near the water at the Channel Islands Harbor. I am writing to you to ask for your full support for the Channel Islands Harbor and Fisherman's Wharf Revitalization Project, primarily for the housing benefits.

Three years ago, I moved back to Ventura County because I was fortunate enough to find a job in my hometown. However, finding available housing was difficult and I ended up living with my parents. As I am currently living with my family, I am really excited to hear about the housing project at the Fisherman's Wharf. By adding the multi-family 390 residential apartments to the Channel Islands Harbor, my friends, colleagues, and I will have the opportunity to find housing locally. Since the apartments will include a fitness center, a children's Gymboree facility adjacent to the gym, and an Olympic-sized swimming pool and spa with cabanas, I can absolutely envision myself living here. Once the project is complete, I would love to move in to these new apartments and enjoy the close access to shopping and restaurants in the area.

A big draw for the project is also the 36,000 square feet of shopping and retail locations as well as the added 9,000 square feet of ground floor retail and dining space with outdoor patio areas! Not only will this bring in approximately \$600,000 of new annual revenue to the City of Oxnard, but it will also provide more local jobs to Oxnard residents in need. With the unemployment rate at approximately 5.3% in Oxnard, I think it is time to focus on adding new businesses to make opportunities for more residents to have jobs.

This project is exactly what Oxnard needs! I am in full support of the Channel Islands Harbor Renovation Project and I am asking for you to support it too.

Best regards,

A handwritten signature in blue ink, appearing to read 'Morgan Culbertson', with a stylized flourish at the end.

Morgan Culbertson  
Camarillo, CA

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:19 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Brady Mang - CCC Letter.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:00 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Brady Mang letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

John Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

Re: Save The Wharf

Dear Coastal Commissioners,

I am writing to encourage you to consider supporting the revitalization of Channel Islands Harbor Fisherman's Wharf. With a current vacancy of 63 percent at the Wharf, and all that unoccupied, dilapidated buildings bring with them, the current site is not good for our community. I really want to be able to enjoy the Channel Islands Harbor area with friends and family again. This project will bring life back to this gateway site so everyone can leisurely enjoy the harbor while feeling safe.

The proposed waterfront village at Fisherman's Wharf will provide an inviting atmosphere for our local residents, as the new space will include an assortment of outdoor and waterfront restaurants, cafes, services, and retailers. In addition to revitalizing the current retail buildings, and restoring their charm, this project will add needed, high quality apartments and 9,000 square feet of ground floor dining and retail space with outdoor seating areas. This project will make the harbor feel safe and welcoming again and bring much needed rental units to our community.

Please support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project. We need to bring back life to the wharf again and provide another safe place for our local Oxnard residents to enjoy.

Thank you,  
Brady R. Mang

[mangbrady@yahoo.com](mailto:mangbrady@yahoo.com)

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:19 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CCC Letter - Eric Kenoss.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 8:59 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Eric Kenoss letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

John Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

Re: Fisherman's Wharf Letter

Dear Coastal Commissioners,

As a local Oxnard resident, I am writing to urge you to support the Channel Islands Harbor Fisherman's Wharf Revitalization Project. The current state of the Fisherman's Wharf is an embarrassment and this project is long overdue and necessary for the future of our community.

The new Channel Islands Harbor Fisherman's Wharf will offer nice views and a wide pedestrian waterfront promenade to enjoy by residents throughout our community as well as visitors. It will also be a place where people can gather to shop, dine, and participate in the Harbor-generated activities. Additionally, there will be upgrades to the public dock, allowing for better access to the water for boaters. The Wharf site is currently at a whopping 63 percent vacancy and this project is the necessary fix to improve that.

Furthermore, I believe it is absolutely necessary to support the Fisherman's Wharf Revitalization Project. Oxnard currently lacks a venue for our community to enjoy the luxury of living near the ocean in a safe environment. By restoring the Fisherman's Wharf, the site will be saved for the future of our community and local economy. I ask that you support the revitalization project for the future of the Oxnard community.

Thank you for your consideration.

Sincerely,

Eric Kenoss  
Channel Islands Diving Service, LLC  
3600 S Harbor Blvd. #283  
Oxnard, CA 93035  
805-258-9878

cidsllc@msn.com  
[cidivingservice.com](http://cidivingservice.com)

## Horn, Wesley@Coastal

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**From:** Carey, Barbara@Coastal  
**Sent:** Monday, August 10, 2020 11:22 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fw: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** CI Harbor Fishermans Wharf CCC Letter of Support Jordan Frederick.pdf

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**From:** Jenna Perkovich <jennaperk@att.net>  
**Sent:** Wednesday, August 5, 2020 9:35 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Jordan Frederick letter of support for Fisherman's Wharf Oxnard. (See attached letter). For inclusion in correspondence.

Thank you,

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**Jenna Perkovich**  
E: [jennaperk@att.net](mailto:jennaperk@att.net)  
P: 559-313-1289

Jack Ainsworth, Director  
California Coastal Commission  
455 Market Street, Suite 228  
San Francisco, CA 94105

RE: Support for Fisherman's Wharf Oxnard revitalization project

Dear Coastal Commission,

While growing up in Camarillo, my family and I occasionally visited the Channel Islands Harbor to enjoy the restaurants and scenery. In recent years, we haven't had a reason to go to the harbor and I usually spend my time at the Ventura Harbor since there are better restaurants and shops there. With our close proximity to the Pacific Ocean, Oxnard deserves to have nice attractions in the Channel Islands Harbor. That is why I am asking for you to support the Channel Islands Harbor and Fisherman's Wharf Revitalization Project.

Personally, my dream is to live close to the ocean. However, the options currently are rare as my friends and I have had trouble finding housing at all in Ventura County. Currently, we are in our mid-20's and most of us live with our parents. This project is really important for the future of housing in Ventura County and I can honestly see myself wanting to live in these apartments once they are finished. The proposed 390 new apartments to the Channel Islands Harbor will help fix our outstanding housing problems. I am really excited that the apartments will include a gym, Olympic-sized pool, barbeques, and wi-fi in public areas!

One of my close friends has a boat at the Ventura Harbor, which I visit frequently. It would be so great to have a reason to ride over to the Channel Islands Harbor. With the added restaurants, retail shops, family picnic areas and the 1-acre park, I can see all of my friends, their families, and I really spending time at the harbor. I know that we would enjoy the watersport rentals, especially if they have kayaks and paddleboards.

Our community could really use this change and I really hope that you will support this project.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jordan Frederick', with a stylized, looped design.

Jordan Frederick  
Ojai, CA



Dear Commissioners:

I am opposed to the construction of the 400 apartments on Channel Islands and Victoria Ave. in Oxnard.

I am a resident of Oxnard and have lived here since I was born. I have seen Oxnard grow and have felt the joys and pains of a growing city. Traffic congestion and lack of parking spaces on our streets is one of the worse consequences of this growth. The intersection of Victoria Ave. and Channels Islands is highly congested, “ , I don’t know if there has been recent studies but back in 2008, there was a study conducted by SCAG and the cities of Oxnard and Port Hueneme, which concluded that this intersection were not operating at a “satisfactory level of service” during peak hours”. The Channel Islands Harbor Public Works Plan dated Dec. 11, 2008 stated that this area, due to entrances to the Navel Base at the Marina gate contributed to truck and automobile and truck accidents. This congestion also limited access for the residents at Silver Strands Beach. Since that study was made, there have been many more developments built in the surrounding area.

One of my greatest concerns is the denial of access to the residents of Oxnard to this area once the apartments are built. This is a wonderful area to enjoy and relax. It would be terrible if this area would no longer be open to the public.

I have attended several of the public meetings held at the harbor on this topic. One issue that is brought up is that the Harbor needs to make money to sustain itself and that bringing in the apartments would result in an increase in revenues.

I am not a business person or economist, but I can tell you that in the 1970”s, this area was thriving and we had a smaller population. Families would come and enjoy the restaurants and tourist stores and little by little the businesses started disappearing and the restaurants started closing down. Why was this?

I served as a County of Ventura Channel Islands Harbor Commissioner between 2003-2008. I was very concerned about the lack of activity in the harbor. I wanted answers. I took it upon myself to talk to the business owners and interview them regarding their experiences. Most had very negative views of their land-lords and mentioned mismanagement of the harbor. One owner, of the “Le Petite Café”, moved to Ventura Harbor because it was too difficult to maintain his business here. To this day he is still in Ventura.

Please keep our public beach and harbor areas accessible to all.  
Please distribute letter to all commissioners and make it part of the public Record.

Thank you,  
Aurora de la Selva  
3144 Sunset Lane OX CA 93035

## Horn, Wesley@Coastal

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**From:** Dodie Duffy <paintedpelicans@yahoo.com>  
**Sent:** Tuesday, August 11, 2020 12:42 PM  
**To:** SouthCentralCoast@Coastal; Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Subject:** City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

RE: Wed, Sept 12, 2020 Coastal Commission Meeting - Item 19.a. ]  
"Fisherman's Wharf Project"  
Public Comment

Dear Commissioners Steve Hudson and Wesley Horn,

DENY this Amendment

I respectfully request that you Deny approval of privatizing this land that was gifted by deed to the county specifically to be used for "Public use". I agree with the Oxnard City Staff Report which recommends Denial. I agree with the Harbor and Beach Community Alliance (HBCA) reasons and recommendation to Deny. Please do not allow this public land to be sold. If you do, this decision will set a precedent for ALL the remaining public land in our harbor. We all want this property to be vital again. The county has allowed this property and many other buildings here in our harbor to deteriorate, become unsafe and many are falling down. Despicable of the current and previous County Harbor Director to have allowed this.

We do not want this privatization of public land. We need to keep our harbor a public destination for ALL people to enjoy.

Thank you,

Dodie Duffy  
3529 Sunset Lane  
Oxnard, CA 93035  
805-844-0029

## Horn, Wesley@Coastal

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**From:** Judy Dugan <judy.dugan@sbcglobal.net>  
**Sent:** Tuesday, August 11, 2020 8:48 AM  
**To:** Lester, Joy@Coastal; Horn, Wesley@Coastal; Hudson, Steve@Coastal  
**Subject:** City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

RE: Item 19A, Wednesday Aug. 12.

Dear Coastal Commission, I hope that you will agree with the report by CCC staff that advises a denial of Ventura County's attempt to override the powers of the City of Oxnard and allow a 400-unit apartment block on the public land of our Fisherman's Wharf.

Even as the Commission encourages the building of low-cost hotels and housing in the Coastal Zone, these "luxury apartments" are the opposite of that. Even worse, the apartments would obliterate much of the wharf's existing free coastal parking, part of an existing park, and much of the space occupied by commercial and educational entities.

This issue has come before you multiple times over four years, and sent back each time. None of the major issues, including loss of public assess, increased traffic congestion and ingress/egress dangers, loss of amenities including a low-cost live theater and marine education center, has been mitigated by the developer. It is a giveaway of public land.

The County's proposed LCPA would also end Oxnard's zoning jurisdiction over the entire Harbor and pave the way for more large private apartment blocks on at least two other public areas of the small-boat Channel Islands Harbor.

The staff report, of course, details all of this and more.

I ask you to **uphold** the Staff's recommendation and deny Ventura County's request for permission to bypass Oxnard's zoning and coastal regulations.

Thank you,  
Judy Dugan  
4037 Sunset Ln, Oxnard 93035  
[Judy.dugan@sbcglobal.net](mailto:Judy.dugan@sbcglobal.net)

## Horn, Wesley@Coastal

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**From:** Robert Wishart <rob.wishart@sbcglobal.net>  
**Sent:** Tuesday, August 11, 2020 10:22 AM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal; Lester, Joy@Coastal;  
SouthCentralCoast@Coastal  
**Subject:** Fisherman's Wharf Oxnard LCPA, Item 19A

RE: City of Oxnard LCP Amendment No. LCP 4-OXN-20-0007-1

Dear Commissioners, I urge you to accept the commission staff recommendation to deny the request of the developer of Fisherman's Wharf to bypass Oxnard zoning and land protection laws.

Construction of a large walled luxury apartment building on public land would largely eliminate public access to a major part of Channel Islands Harbor.

Such a fortress for only the well off to enjoy the harbor is not in keeping with California's commitment to encouraging and protecting waterfront access for all.

Thank you.

Robert Wishart,  
Hollywood Beach

## Horn, Wesley@Coastal

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**From:** Laura Shore <lshorelcs@gmail.com>  
**Sent:** Tuesday, August 11, 2020 3:48 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** Fisherman's Wharf  
**Attachments:** Fisherman's Wharf.pdf

Good Afternoon Wesley,

Attached you will find that I have written a letter that I am asking you to read and consider and distribute to all the other commissioners as part of your decision making process in the meeting that is scheduled for tomorrow regarding the proposed 400 unit apartment complex in the Fisherman's Wharf at Channel Islands Harbor.

Please vote no to the developers request to amend the Oxnard Local Coastal Plan that would allow them to proceed with the project!

Thank you,

Laura Shore (31 year resident of the Channel Islands Harbor)

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

To: Coastal Commission

From: Laura Shore

Date: August 11, 2020

Re: Fisherman's Wharf and Parcel X

**PLEASE DISTRIBUTE TO ALL COMMISSIONERS AND MAKE IT PART OF THE PUBLIC RECORD.**

I am writing to you today to implore you to vote against overriding the decision of the Oxnard City Council to deny the developer an amendment to the Oxnard Local Coastal Plan regarding proposal to develop 400 luxury apartments on Fisherman's Wharf in Channel Islands Harbor.

My husband and I have been residents of the Harborwalk Condominium complex for 31 years. In those three decades, we have witnessed a lot of change and a lot of development. Some of which has been beneficial to our community, some of which has been detrimental.

While the Fisherman's Wharf area has never met its potential for use and appreciation by locals and visitors, I believe that the project being proposed would cause many more problems than it would resolve and it would be in direct violation of The Coastal Act.

From severe traffic and safety concerns to essentially transforming a public space into a private space reserved for only those who could afford it and its amenities, it would destroy the spirit of the Channel Islands Harbor that is meant to be accessible to all to use, appreciate, and enjoy.

This is not the project for this community or this Harbor!

**Please vote NO to allowing the developer to amend the Oxnard Local Coastal Plan!**

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Tuesday, August 11, 2020 11:56 AM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

this was on the SCC email Wes

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**From:** Irene <ireneraus@hotmail.com>  
**Sent:** Tuesday, August 11, 2020 11:14 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Aug 11th, 2020

For the Generations to come,

Today's Oxnard Star News front page article "Harbor project heads to state commission," page 2A of the same article says "Developers have repeatedly said that means a large number of apartments, but city officials and residents have consistently resisted large rental projects".

The underlined (above) is **not true**, as Oxnard has successfully built and continues to build large rental projects, i.e., River Park, Wagon Wheel, and Oxnard shores areas. Oxnard needs to balance community needs by providing natural open spaces, such as at the County's "gateway to Channel Islands Harbor" and at the Ormond Beach properties to server the public.

<https://www3.epa.gov/region1/eco/uep/openspace.html>

Irene Rauschenberger  
Native Oxnard Resident

Sent from Windows Mail

## Horn, Wesley@Coastal

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**From:** lori bates <vivaaloha@gmail.com>  
**Sent:** Tuesday, August 11, 2020 1:11 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Subject:** Fwd: Fisherman's Wharf  
**Attachments:** Letter to the Coastal Comission.odt

Sent from my iPad

Begin forwarded message:

**From:** "M. Temkin" <justmemt@gmail.com>  
**Date:** August 11, 2020 at 12:16:33 PM PDT  
**To:** LB <vivaaloha@gmail.com>  
**Subject:** Fisherman's Wharf

Dear Commissioners,  
Attached is me letter regarding the Ventura County Fisher's Wharf project.  
Please distribute it to all the Commissioners and make it part of he public record.

Sincerely,

M. Temkin



Dear Commissioners,

I am writing this letter in hopes of sharing with you why the Channel Islands Harbor Fisherman's Wharf needs to be revived and the area to remain as it was intended.

Originally Bud" Smith's grand vision of the harbor was to be fun for family and visitors and pride in business ownership when he donated the area to the county but the wharf, Casa Sirena and the Lobster Trap just faded into oblivion. I can remember sculpting classes, surf and turf dinners, picking out live crabs, searching for shells in the gift shop, etc. — all such things came from Oxnard's currently bruised and beaten Fisherman's Wharf in its heyday. Historically speaking, Fisherman's Wharf is truly an iconic part of Oxnard and even Ventura County, but the insistence on tearing it down for high-end rentals seems misguided. The solution for tax revenue generation now: more apartments. I'm sure "Bud Smith would have not agreed to donating the property if he knew the intention of the County's direction for his beloved Fisherman's Wharf.

It's curious that certain county supervisors and Oxnard City Council members seem to lack understanding when it comes to carrying forward another person's vision. But really, the solution to rehabilitation and the housing crisis is high-end rentals miles from the 101 to be built out sometime in years to come? As many locals struggle to access affordable housing, who exactly will be renting these new apartments?

I have watched the popularity of the park area adjacent to Fisherman's Wharf quadruple in the last few years with the popularity of Stand Up paddling, Kayaking, RV camping, and the addition of watercraft rentals in front of the Fisherman's.

The dock area in front of the park grass location is shared by both transient boaters and persons launching their personnel recreational watercraft's to begin their voyage of the Channel Islands Harbor. When I asked the Harbor commissioner where he was planning on relocating this dock area. He had not come up with one.

In speaking with certain Oxnard City Managers in the past, the answer to our affordable housing crisis remains new construction. But it is curious that our local real estate experts don't keep track of vacancy rates of new high-end rentals, homes converted to vacation rentals, etc. Such information would be critical in determining not just what *else* is needed, but also what is *not*. With so many high-end rentals on or coming to the market, from RiverPark to Wagon Wheel to the Reserve at Seabridge, plus the new Ventura Harbor apartments and those at Wells Road off the 126, maybe we need to consider what brought us to this point, an unsustainable model as our homeless population increases.

It's become abundantly clear that when it comes to coastal access, it's either for those who are directly located on the oceanfront, aka those who can afford it, or first come, first serve, leaving many residents of Ventura County without access to the coast themselves despite the premium paid in housing costs for location. So what exactly, again, is the plan for coastal access to the Channel Islands Harbor at Fisherman's Wharf? Those who can afford it can live by it and those who can't will have to wrestle for the few parking spots due to cumbersome apartments limiting access.

## Horn, Wesley@Coastal

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**From:** frank centralcoastelectricboats.com <frank@centralcoastelectricboats.com>  
**Sent:** Tuesday, August 11, 2020 4:59 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal  
**Subject:** 8/12 CC Meeting re: agenda item 19a.

Hello Commissioners, I would appreciate your sharing these comments with your fellow Commissioners and the Clerk for recordation.

I'm Frank Laza, owner of Central Coast Electric Boats, the area Duffy Electric Boat dealer (for the past 14 years). I've been here in this Channel Islands Harbor for over 23 years, all of it in the marine industry (I opened the West Marine Boating Supply store here in 1997).

During this time, I have sadly watched the County completely mismanage this incredible asset known as Channel Islands Harbor. I'm sure you know the long litany of waterfront properties left vacant for years - even decades - as the prior Harbor Director Lynn Krieger drove the businesses out. This whole Fisherman's Wharf fiasco began under her reign of terror, lies, and manipulation of the Ventura County Board of Supervisors.

At question is the handing over (via very long term lease) of complete control over public land - THE prime corner and gateway to Channel Islands Harbor to a private developer who only has one single card in his repertoire - building apartments. This public land is - and MUST remain - zoned for visitor serving and enjoyment. Without belaboring all of the negative impacts 400 apartments would have on that already busy intersection, it would hardly be an inviting place for families to come and experience the wonders of this gem Harbor.

I understand your time is a precious commodity so I won't bore you with my passion for making this an inviting beautiful Harbor for generations to come. I urge you to reject the appeal, continue on the legislative path you have directed for our Harbor to work on a new Master Plan and vision to move us forward into the future.

I invite you all to come for a tour of our Harbor so you can see what a jewel it can grow to be.

Thank you for your consideration,  
Frank Laza  
805-985-4563

## Horn, Wesley@Coastal

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**From:** Anna Spanopoulos <spanopoulos@yahoo.com>  
**Sent:** Wednesday, August 12, 2020 12:06 PM  
**To:** Hudson, Steve@Coastal; Horn, Wesley@Coastal; SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** oppose VC LCPA.docx

Dear Commissioners

I respectfully request that you please distribute my letter to the fellow commissioners AND to make it part of the public record.

I am writing to strongly request that you **please oppose the request by Ventura County Harbor Department for an LCP amendment override of the Coastal Land Use Plan (LUP) and Coastal Zoning Ordinance of the certified City of Oxnard LCP to increase allowable density and height throughout the Harbor, and modify allowable uses and development standards to accommodate a mixed-use residential development at the Fisherman's Wharf site within the Channel Islands Harbor.**

The County's LCP Amendment (LCPA) and its project do not meet the requirements of 30515 of the Coastal Act because it does not meet public needs of an area greater than included in the certified Local Coastal Use Plan. Instead the LCPA project creates serious issues regarding parking and traffic safety that would impact the basic principle of genuine public access. Traffic at Victoria Ave and Channel Islands is already poorly rated compared to other areas in the county and coastal access and parking would be severely impacted on the two (2) lane access road (Victoria Ave).

The County's LCPA is not in conformity with policies of the Coastal Act Sections: 30114, 30514, 30515, 30200.

I have lived in the area since 1986 and still there is no access around the Ventura County Harbor by walking and biking paths. Bicycling and walking to the coastal area is not safe down narrow high speed Victoria Ave for young people seeking low cost coastal access. The County's LCPA and project would only increase the safety concerns due to the traffic. There are no provisions to provide biking and walking paths to the beach along the harbor with public views, which adds to parking and traffic at the coast.

The LCPA and project eliminates lower cost visitor serving commercial and retail space by 40%, removes more than a third of the existing park, it offers no new real public benefits, the overwhelming number of amenities are exclusive to apartment tenants. The project clearly adversely affects public welfare, especially those of the underserved communities. The part of the original property was donated to Ventura County by the McGrath family for the benefit of the public with a small boat harbor opportunity. Ventura County has allowed the Fisherman's Wharf area to deteriorate. There were restaurants and low cost entertainment for the public to enjoy in the past, which is minimal now due to deteriorating conditions. The County wants to use it as a justification for an inappropriate project. The deteriorating Fisherman's Wharf area is not a valid "reason:" for an Override. The County, like any property owner, is responsible for maintenance of the Fisherman's Wharf area.

Thank you,

Anna Spanopoulos, Silver Strand Beach Resident

109 Oxnard Ave, Oxnard , CA 93035

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:01 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)  
**Attachments:** Fisherman's Wharf - Ken Oplinger.pdf

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**From:** Kenneth Oplinger [mailto:kennethroplinger@gmail.com]  
**Sent:** Wednesday, August 12, 2020 11:26 AM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Please find attached my comments in full on the above referenced item. I have shorted them to 1 minute for my testimony today to meet time guidelines.

Ken Oplinger  
Oxnard Shores, CA

Sent from my iPad

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 2:19 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Item W19a: City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**From:** Jackson Piper [mailto:jacksonepiper@gmail.com]  
**Sent:** Wednesday, August 12, 2020 1:10 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Re: Item W19a: City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

As an amendment to my previous email, please note that I am speaking as an individual and not on behalf of Ventura County YIMBY, which recommends opposing the staff recommendation to deny.

Thank you,

Jackson Piper  
Founding Member, Ventura County YIMBY  
Newbury Park, CA

On Wed, Aug 12, 2020, 11:57 AM Jackson Piper <[jacksonepiper@gmail.com](mailto:jacksonepiper@gmail.com)> wrote:

Dear Coastal Commission members,

I write to you, as an individual, to ask you to conditionally oppose the recommendation of your staff to deny this appeal, and to support this project only if it is determined to meet the housing and recreation needs of the community and to offer a substantial improvement over the current condition of the project site. In the absence of such a determination, I am asking you to support your staff's recommendation and deny the appeal.

Although I am a founding member of Ventura County YIMBY and want to see housing built on this site, I am not personally able to enthusiastically support this project unless the following five conditions - which I consider to be essential to the success of the project and to supporting the needs of both the residents of Oxnard and the public recreation area of Channel Islands Harbor - are met.

1) **An affordable housing component** is an absolute necessity for my support of the project. It does not make sense to me that, in a historically disadvantaged community such as Oxnard, in a time of statewide housing crisis on the order of millions of units, that such a development should take place without any affordable housing included within it. If the developer wishes to build 390 high-end market rate units, that is fine, but these should be complimented by as many units affordable to low-income and very-low-income individuals and families as is financially feasible with the developer still making a profit. Market rate units are still needed, and still necessary for the developer to have incentive to build the project, but alone are not enough to help across the full spectrum of the region's housing needs. Given that many other such developments within California are able to incorporate such affordable housing, I don't see why 50 units or 100 units of affordable housing can't be a part of the project in addition to the planned 390.

2) **Provision of good public space that acknowledges the waterfront** of this property – not just a walkway for most of

the property length as depicted in the site plan and the model visible towards the end of this article (<https://www.vcstar.com/story/news/2019/11/08/fishermans-wharf-housing-development-ventura-county-coastal-commission-channel-islands-harbor/4157410002/>). As this property was originally intended to be dedicated as public space, the development of public space much improved from its current condition of being a parking lot and rundown park would be a net benefit to the public, no matter what else is built on the rest of the property. The proposed wharf renovation is good, but not enough. Given the large footprint of the proposed apartment complex, it would be necessary to allow for greater height and increased density in the project to compensate for the space given over to public use, so an increase in the project height to be determined by the final amount of housing to be included in the project would need to be calculated. Even if the project reaches 75' or 100' in height, it is not located in a position where there would be any detrimental effects to the surrounding properties of having a structure that tall within the skyline.

**3) Provision of right-sized space** within the planned retail component to allow **for local small businesses and startups** to take root and remain competitive, especially along the Victoria Avenue street frontage. Without unique locally-oriented retail businesses, a retail development on the site would just be more of the same retail experience that is present in almost every other major commercial development, and it will offer little attraction for the public to travel to this location and spend their money to sustain it.

**4) Provision of family-friendly and community-oriented public space** on-site, including the retention and improvement of the community theater and the aquarium, to serve both residents and visitors. As the development is to be immediately next to the harbor and is a fairly small site by acreage, the planned inclusion of large private courtyards with swimming pools within the apartment complex seems like an unnecessary use of space. Let the recreational facilities of the site be in a location easily accessible by the public and the residents instead of an exclusive residents-only space.

**5) Acknowledgement of the potential tsunami hazard** present at this site, including the possibility of up to 23' wave height as proposed in the 2015 American Geophysical Union study (<https://agupubs.onlinelibrary.wiley.com/doi/full/10.1002/2015GL064507>) and an attempt to develop the site as a safe haven and emergency shelter for the residents, visitors, and surrounding communities should such an event occur.

Additionally, I would like the developer to work with the City of Oxnard and the County of Ventura to make this location a destination for a regional bicycle network and both local and regional public transportation. I am sure that parking and vehicle traffic will be raised as concerns by the opponents of this project, and in answer to that I can only say that the best way to avoid such traffic is to make it as easy as possible for as many people as possible – residents and visitors alike – to use alternative means of transportation.

Regarding the architecture proposed for this project, I want to state my approval of the style used as I believe it is both in keeping with the aesthetic of Southern California and will create visually attractive structures where there is currently only the asphalt of a parking lot; however I would like to see some retention of the existing New England-inspired structures and acknowledgement of their architecture when transitioning to the new structures if possible.

Finally, I would sincerely hope that the developer, the County of Ventura, and the City of Oxnard have made a good effort to analyze the effect of adding 390 new high-end market rate units to this site upon the local rental housing market. If the development is likely to increase local rents and potentially displace existing residents in Via Marina and other nearby neighborhoods, it shouldn't proceed without some effective mitigation of that displacement.

Thank you,

Jackson Piper

Founding Member, Ventura County YIMBY  
Newbury Park, CA

## **Horn, Wesley@Coastal**

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:02 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment for record on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Alex Zamora [mailto:azamora@lcof.net]  
**Sent:** Tuesday, August 11, 2020 4:59 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment for record on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**My name is Alex Zamora and I am a proud member of the Laborers International Union of North America. I would like to show my full support for the "Urban Village" mixed use residential development project continuing to move forward with approval of the Coastal Land Use Plan and Implementation plan/Coastal Zoning Ordinance. I believe this is a win on all ends and extremely beneficial to current residents, future residents, and visitors to the area. I am truly sorry to existing residents that do not feel the same. Anytime my union brothers and sisters have the opportunity to work and help rebuild, or build up historic areas is a dream come true. Thank you so much for the opportunity to submit my comments and I hope this can continue to move forward. God Bless.**

Alex Zamora  
Labor Relations Representative  
Laborers Pacific Southwest Regional Organizing Coalition  
4399 Santa Anita Ave. Ste. 204  
El Monte Ca 91731  
626-350-9403 Office  
626-350-9417 Fax  
626-827-4413 Cell  
Azamora@lcof.net  
LiUNA!  
Laborers International Union of North America



## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:00 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**From:** Xenon Investment Company [mailto:[xiccompany@gmail.com](mailto:xiccompany@gmail.com)]  
**Sent:** Wednesday, August 12, 2020 10:29 AM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

*To Whom It May Concern,*

*I am writing you to ask you to support the Fisherman's Wharf project in Oxnard. This land has been vacant for many years and its lack of development has a grave impact on current residents, potential future residents and most importantly businesses, who without this development are more likely to find another community to invest in. We own and manage a 90-unit apartment building at 4200 Harbor Blvd and this gentrification is necessary to fuel not just our business, but so many other that rely on local Oxnard businesses to survive.*

*We ask that you kindly consider approving the Fisherman's Wharf project in Oxnard.*

*Thank you,*

*Rohit Mehta*

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:01 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

-----Original Message-----

From: Barbara Youngblood [mailto:barbara.youngblood@me.com]  
Sent: Wednesday, August 12, 2020 12:15 PM  
To: SouthCentralCoast@Coastal  
Subject: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Hello,

I am a resident in the Mandalay Bay area of Oxnard. The proposed request by Ventura County to override Oxnard's local costal plan is what I believe to be detrimental to the overall best welfare for the local community.

The building of a 400 unit apartment structure at Fisherman's Wharf is not welcomed by us locals and others within the community. In addition, this will also restrict everyone's ability to use this unique piece of water front land for recreational use and outdoor activities!

I urge you to deny the request by Ventura County Harbor Department for an LCP amendment override of the Coastal Land Use Plan (LUP) and Coastal Zoning to override the LCPA.

Thank you,  
Paul and Barbara Youngblood  
4500 Lyme Bay Oxnard

Sent from my iPhone

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:02 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Charlene Saurer [mailto:cpsaurer@msn.com]  
**Sent:** Tuesday, August 11, 2020 6:31 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Please support the staff recommendation to deny the LCPA  
CPSaurer resident.

Sent from [Mail](#) for Windows 10

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:02 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**From:** sagoldman1@aol.com [mailto:sagoldman1@aol.com]  
**Sent:** Tuesday, August 11, 2020 5:21 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

My home is located on Silver Strand Beach. We have lived here over 20 years. When we first moved here, we enjoyed the beach and especially the harbor. The restaurants, the walking path, enjoyed the view and sitting looking over the ocean and islands.

Then everything in the harbor over time became an eye sore. The people in charge allowed the harbor to fall into despair. They stopped watering so the plants and the trees died. Raised the rents and put all but 1 restaurant out of business. The buildings stayed empty, falling a part and my harbor became an embarrassment to all who came here. Nothing like Ventura Harbor, Santa Barbara or Marina del Rey. This after the county or city whoever controls the harbor, spent several hundreds of dollars, for trailer boat parking and RV's or trailers.

Then over the last 4-8 years, apartments, some retail, loss of part of the trailer boat parking and most of the RV or Trailers. Instead 400 apartments closed off to the public the ability to enjoy our beautiful harbor.

That's not taking into consideration the traffic jams that will happen every day of the week, month and years to come. With our 2 lane street, the Navy and the Coast Guard bases and over 2,000 homes on the Strand it will be impossible to come or go away from our homes without traffic backing throughout.

Was this something the people in charge who don't cared about our community for their own personal gains??

What we need is a Harbor that residences, tourist and folks just driving through to enjoy. Restaurants, retail stores, marine vendors, benches to enjoy the view, boat watching etc. who can service this area and make us beautiful again.

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:02 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**From:** caroltreks2 [mailto:caroltreks2@aol.com]  
**Sent:** Tuesday, August 11, 2020 5:00 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Re: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

|

I am opposed to changing the LCP to allow taller, denser housing and more congestion in what should be a recreational area.

Carol Miller  
Oxnard

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:03 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

**From:** microcapmaven@aol.com [mailto:microcapmaven@aol.com]  
**Sent:** Tuesday, August 11, 2020 4:56 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

I am opposed to changing the LCP to allow taller, denser housing and more congestion in what should be a recreational area.

George Miller  
Oxnard

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:03 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Richard Licerio [mailto:rrlicerio@lcof.net]  
**Sent:** Tuesday, August 11, 2020 3:09 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear: California Coastal Commission

I would like to thank the California Coastal Commission for your commitment to the State of California and the betterment of the coastline. The proposed Urban Village item 19A would allow new residents and new commercial clients to come and enjoy the Channel Islands Harbor. The Coastal Land Use Plan (LUP) and Implementation Plan/Coastal Zoning Ordinance (IP/CZO) needs to be approved. Thank you in advance. I am a third generation Laborer's International Union of North America (LiUNA) member and my youngest son will become a fourth generation LiUNA apprentice after his 18th birthday. Your commitment to the Urban Village will assist the LiUNA journeyman and apprentices to gain hours worked towards their medical and retirement plans. With the COVID19 pandemic hurting all workers in all communities, the hours worked on this project will help secure the LiUNA members and the residents of Oxnard to be more self-reliant with medical services. I fully support the passing of the Coastal Land Use Plan (LUP) and Implementation Plan/Coastal Zoning Ordinance (IP/CZO) for my union brothers/sisters and the city of Oxnard.

Sincerely

Richard Licerio

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 1:03 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

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**From:** Diana Casey [mailto:caseyd50@msn.com]  
**Sent:** Tuesday, August 11, 2020 2:57 PM  
**To:** SouthCentralCoast@Coastal  
**Subject:** Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Commissioners,

I ask you to please support the Staff's findings and recommendation to deny this LCPA. The residents in this community have long been opposed to  
This development as it substantially diminishes public use of this beautiful harbor.  
Thank you so much for your time.

Sincerely,

Diana Casey  
286 Melrose Drive  
Channel Islands Beach, CA 93035

Sent from [Mail](#) for Windows 10



## **Horn, Wesley@Coastal**

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 2:11 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

-----Original Message-----

From: Paul Lewow [mailto:seomaps@aol.com]  
Sent: Wednesday, August 12, 2020 1:51 PM  
To: SouthCentralCoast@Coastal  
Subject: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Stop the city of Oxnard from denying  
A great project for their own power grab. Terrible posture by the city.  
Paul Lewow

Sent from my iPhone

## Horn, Wesley@Coastal

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**From:** SouthCentralCoast@Coastal  
**Sent:** Wednesday, August 12, 2020 12:28 PM  
**To:** Horn, Wesley@Coastal  
**Subject:** FW: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

-----Original Message-----

From: Coastal Living [mailto:coastal-living@outlook.com]  
Sent: Tuesday, August 11, 2020 3:48 PM  
To: SouthCentralCoast@Coastal  
Subject: Public Comment on August 2020 Agenda Item Wednesday 19a - City of Oxnard LCP Amendment No. LCP-4-OXN-20-0007-1 (Ventura County Harbor Department)

Dear Coastal Commission,

I am a long term Ventura County Resident, born and raised, and I reside in Oxnard. Both my husband and myself support Oxnards staff report, along with the City of Oxnards denial of the LCPA. We wholeheartedly request that you deny the waiver.

Additionally, I feel I need to make sure you know the following, and I ask in all sincerity if there is anyway to keep my email confidential, especially from Mark Sandoval and others, out of a real concern and fear of retribution.

It is my understanding that you have received a letter from, the Sea Urchin Commissioner, in support of the project, and that it states the project has the support of the local fisherman. This is not necessarily true. Most of those sea urchin divers/commercial fisherman do not recall ever voting on it, although they have been told they did. What some believe may have happened is that years ago they were told they would get a new hoist and it would include improvements as part of the project. So, in theory they were happy about that improvement, however, they never knew that the development included 400 apartments or anything remotely close to that. The majority of them are not in support of the project nor were they ever. Now, this misunderstanding has turned into not only allowing someone to speak on their behalf, but has gone as far as submitting a letter stating they do support it. Please do not believe that the letter, is an accurate statement.

Sincerely,  
Jill Kroener  
625 Cornwall Drive  
Oxnard, CA 93035

Sent from my iPhone