



Port Hueneme General Plan Update Workshop No. 3 Summary

Attendees:

City of Port Hueneme

Mayor Steven Gama

Mayor Pro Tem Richard Rollins

City Manager "Brick" Brad Conners

Community Development Director Tony Stewart

Rincon Consultants, Inc.

Lexi Journey, Project Manager

RRM Design Group

Debbie Rudd, Principal

Rachel Raynor, Associate Planner

Aden Ferillo, Assistant Planner

Workshop Summary:

On Wednesday, August 25, 2021, Tony Stewart, with the City of Port Hueneme and lead consultant, Rincon Consultants Inc., and supporting consultants, RRM Design Group conducted the City's third public virtual workshop for the General Plan Update (GPU) project. Approximately 15 participants attended the workshop, including the City's Mayor, 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 – Workshops and Questionnaire*
- *General Plan Update Overview*
- *General Plan Elements Overview*
- *Close & Project Next Steps*

Workshop participants were invited to respond to the following Zoom polling questions at the beginning of the workshop:

- Who is in the virtual meeting?
- Did you participate in Workshop # 1?

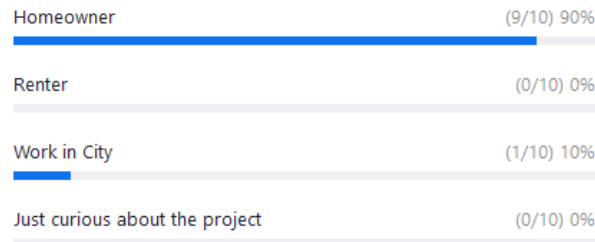
The following is a short summary of the input received and organized by topic or per poll question asked during the workshop, along with a screenshot of the poll results. The polling questions illustrated to the speakers who was present at the live virtual workshop event and participation in previous GPU workshops.

Poll Question

Poll ended | 2 questions | 10 of 12 (83%) participated

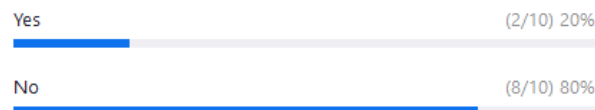
1. Who is in the virtual meeting? (Select all that apply). (Multiple Choice) *

10/10 (100%) answered



2. Did you participate in Workshop #2? (Single Choice) *

10/10 (100%) answered



What We've Heard - Workshop No. 1 and 2 and Questionnaire:

Summaries of key topics and emerging themes from Virtual Workshops 1 and 2 and the Questionnaire were presented.

General Plan Elements Overview

The bulk of the virtual presentation included an overview of each General Plan Element and key policies for each element were also presented and the community was asked for feedback on the proposed policies.

Land Use / Housing Elements

Policies related to land use and housing were presented and comments from the community encompassed concerns for pedestrian and bicyclist safety and expressed interest for redevelopment to occur in a holistic manner. The specific questions and/or comments received on these topics are recorded below:

- How is truck traffic on Port Hueneme Road factored into the proposed downtown area?
 - **RRM Response:** The proposed downtown area is concentrated along Market Street to Scott Street, away from Port Hueneme Road.
- The bike lanes on Channel Islands seem extremely dangerous and the Navy Base has been crashed into many times. La Conchita made a protected bike lane along the freeway, maybe we could look into that.

- **Rincon Response:** We can incorporate a policy looking into the feasibility of better safety for cyclists on Channel Islands.
- Is the Holiday Inn interested in expanding their hotel? Does the zoning allow for additional 4 stories on the property?
 - **City Staff Response:** That level of specificity is outside the scope of the General Plan area. This is a high-level policy document. That property would be a more focused project.
- 90% of bicyclists are riding wrong way in East and West Bound lanes. We should look at a two-way separated bike path on East and West Bound lanes would be the answer.
- Agrees with previous comments, bicyclists going the wrong way are very dangerous. What about land use of the old Mary's Food Market parcel?
 - **City Staff Response:** Internal discussion with the property owner have not warranted changing the land use at this point.
- Once upon a time we had a downtown, I hope that area designated for mixed use redevelops all at once and does not occur piecemeal, taking 30 years to accomplish.

Circulation / Open Space & Conservation Elements

Policies related to circulation and open space / conservation were presented and comments from the community encompassed concerns for making the beach more accessible, particularly for residents in the northern portion of the City. The specific questions and/or comments received on these topics are recorded below:

- A large part of the environmental/cultural area is around the beach/parks area, but we have a large population in the northern part of the City (separated by the Naval Base), causing it to feel like two cities. The beach should be easily accessible for all parts of the City.
 - **Rincon Response:** Additional connectivity between the beach and other parts of the City is addressed in other policies in the General Plan and the Parks and Recreation Master Plan that the General Plan references.
- The base is the issue.

Air Quality / Noise Elements

Policies related to air quality and noise were presented and comments from the community expressed interest to further mitigate noise from truck traffic on Hueneme Road as well as plan for electric vehicle charging stations. The specific questions and/or comments received on these topics are recorded below:

- Surfside Village HOA borders Hueneme Road and truck traffic noise vibrates houses. Any plans to mitigate truck traffic that is shaking houses?
 - **Rincon Response:** We have policies in terms of coordination, and we do not call out that road specifically, but maybe we can provide an additional policy or provide clarification so that area gets more attention.
- Port Hueneme Road has the heaviest truck traffic of any road in Port Hueneme, it is on any priority list?
 - **Rincon Response:** The way that the policies are written is for city-wide coordination, a policy does not specifically address that road and that is a good comment that we can incorporate into the General Plan and policies.
- Are you including addition of charging stations for electric vehicles?

- **Rincon Response:** Yes, that is a policy within the General Plan in the Noise and Air Quality, as well as the Climate Action Plan element.

Economic Development / Public Safety / Social Equity Elements

Policies related to economic development, public safety, and social equity were presented and comments from the community included increased strategies to bring tourism and additional visitor-serving uses to the City, address pedestrian safety along Hueneme Road, and partnering with a variety of community partners to provide additional recreational amenities to residents. The specific questions and/or comments received on these topics are recorded below:

- There are several shops and other business offices in the identified downtown area bounded by Market Street and Ventura Road. Is the plan to level that off and make it a mixed-use, commercial, and residential area?
 - **Rincon Response:** The plan for the area is to evolve into a downtown area. It is a visionary type of policy for that area to have both commercial and residential uses and occur over time. The existing uses will not be leveled off or required to leave.
- One of the statements you made was to work with non-governmental agencies to enhance recreational opportunities for the community. Could that be coordinated with other governmental agencies like school districts or the Navy?
 - **Rincon Response:** Yes, something we can include in the policy to ensure coordination with those agencies.
- Is it possible to incorporate in your plans for Market Street and Hueneme Road some modern pedestrian walkovers found in more densely populated cities like in Las Vegas? If there is a way to incorporate some of those ideas into the Market Street area in the plan, we could have a conversation with the Port about the safety of pedestrians because there is a lot of traffic that traverses across Hueneme Road on the way to the beach.
 - **Rincon Response:** Yes, we can investigate the feasibility of that and add a policy to do so.
- I appreciate the vision you all are showing in the Economic Development section, but Port Hueneme is a long way from anywhere else and there are many more convenient places off the freeway that people can go so I am wondering how you draw in the tourist/out of town business. Is there a marketing plan that goes along with this? I know we have had a lot of businesses fail or struggle because the main support for restaurants is the Naval Base. I am curious how you turn around what has been the norm for decades.
 - **Rincon Response:** We have general policies to figure out what tools and incentives can attract more tourist / out of town business, as well as communicating with developers and working with the Chamber of Commerce. We have heard the feedback in terms of being far from the freeway, so we have policies that try to address that by providing more signage or wayfinding or something along the freeway to provide that attraction and identification. We include broad policies in the GPU to address this.
- Our asset is the beautiful beaches. This is a great place for a hotel and visitors but it is a long way to get here. I am wondering if the City can do something about getting more hotels and visitor-orienting businesses/amenities because this is a really great place to visit and if we get more restaurants and things to do, I think people will come.
 - **Rincon Response:** We have various policies to address that at different angles.

Climate Action Plan Element / Local Coastal Program / Implementation Actions

Policies related to climate action, local coastal program, and implementation actions were presented and comments from the community encompassed alternative water supply ideas, strategies for reducing gas

consumption, sea level rise solutions, and zoning implementation clarifications. The specific questions and/or comments received on these topics are recorded below:

- Have you included an action plan to convert all gas-powered landscaping equipment to electric as some other local cities have done?
 - **Rincon Response:** The Climate Action Plan does not currently include converting all gas-powered landscaping to electric because other cities have shown that it is rather challenging to implement but that can be incorporated if the City decides to do that.
- Are we looking into desalination for water?
 - **Rincon Response:** The City can explore the use of desalination water as it becomes more available to the City.
- Would the City consider requiring new development to use recycled water? Can the City classify themselves as in a 'constant state of drought' and then enforces water use continuously and not just quote-on-quote in 'drought years'?
 - **Rincon Response:** In terms of the use of recycled water in City developments, that is something we can look into. The City has an Urban Water Management Plan that is updated frequently and describes changes in water supply and use, with a plan to address that.
 - **City Response:** At this point, that would definitely be more of a policy decision that staff and the decision makers would need to look into outside of the purview of this General Plan. The plan can certainly have policies that work towards that but it would need to be a decision made by staff and the City Council.
 - **City Response:** The water agency district and the City are closely monitoring the state declarations and water supplies from our water vendors. That is an interesting concept and something we will take a look at and are continuing to monitor.
- Hopefully the City would look into more of a managed retreat concept rather than a sea wall revetment solution to some of those issues.
 - **Rincon Response:** The proposed Local Coastal Program addresses beach nourishment and potentially managed retreat and staying away from sea walls and building structures.
- One of your bullet points mentioned zoning changes for housing. Could you clarify what that means for the public?
 - **Rincon Response:** This is ensuring the five areas identified for the land use designation change be consistent with the zoning code or municipal ordinance.
 - **City Response:** State law requires that our zoning be consistent with the General Plan. Any changes in this General Plan would have to be reflected in our zoning ordinances. We do have other changes in the document that will require other zoning amendments. We will be taking zoning amendments to the City Council to address the policies and land uses changes in the General Plan.
- One of the biggest needs for water is landscaping. Could the GPU include the City as a whole serving in an advocacy role to look into xeriscaping and ways to naturally limit the water use as opposed to reducing it for other necessities?
 - **Rincon Response:** We have policies for using more drought tolerant landscaping throughout the GPU.
- Other cities have green waste bins to recycle in a beneficial manner.
 - **Rincon Response:** A green waste policy is something we can add in.
 - **City Response:** The state has legislation that we will manage green waste in the future.
- I would like this plan to make a bold statement in regard to sea level rise. The solution is getting the federal government to move the appropriate amount of sand around the Port of Hueneme to Hueneme Beach. That

should be our number one priority because we have generated a sand deficit over the last 30-40 years and that means Hueneme Beach is not sustainable if the federal government does not fulfill agreements. Hopefully this plan makes a bold statement that the federal government should move sand around Port Hueneme or else we will not have a beach. For me, managed retreat is not an option. It is manageable if we get the sand moved around the corner. Second thing I would like to see is an explanation in our LCP. Our LCP designates the two vacant fields near the Hueneme Beach Park as recreation and those fields are flat and covered with non-native ice plant. I hear people say those are protected areas. We need an understanding of what the Local Coastal Plan says right now. Can you investigate that and answer it for all of us in the City?

- **City Response:** I will talk to you a little more offline. At some point in the near future, we will let everyone know what the interpretation is for those flat area.
 - **City Response:** Those flat areas were reclaimed from dredging. The Coastal Commission approved an RV park and preserving those sand dunes. Those flat areas are off limits. Can we change the Local Coastal Program? I know it can be changed; how do we go about doing it because those two areas were looked at as potential development.
 - **City Response:** We can put in an application to for a revision to the LCP. Ultimately it has to have Coastal Commission approval with their conditions.
 - **City Response:** If the Coastal Commission approved this RV park, does that answer the question about those two lots?
 - **City Response:** We would have to discuss this with the Coastal Commission and get their specific interpretation of those two lots.
- Here at Surfside III, we would like to find out what the interpretation is because we have a different opinion about those two lots than others do. The sea level rise projection maps show that Victoria and Channel Islands Boulevard is the area that will be the most impactful in the City of Port Hueneme because the water will be coming from that side substantially more than from the beach. Surfside III has 309 units and I asked California Edison if they have enough facilities to provide electricity if our owners wanted to hook up their carports and garages to high power electric vehicle regeneration points but I did not get a response, so maybe you can check with Edison to see if those facilities are able to provide that amount of power. In the southern part of the City, we normally get black and brown outs periodically from crashes into transformers or weather so I am wondering about Edison's ability to provide power.
 - We did not do a study on electrical capabilities for this GPU. As the policies are implemented, more technical studies will be done.