



HARBOR ACADEMY

Harbor Development

April 4, 2019

HISTORY



Harbor Built 1960's





"Pay As You Go" Philosophy

- Parcels Have Always Been Leased to Private Developers
- Majority of Parcels Held by One Developer, Martin "Bud" Smith
 - Hotel "Casa Sirena"
 - Restaurant "Lobster Trap"
 - Apartments on Peninsula
 - Marina at end of Peninsula "Peninsula Yacht Anchorage"
 - Apartments at end of Harbor "Bahia Apartments"
 - Marina at end of Harbor "Bahia Marina"
 - Fisherman's Wharf Commercial Development



Regulatory Framework

- California Coastal Act enacted by Legislature in 1976
- Channel Islands Harbor Public Works Plan certified by California Coastal Commission September 19, 1986
 - Coastal Act Section 30114 includes harbors within the definition of public works facilities
 - Enabled harbors to be handled via a Public Works Plan instead of a Local Coastal Plan
 - Under the approved Public Works Plan the County issues all permits or other approvals for the Channel Islands Harbor development defined under the Plan and receive Coastal Commission approval via a Notice of Impending Development (NOID) process



Regulatory Framework (continued)

- The PWP is a description of the land uses, building envelopes, building areas, height, and other development within the Harbor
- The PWP reflected what was already developed at the time
- Amendments to the PWP must be in conformity with the local coastal plan of attached jurisdiction
- City of Oxnard Local Coastal Plan certified by California Coastal Commission October 1986.

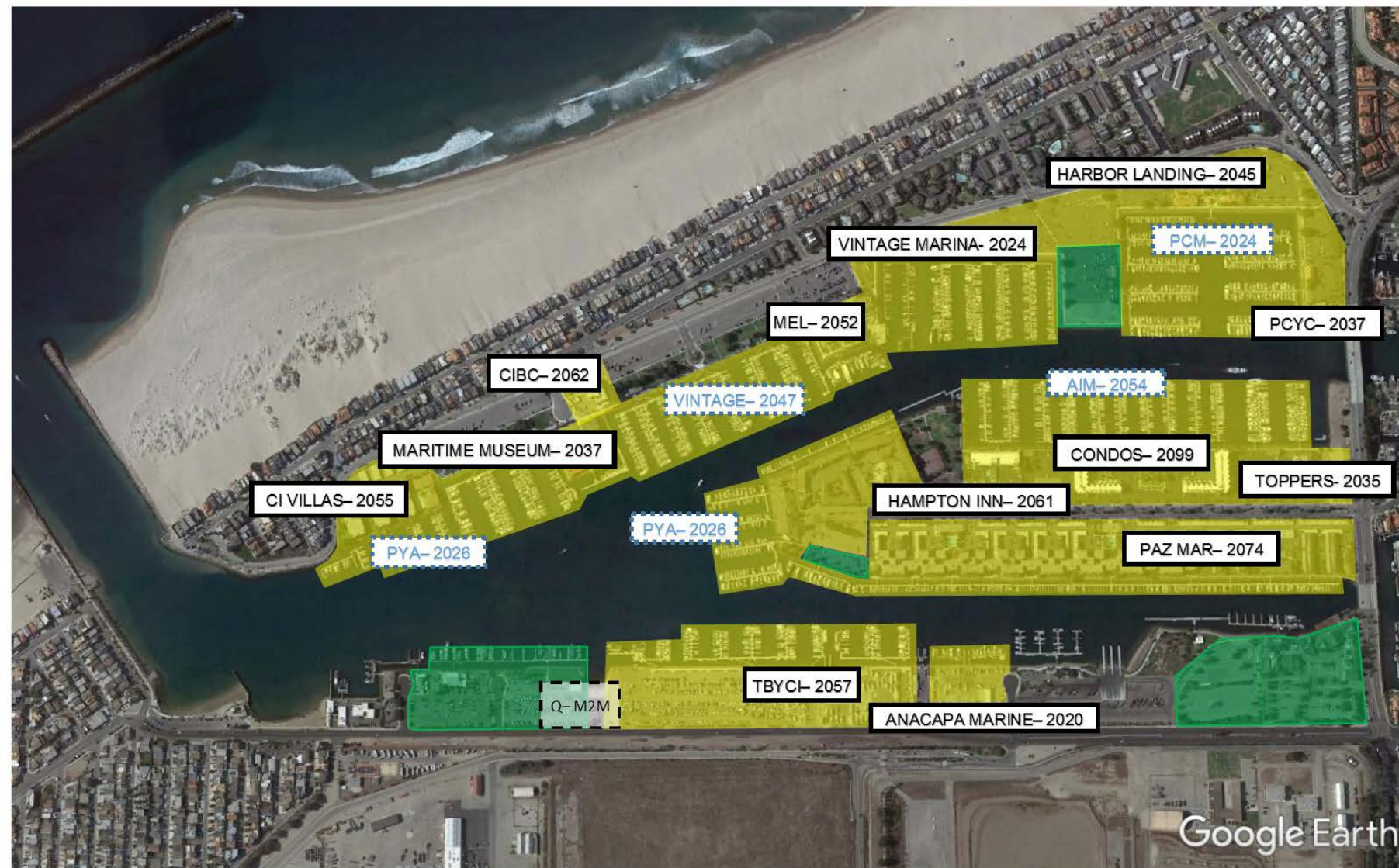


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Channel Islands Harbor



Parcels Under Lease/ to be Under Lease



PARCELS UNDER LEASE

PARCELS TO BE LEASED

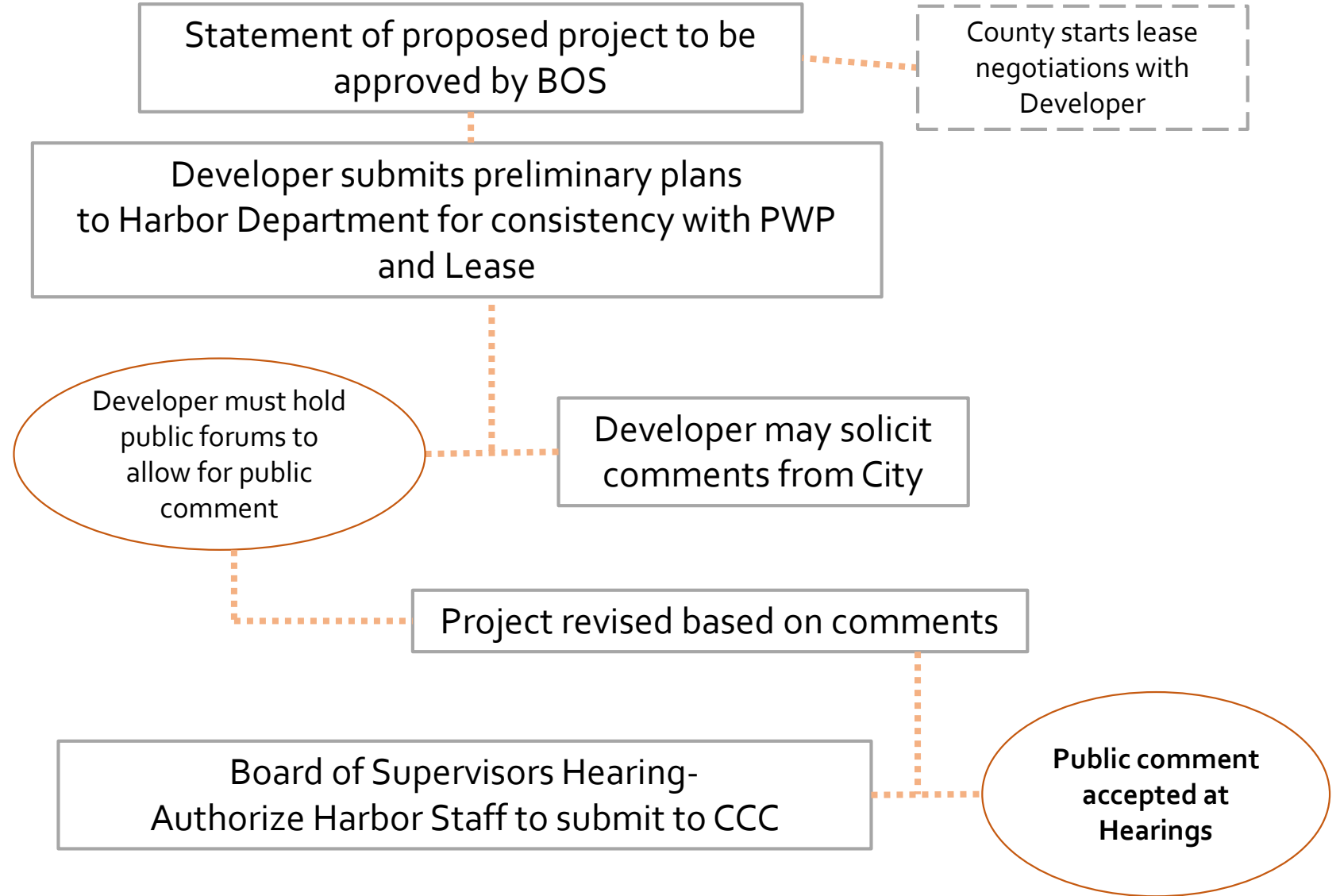
PLANNING





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Planning and Development Entitlement Process (2014)



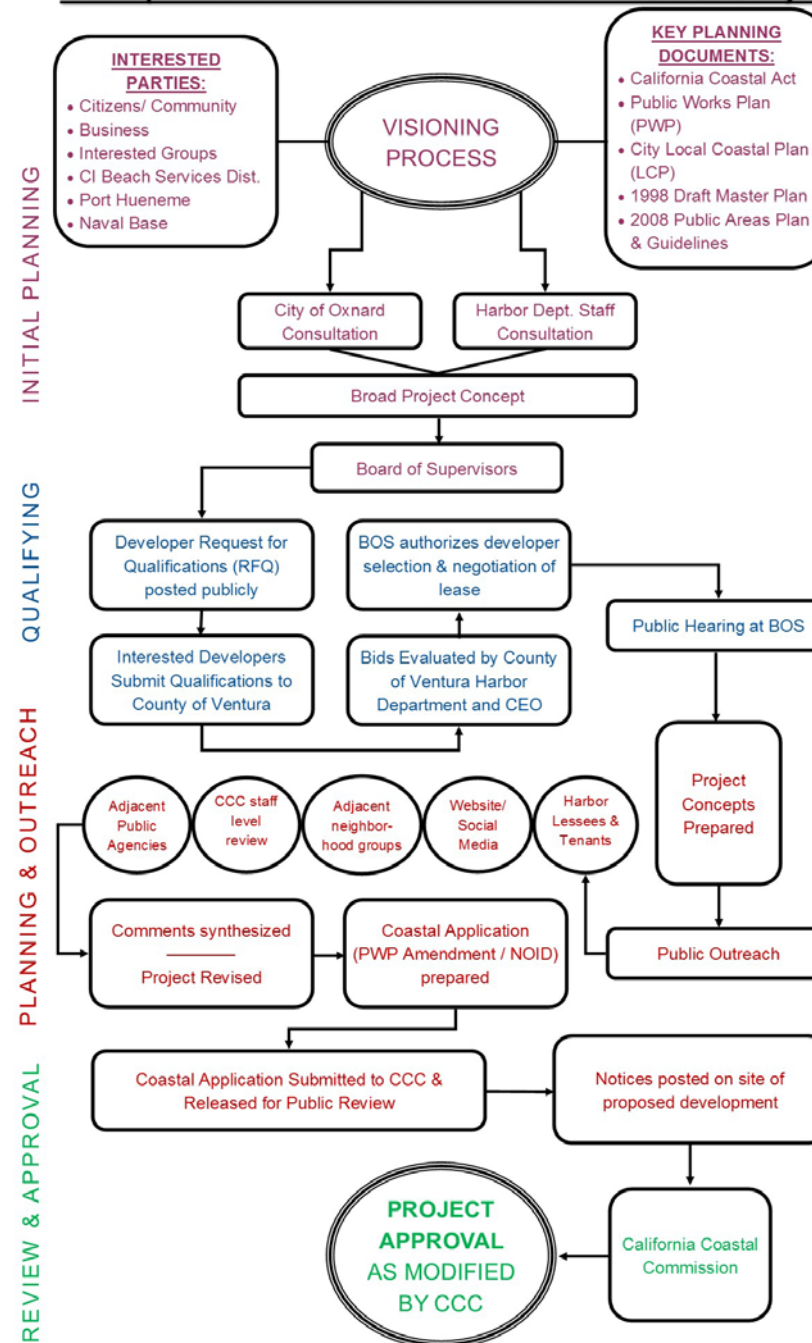
Review & Submittal Process – County Harbor Department



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Planning and Development Entitlement Process (2019)

Development Entitlement Process: **New Construction Only**

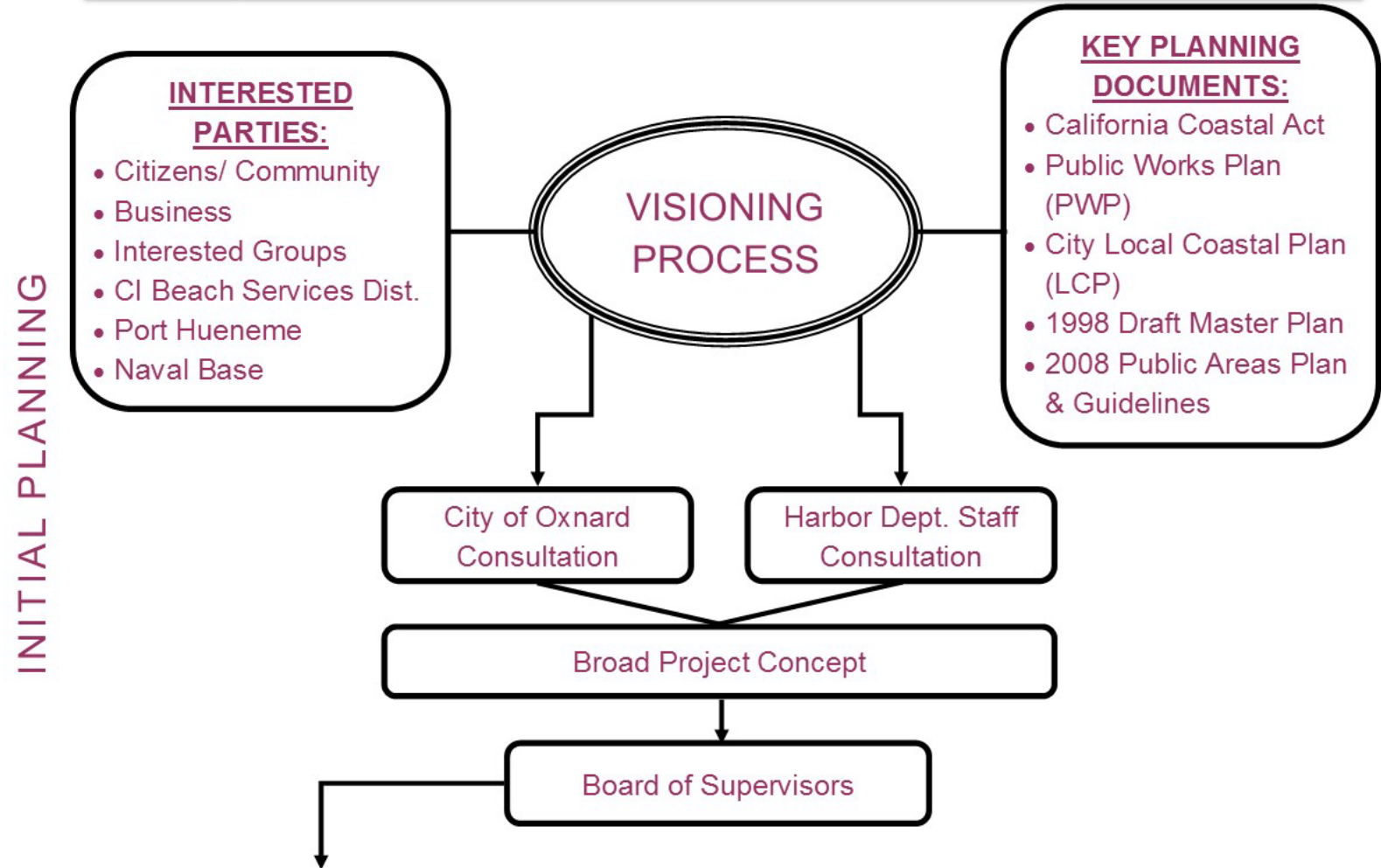




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Initial Planning

Development Entitlement Process: **New Construction Only**

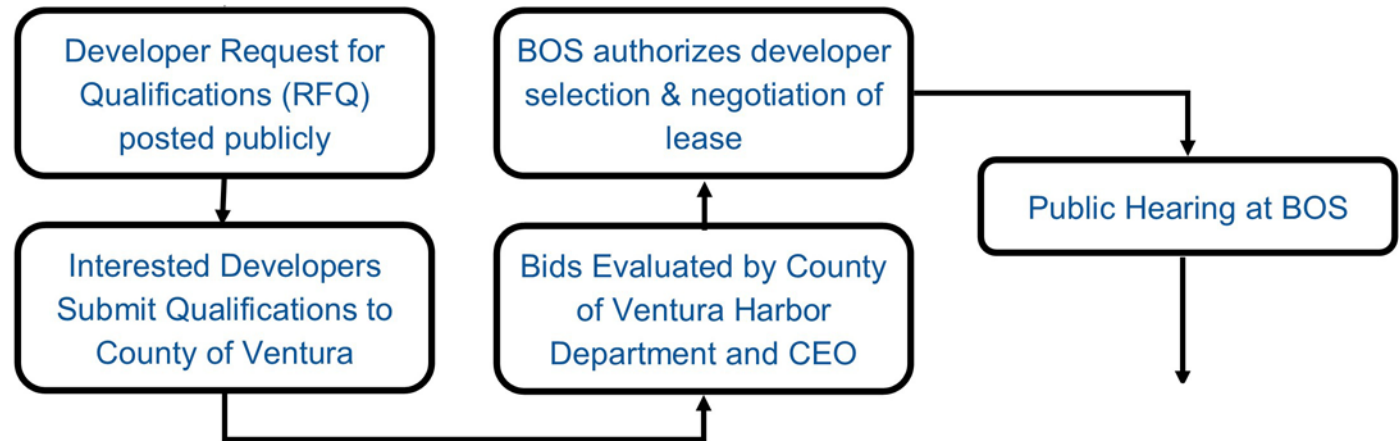




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Qualifying

QUALIFYING

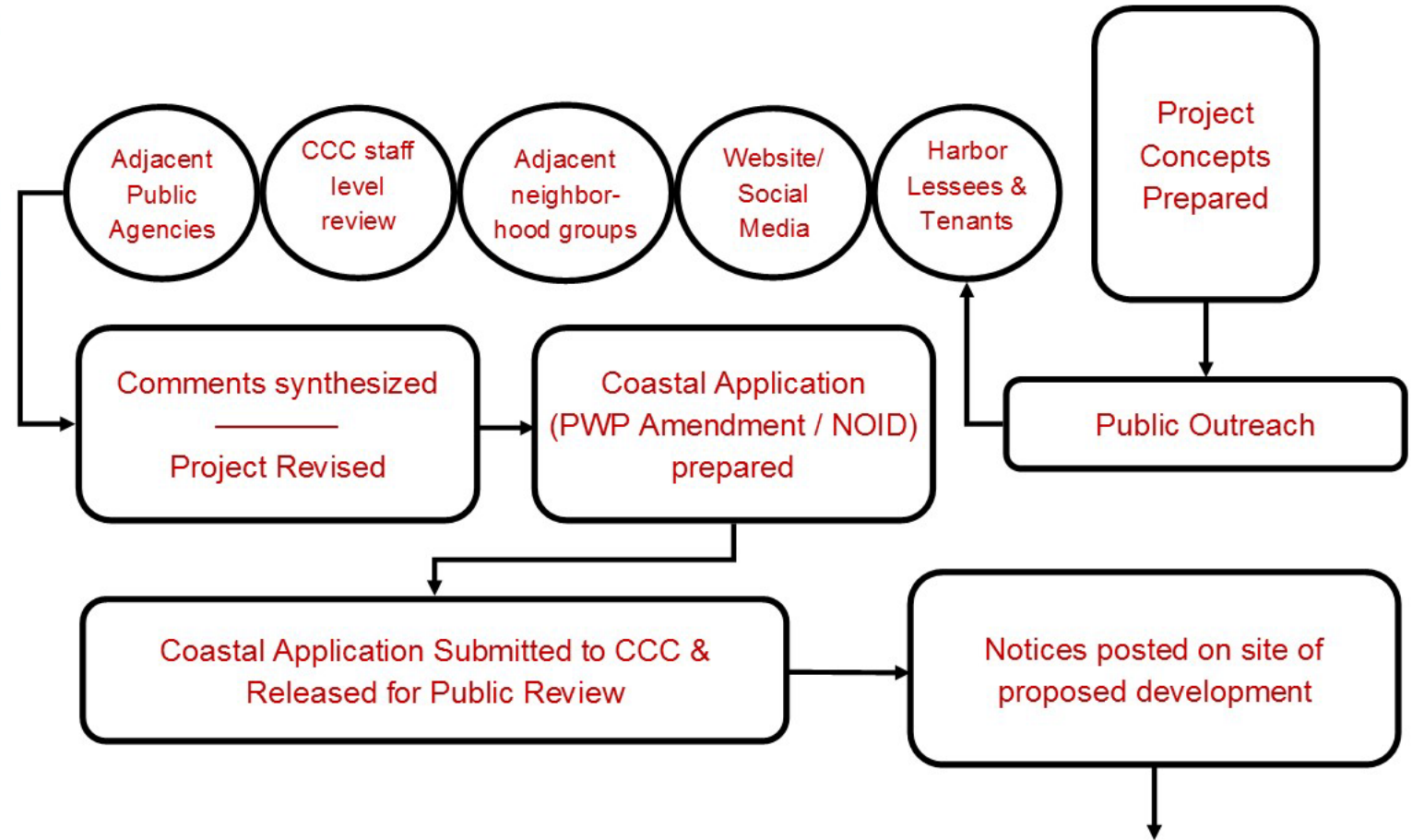




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Planning & Outreach

PLANNING & OUTREACH

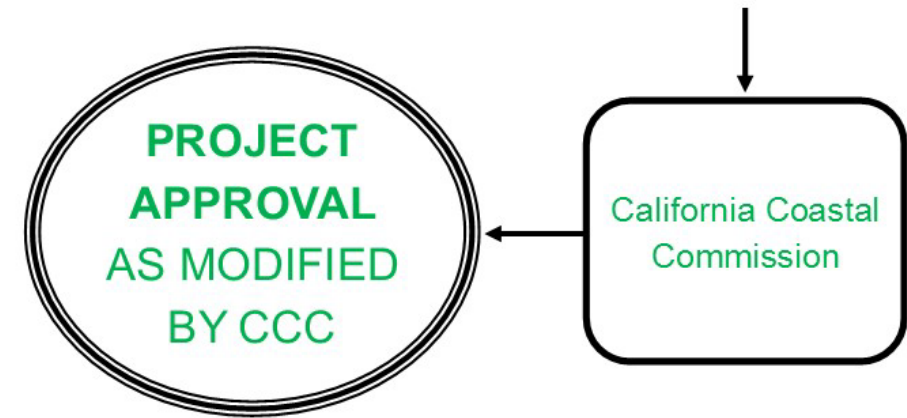




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Review & Approval

REVIEW & APPROVAL

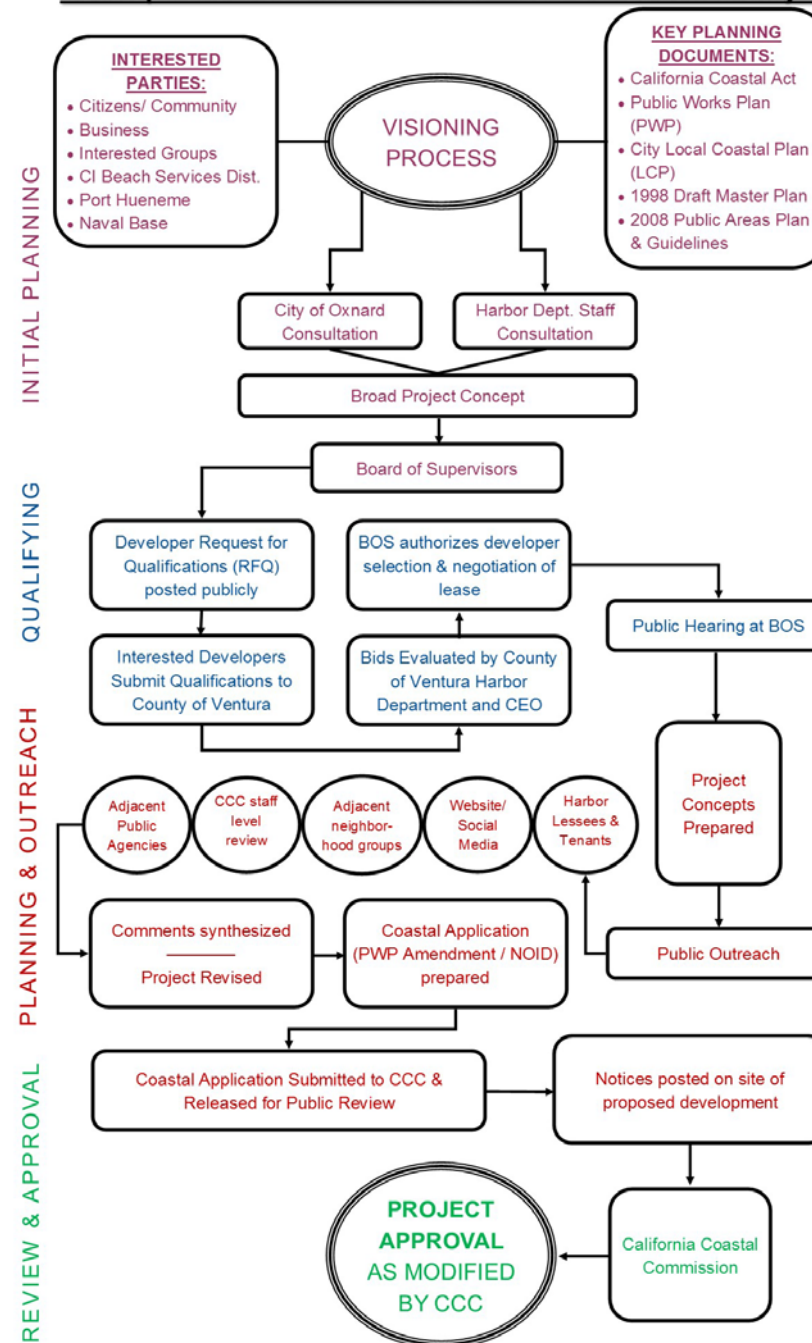




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Planning and Development Entitlement Process (2019)

Development Entitlement Process: **New Construction Only**





Requirements for Development

- Projects must be profitable – must be able to pay the Harbor Department a reasonable rent
- Developer must be able to sustain the cost of project through permitting process – usually many years
- Project developers must have demonstrated the experience and financial ability to sustain a project over the long term (30 to 40 years) and must have the financial depth to survive during off-season
- Proposed uses must fit into the coastal environment

RECENT HISTORY OF DEVELOPMENT PROJECTS

(Past 20 years)



Kiddie Beach

- Worked with CSD to determine if sewer lines were leaking
- Storm Drain bypass
- Replace Kiddie Beach public restroom including sewer line
- Multitude of studies including circulation, biological, DNA
- Review and comment on proposed TMDLs (Total Maximum Daily Loads) from Regional Water Quality Control Board
- Examine possible solutions, i.e., circulation pumps, bird deterrents, steam cleaning beach, etc.





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Replace Silverstrand Lifeguard Tower/ Public Restroom





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Replace Public Restrooms on Hollywood Beach and Silverstrand





C.I. Harbor Boating Center (BISC)





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Phase 3 Revetment Repair & Replacement





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CIHM Expansion of Boat Slips & Addition to Bathrooms



Marine Emporium Landing

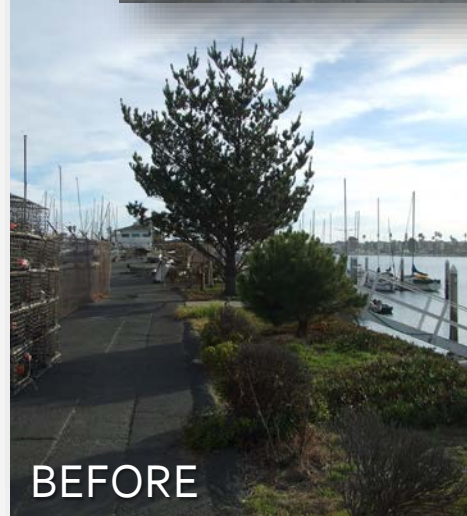


- Replace Building Partially Destroyed by Fire
- Replace and Expand Marina
- New Building (X-1)
 - Included new promenade around entire site



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Channel Islands Landing



- Replace and Expand Marina and Marina Bathroom
- Entirely new public promenade



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Channel Islands Landing



Improve Boatyard and Travel Lift



Reconstruct Public Launch Ramp



Funded by the Department of Boating & Waterways



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Anacapa Marine Services (Bellport)



- Improvements to boatyard
- Construction of new marina bathroom
- New, expanded marina
 - Some improvements to boatyard completed
 - Leasehold sold by Bellingham



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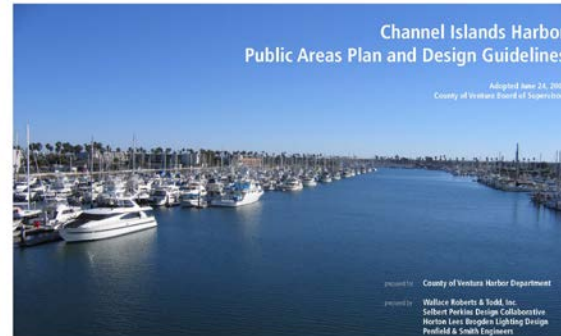
Maritime Museum



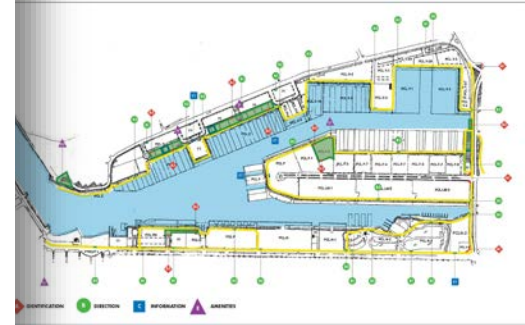
Converted for restaurant "Port Royal" into museum facility



Channel Islands Harbor Public Areas Plan & Design Guidelines



recommendations: lighting



- Design standards for all common areas, including sidewalks, walkways, street furniture, park redesign to theme after Channel Islands, landscaping, wayfinding signs, lighting
- Public Outreach
- Board of Supervisors adopted on June 24, 2008

HARBOR DEVELOPMENT CHALLENGES





Challenges

- Most of the Buildings in the Harbor have reached the end of their expected useful life (40-50 years) and need to be redeveloped
- Development Entitlements/Permits
 - County Public Works Plan
 - City Local Coastal Plan
 - Coastal Commission approval of NOID
- Lengthy Development Process
 - Public Visioning
 - Public Hearings
 - NIMBYism
 - Economic Realities for Development
 - Mandated Development Parameters (slip mix, view corridors, boat storage, etc.
- Enterprise Financing

Permitting

- Ventura County Board of Supervisors
- California Coastal Commission
- US Army Corps of Engineers
- US Fish and Wildlife Service
- California Fish and Wildlife
- Regional Water Quality Control Board
- Air Pollution Control District

Partial List of Agencies with Permitting or Approval Authority



US Army Corps
of Engineers®



CALIFORNIA
COASTAL
COMMISSION



Ventura County
Air Pollution
Control District

PROJECTS IN PROGRESS



Peninsula Park



- Public restroom at Peninsula Park
 - NOID approved by Coastal Commission
 - Partial grant funding - project abandoned because of funding issues

Harbor Administration Building Replacement



- Replace Administration Building to accommodate needs of Harbor Patrol and Administrative Staff
 - PWP amendment approved by Coastal Commission
 - NOID approved by Coastal Commission
 - Project on hold because of funding issues



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Peninsula Yacht Anchorage and Bahia Marina Replacement



- Bahia Marina NOID approved by Coastal Commission January 2009
- PYA Marina NOID approved by Coastal Commission August 2011



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Whale's Tail Restaurant



- Lease terminated with lessee February 2015; begin marketing property
- Negotiations with Fresca's begins May 2017



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Casa Sirena Hotel Replacement



- 2005 - Greystar acquired leasehold from C.I. Harbor Investments
- 2006 - Hampton Inn developed from hotel parcel
- 2006 - New Hotel/Restaurant project reviewed and approved by Board of Supervisors
- 2006 to 2008 - Public outreach, preparation of PWP amendment and NOID documents underway
- 2008 – Great Recession – Greystar can no longer obtain financing for new hotel development project put on hold
- 2008 - Greystar investigates possibility of remodeling hotel, determines that it is not economically viable
- 2009 -- Greystar closes hotel and restaurant

Casa Sirena Hotel Replacement (continued)

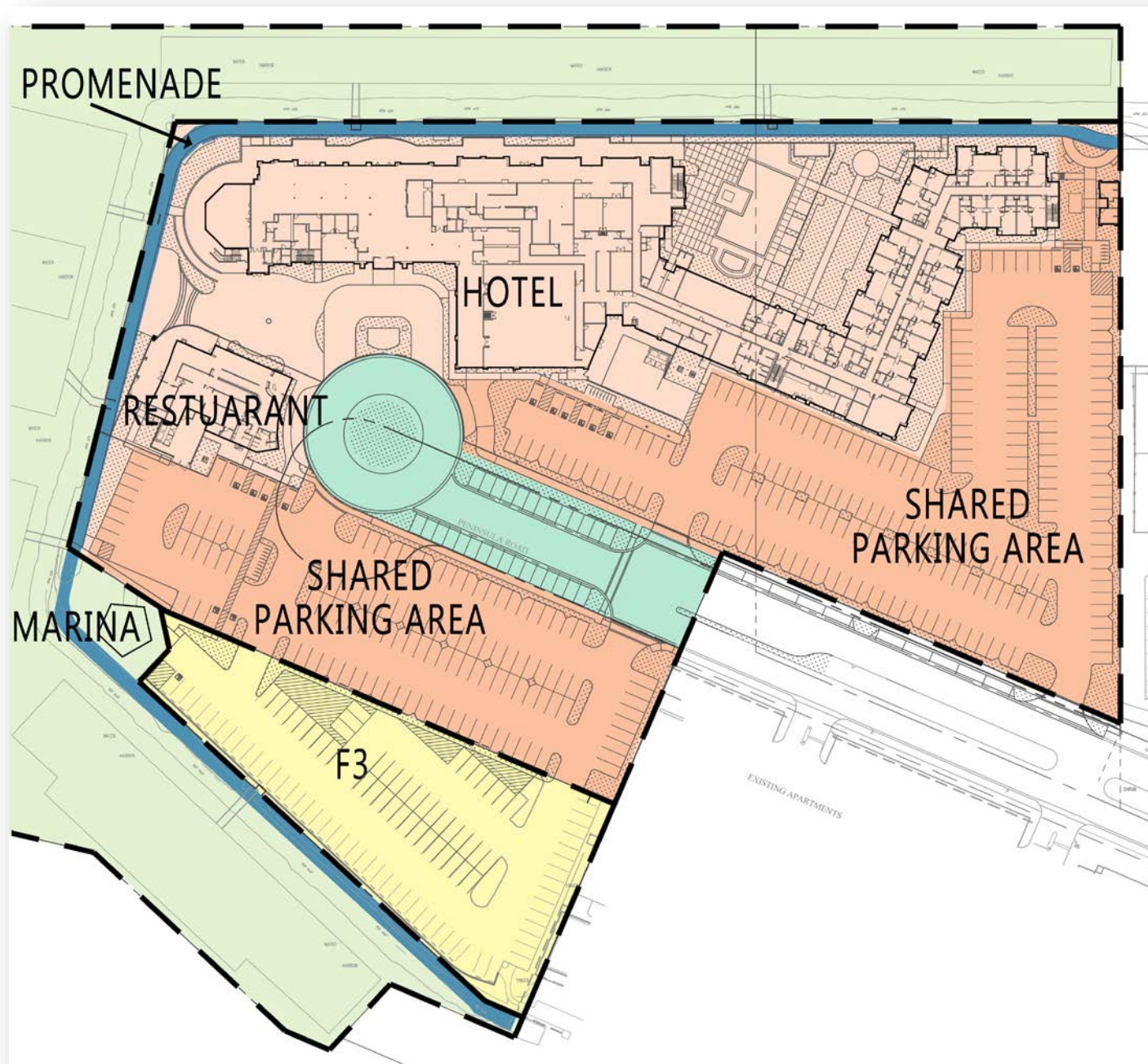
- 2014 - Greystar walked away from leasehold
- 2014 - Bright acquired Exclusive Right to Negotiate
- 2016 - Project reviewed and approved by Board of Supervisors
- 2016 - Public outreach and PWP Amendment processed and approved by Coastal Commission (October 2016)
- 2017 - NOID approved by Coastal Commission (June 8, 2017)
- March 2018 - Negotiations between County, Hotel and Marina regarding construction schedule and common area completed





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Casa Sirena Hotel Replacement (continued)





Fisherman's Wharf

- 2006 - Harbor Department assumed control as part of negotiated settlement
- 2006 - RFQ/RFP issued for development of Fisherman's Wharf site
- 2007 – EMC Development took over lease – created concepts for The Waterfront – approx. 800 units, 85,000 sq. ft. commercial
- 2007 - Board of Supervisors approved conceptual proposal; public outreach began
- 2008 – Great Recession hit – EMC abandoned efforts to redevelop Fisherman's Wharf site
- 2012 – New RFQ/RFP issued
- 2012 - Harbor Department invested in some improvements to buildings



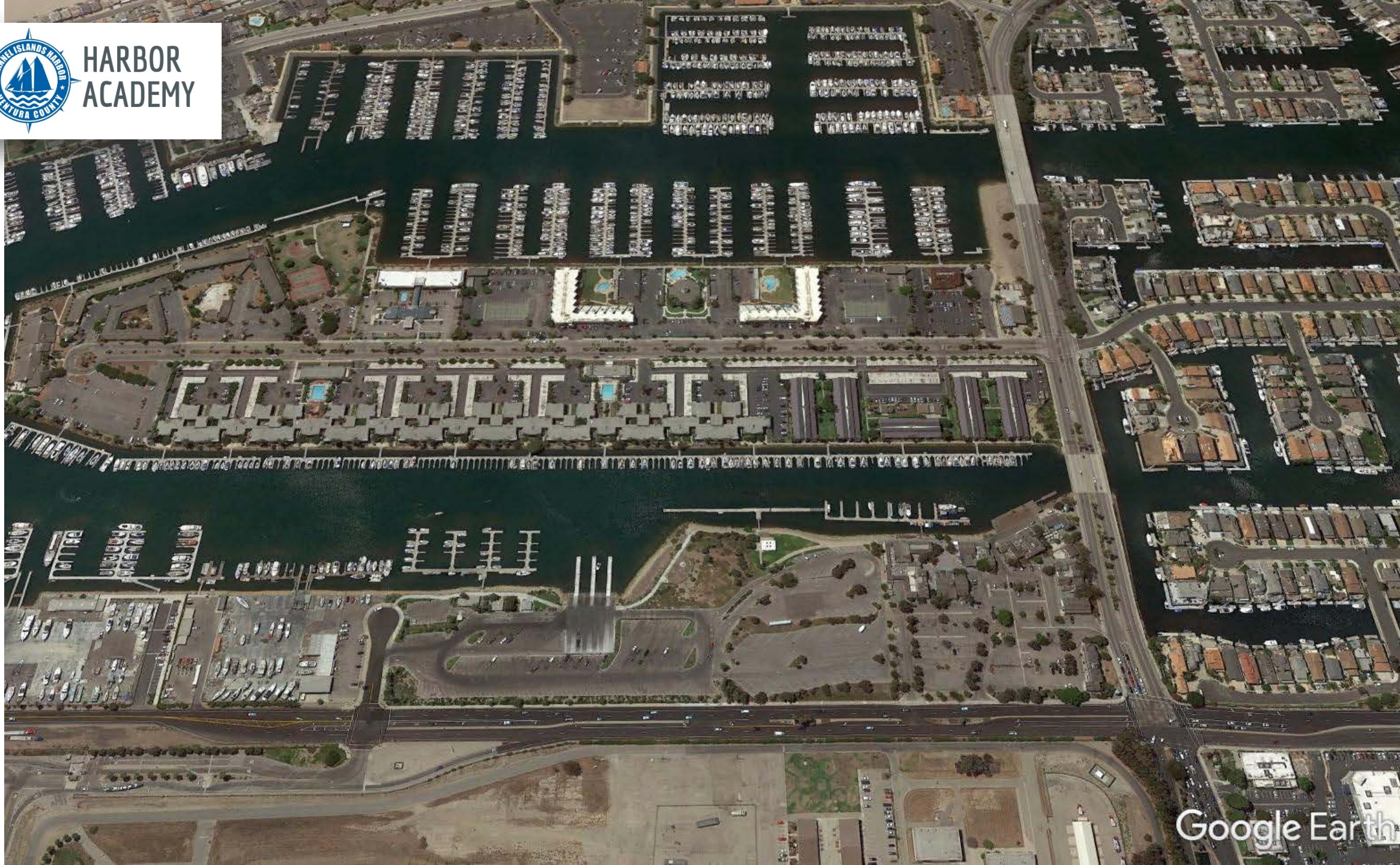
Fisherman's Wharf (continued)



- 2013 -- Upside Investments selected to pursue redevelopment of site; proposal included 500 residential units and 40,000 sq. ft. of commercial
- 2013 – Public outreach began
- 2014 – Upside allowed the expiration of the ERN
- 2015/2016 – Channel Islands Harbor Properties (Tellefsen group) selected to enter into ERN; Public outreach conducted; Meetings with City of Oxnard held; Proposal includes 390 residential units and 36,000 sq. ft. of commercial/retail
- 2018/2019 - Application prepared and submitted for PWP Amendment; City LCP Amendment application submitted



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Google Earth



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Thank You!

