



## Port Hueneme General Plan Update Workshop No. 2 Summary

### **Attendees:**

#### **Community Members**

#### **City of Port Hueneme**

Mayor and Councilmembers

City Manager Brad Conners

Community Development Director Tony Stewart

Kristy Buxkemper, City Clerk

#### **Rincon Consultants, Inc.**

Joe Powers, Principal

Lexi Journey, Project Manager

Andrew Hatt, Sustainability Planner

#### **RRM Design Group**

Debbie Rudd, Principal

Rachel Raynor, Associate Planner

#### **Veronica Tam and Associates**

Veronica Tam, Principal

### **Workshop Summary:**

On Tuesday, March 31, 2021, Tony Stewart, with the City of Port Hueneme and lead consultant, Rincon Consultants Inc., and supporting consultants, RRM Design Group and Veronica Team and Associated conducted the City's second public virtual workshop for the General Plan Update (GPU) project. Approximately 30 participants attended the workshop, including the City's Mayor, Councilmembers, community members, and the consultant team. The workshop consisted of a presentation from the consultant team, overviewing the project and garnering feedback from participants on key topics.

### **Workshop Agenda**

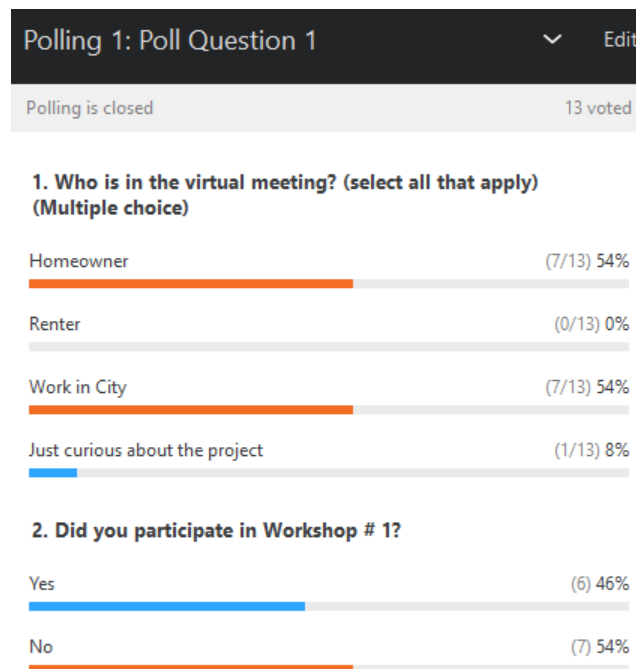
- *Welcome & Introductions*
- *What We've Heard – Workshop No. 1 and Questionnaire*
- *General Plan Update Overview*
- *Housing & Land Use Changes*
- *Climate Action Strategies*
- *Social Equity Policies*
- *Close & Project Next Steps*

There were also Q & A segments intermixed throughout the workshop and concluding the presentation. Workshop participants were invited to respond to the following questions through a series of Zoom polling questions:

- Who is in the virtual meeting?
- Did you participate in Workshop # 1?
- What would you like to see in a downtown?
- Are you supportive of renaming the City to City of Hueneme Beach?
- If you answered no, why?
- Which climate action strategies should be most prioritized in the General Plan Update?
- Which preliminary policy do you think is most important to you?

The following is a short summary of the input received and organized by topic or per poll question asked during the workshop, along with screenshots of the poll results.

The first polling question was to help the speakers gauge who was present at the live workshop event and to inform promotion of future outreach efforts.

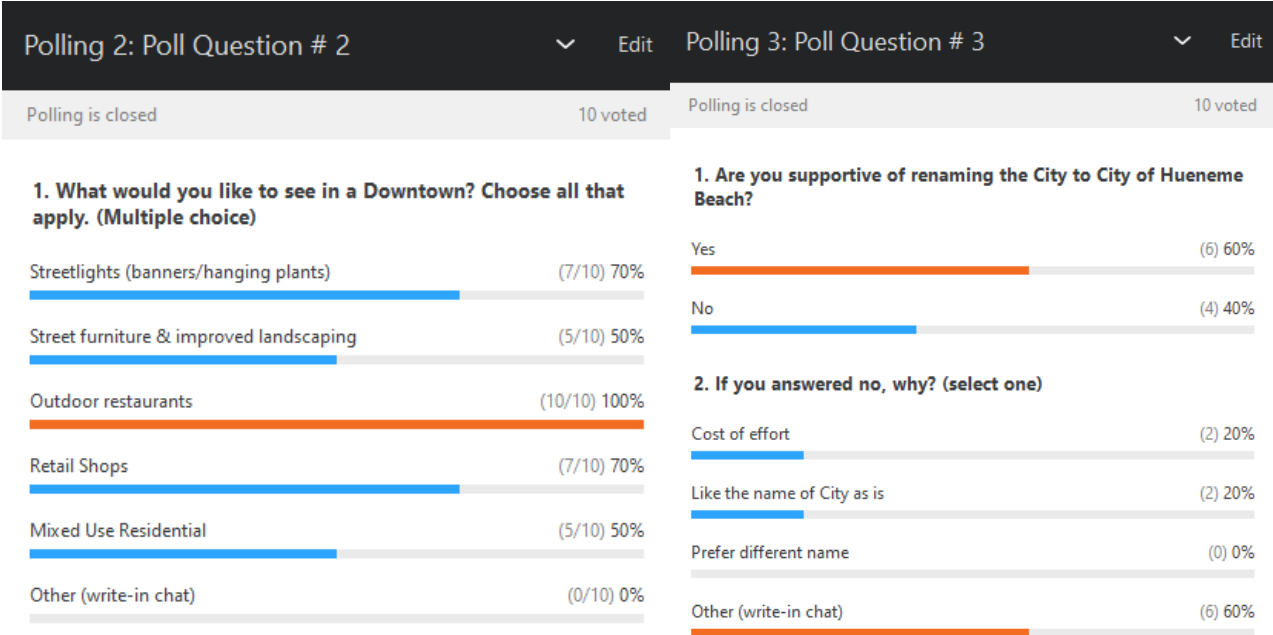


**What We’ve Heard - Workshop No. 1 and Questionnaire:**

Summaries of key results from Workshop No. 1 and the Questionnaire were presented.

There were two topics that were addressed in Workshop No. 1 and the Questionnaire that warranted additional discussion and polling to get clarity on community preferences. The first was related to what type of

features residents would like to see in their downtown, and the second was the option of renaming the city to Hueneme Beach.

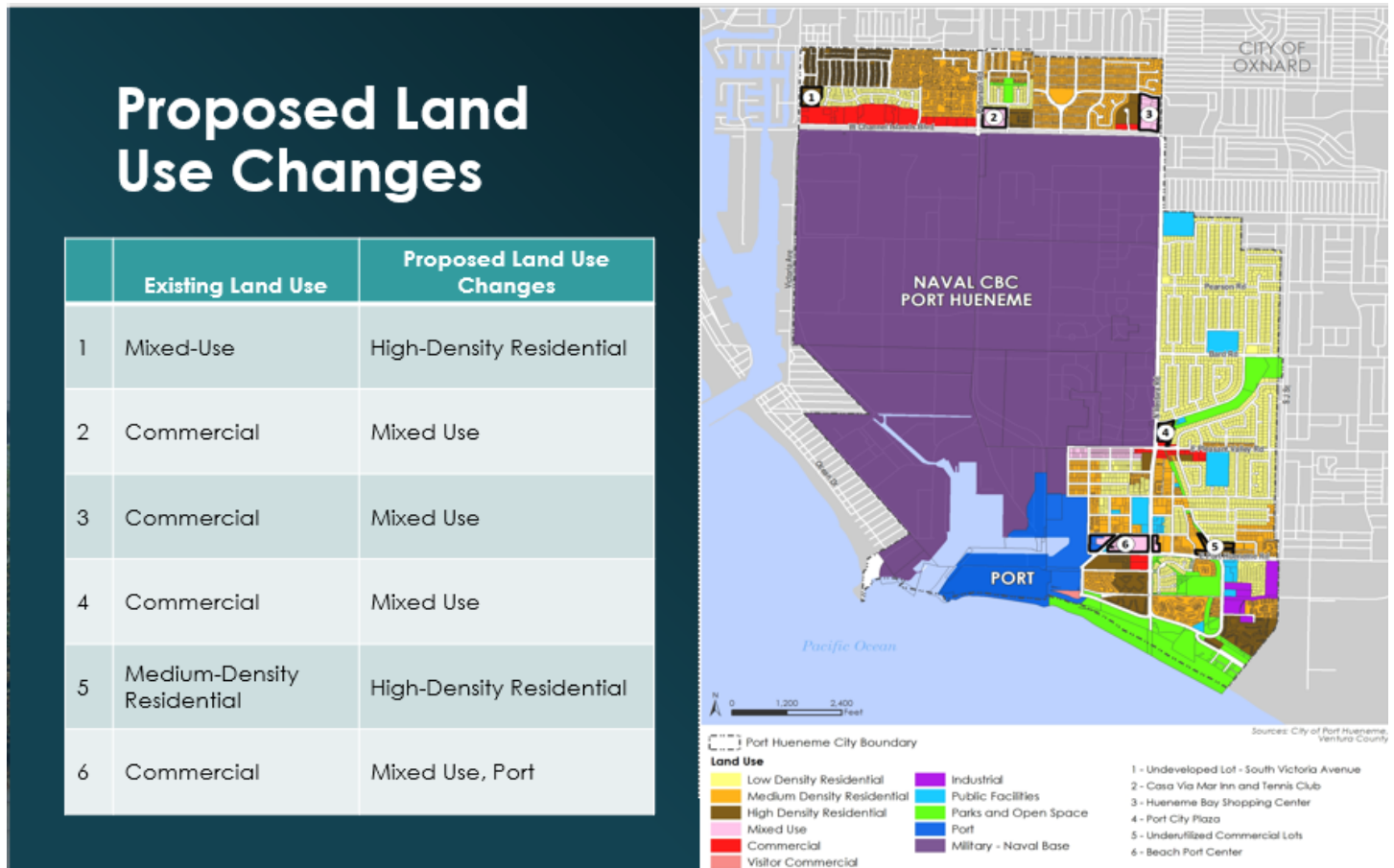


**Questions and comments from workshop:**

- Concern of City re-brand with regards to cost of the effort
- Concern of promotion of the GPU questionnaire
- Want visibilities and amenities fixed up
- Want amenities and appearance to change with City name
- Better commerce
- The history of Hueneme Beach prior to the creation of the Port of Hueneme is rich with regards to the Wharf / Hueneme Beach Pier and development of Ventura County. The Chumash Indians used Hueneme Beach as their resting spot and launching spot for travel to the Channel Islands.
- Entire City vote to change the City’s name would be more preferable than here in the workshop
- What is considered Downtown? Is the Channel Islands Shopping Center considered Downtown?
  - **City Staff Response:** depends on how you define downtown; Port Hueneme pretty much lacks one currently; Port Hueneme has lost their Downtown; used to have one but was redeveloped in the 60/70s

**Housing & Land Use Changes**

Housing and land use proposed changes were presented, and the community had a number of questions and comments about these changes:

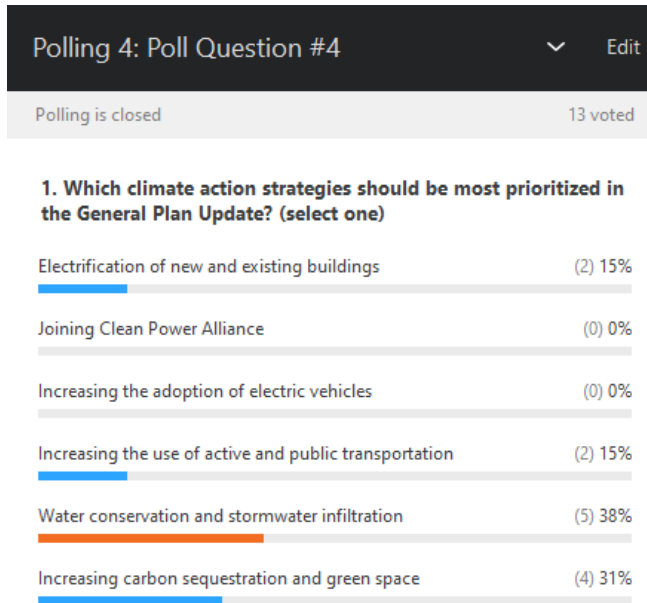


- Site #1 required to be mixed-use per Coastal Commission
  - **City Staff Response:** property owner is interested in going back to California Coastal Commission (CCC) due to required mixed-use land use designation and with RHNA requirements, the owner is willing to go back to CCC to ask for reassessment
- Site #2 – will land use changes for the Casa Via Mar (hotel) affect the existing development?
  - **City Staff Response:** there are multiple property owners, with tennis courts of particular interest in redeveloping for housing opportunities; new mixed-use designation would still allow for existing hotel uses, but would allow general flexibility and potential to increase housing
- Site #3 – is the entire shopping center at corner of Hueneme Road and Ventura Road being looked at?
  - **City Staff Response:** yes; being updated based on discussion with property owners as they are interested in pursuing residential; however, would like to maintain flexibility; Jack in the Box is the exception
- Site #6 – why is Market Street not all pink for mixed-use? Are residential uses not allowed in the blue land use category? If the deal with the Port falls through, is the Port designation limiting?
  - **City Staff Response:** Port is interested in this property and currently is in discussions to sell to the Port. Blue is port related uses; no residential allowed in blue port uses; port uses are not allowed in mixed-use; all conceptual in nature; first time proposing; this change is not finalized, is still conceptual, and there is time to change throughout the process.

- Is the property on Surfside Drive by the Veterans of Foreign Wars (VFW) under consideration for change?
  - **City Staff Response:** no interest from property owners at this time, so the property was not considered as an opportunity site
- What is the difference between medium and high density? How many stories is mid and high density?
  - **City Staff Response:** height/stories depend on zone; mixed use – 5 stories; residential – 2 stories; high residential density is 22 units per acre
- Do we have to plan 125 housing units within the next 25 years?
  - **Veronica Tam Response:** for the next 8 years, of the 125 allocated units, 26 very low, 16 low income, 18 units for moderate, and 65 units for above moderate
    - Very Low Income - 50% of Area Median Income - 2020 Income limit - \$56,450 for a family of four
    - Low Income - 80% of Area Median Income - 2020 Income limit - \$90,350 for a family of four
    - Moderate Income - 120% of Area Median Income - 2020 Income limit - \$117,350 for a family of four
    - Above Moderate Income are those making above 120% Area Median Income
    - Regional Housing Needs Assessment Income Distribution: 26 Very Low Income; 16 Low Income; 18 Moderate Income; and 65 Above Moderate Income; total 125 units over 8 years
  - **City Staff Response:** Inclusionary requirements in the coastal zone, affordable unit requirement; penalty fees if not meeting affordable requirement; goes towards developing new affordable housing units
- Land use changes for opportunity sites 1, 2, 3, 4, and 6 – mixed use can go up to five stories, does the City have a maximum height for air operations?
  - **City Staff Response:** No, the City does not currently have these, but looking at land use study for the GPU. Sites for high density residential or mixed-use – 22 units per acre; look at the Joint Air Land Installation Plan; NBVC Air Installations Compatible Use Zones (AICUZ Study, Dec. 2015).
- Where is the newer high-density area?
  - **City Staff Response:** We have not actually changed any zoning. This is very early in the process and if this General Plan is approved in fall, we would then rezone.

## Climate Action Strategies

The Climate Action Strategies were presented, and a poll conducted. Community input is listed below.

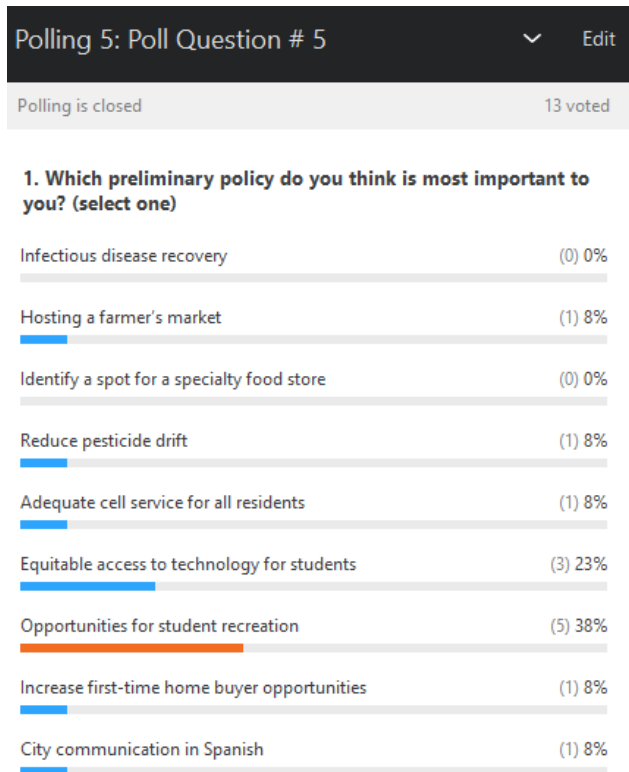


- Is the base impact a part of the City numbers?
  - **Rincon Response:** not incorporated as part of the City's greenhouse gas (GHG) inventory
- Transportation makes up more than half the Emission Sources, how does this compare with other cities?
  - **Rincon Response:** Across cities in California, it is pretty common for transportation to make up about half of total emissions. This is primarily from passenger vehicles and commercial trucks.
- Emissions from the Naval Base are not a part of the City's numbers, since it is operated by the Federal government
- Can more information on the benefits/details on Clean Power Alliance be provided?
  - **Rincon Response:** Good feedback, this is something we will provide on the City website, etc.
- Currently most of California's electricity comes from fossil fuel sources, which produce carbon. Joining Clean Carbon Alliance is one of the measures being considered, as this would give residents and businesses in Port Hueneme more access to clean energy. Also, Senate Bill 100 was adopted by the State in 2018, which requires all electricity in California to be carbon-free by 2045
  - **Rincon Response:** on par with other communities in California; differs in more rural areas; emissions from agriculture will impact inventory
- More green space requires more water – seems like a conflict of priorities; what is the trade off? Perhaps using natives in terms of plants, etc.
  - **Rincon Response:** This is true, and something we will have to quantify and consider
- Carpooling – how does this fit into the menu of strategies?
  - **Rincon Response:** definitely something we will look at
- I find the poll interesting; the highest output was transportation, with water being one of the lowest, but the poll showed most people wanted water conservation and barely any for reduction of transportation numbers.
- Is there a study to determine the volume of emissions generated by the new automobile imports utilizing our roads to get to processing facilities?
  - **Rincon Response:** There is not currently a study on this, as far as we are aware. If there is, we can see about including it into the Climate Action inventory and strategies

- I live near Hueneme Road and see hundreds of vehicles making their way down Hueneme Road
- Port offloaded vehicle trip emissions are being calculated in our Environmental Impact Report (EIR) for the 34-acre temporary use permit for the property at Perkins and Hueneme Road. The report is in the works but will be released in the next few months. Are the emissions from imported vehicles accounted in the GHG inventory?
  - **Rincon Response:** Technical question and will need to follow up on this to check since these might be considered ‘short trips’ and under the threshold.

**Social Equity Policies**

Background on the Social Equity Policies and requirements were presented to the community along with a poll on which preliminary policies are most important. Feedback from the community is listed below:



- Ormond Beach question about cleaning up
  - **Rincon Response:** outside scope of the City’s General Plan Update
- Infectious disease recovery – communication should follow any major disaster not just a pandemic; would like to see that in a multi-hazard plan
  - **Rincon Response:** will also be addressed in the updated Safety Element; there will be other policies in the GPU that deals with general safety procedures
- How does hosting a farmer’s market relate to social equity? Is that an issue in Port Hueneme? Social Equity section of the plan needs some work. Need real policies that can be implemented.
  - **Rincon Response:** access to healthy food at affordable prices; also providing a marketplace for local agricultural growers within the community was something that the community and stakeholders had indicated previously; increasing the convenience and accessibility of healthy food options
- Can we do something to limit plastic in our City? I support reducing our waste through policy.

- **Rincon Response:** reducing plastic use in the City is definitely something we can consider as part of the GPU, especially since the state is making strides in this area already; can include policies in the plan to this regard
- How does hosting Marijuana Markets increase social equity?
- Could bike lanes be created to increase community connectivity and activities for the youth?
  - **Rincon Response:** addressed in Circulation Element; will need to cross reference; with respect to the question about bike lanes, that issue will be covered primarily in the Circulation Element but it would make sense for the Social Equity Element to touch on that as well and cross-reference to Circulation.
- The farmers market is healthy
- I think residents need to be surveyed in regards to that specific part of the plan
- How are the trips into the port from the imported vehicle?
  - **Rincon Response:** questionnaire for the climate action strategies; other opportunities to develop surveys for other topics in the GPU
- Marijuana development coming into town
- Why avoid the questions about Land Use for Marijuana Sales? That is land use? This is a very important question.
  - **City Staff Response:** asked to email [GP2045@cityofporthueneme.org](mailto:GP2045@cityofporthueneme.org)

### **General Comments**

At the end of the workshop, there was an open discussion about the General Plan update and ways to increase community involvement. Comments included:

- What can I do to get the word out about the General Plan Update project?
  - **Rincon Response:** questionnaire for the climate action strategies; other opportunities to develop surveys for other topics in the GPU
- Yes. More surveys are needed.
- Yes, more surveys. That way the City is more aware of what our residents feel is the right path for the City, and what our priorities are.
- What about press releases to announce these events?
- Curious about communication of tonight's meeting; how will the information collected tonight be used?
- The City has not publicized this planning in the utility bill sent to property owners. I am an owner in the City and have never received a mailing. Also, there is no newspaper for City of Port Hueneme.
- I am concerned about the low attendance at this meeting. I do hope that more information is shared in the near future, so that the public is aware and attendance improves.
  - **Rincon Response:** advertised through social media, promoted through City/project website, shared with stakeholders, HOA contacts, newspaper; if there are further ideas for how to get the word out, please share; meeting is being recorded and will be shared on website
- Other opportunities for residents to answer questions asked during the workshop?
  - **Rincon Response:** Currently being recorded and will be put up on the website afterwards, other survey in the summer, climate survey was just put on the City website and will be sent out to stakeholders / City's eblast, as well as through social media