

CITY OF PORT HUENEME AND OXNARD HARBOR DISTRICT

CITY / PORT STANDING COMMITTEE

TUESDAY, JULY 27, 2010

MINUTES

A meeting of the City of Port Hueneme and the Oxnard Harbor District City / Port Standing Committee was called to order at 4:13 p.m. on Tuesday, July 27, 2010, at 250 N. Ventura Road, Port Hueneme, California.

ROLL CALL:

PRESENT: Mayor Norman E. Griffaw; Council Member Douglas Breeze; Commissioners Raymond E. Fosse, Michael A. Plisky

Oxnard Harbor District staff present: Anthony Taormina, Executive Director; Judith Cofer, Deputy Executive Director, Administration; Pete Wallace, Deputy Executive Director, Maritime Services; Chris Birkelo, Facilities Development Director

City of Port Hueneme staff present: David J. Norman, City Manager; Robert Bravo, Finance Director; Greg Brown, Community Development Director; Fernando Estrella, Chief of Police; Andres Santamaria, Public Works Director; Michelle Ascencion, Deputy City Clerk

MINUTES:

Commissioner Plisky, seconded by Commissioner Fosse, moved to approve the February 2, 2010 meeting minutes as presented. Motion carried.

PRESENTATION BY CITY ON SUNKIST / MARKET STREET LAND CONCEPT

Mr. Brown opened the discussion with a synopsis of a consultant's findings in a retail/commercial demand analysis recently conducted in the City. Among the findings was a recommendation that a limited service hotel would do well in the beach area. The City currently owns odd-shaped parcels of land on Market Street adjacent to the Port, and at the end of Surfside Drive adjacent to the Port-owned Sunkist lot. Mr. Brown introduced the concept of exploring the feasibility of swapping ownership of the 2.3 acre Market Street parcel for a similar portion of the Sunkist lot, to be combined with the City's 1.5 acre Surfside Drive parcel for a possible hotel site.

Commissioner Plisky expressed concern for the ability to mitigate the lighting, noise, and traffic from the Port's 24-hour operation, and concern over the Port's tenants' needs with the configuration being changed.

Commissioner Fosse pointed out that Anacapa View residents would lose their ocean view once a hotel is built, recalling a few years ago when the Port planted trees that were chopped down and poisoned by unknown vandals.

Council Member Breeze explained that there is very little developable land remaining in the City, and that the City and the Port should look into options that would be mutually beneficial and improve the economic condition for both entities.

Mr. Taormina said that the Sunkist lot is under a 20-year lease to Wallenius Wilhelmsen Logistics. A land swap would need to include improvements to the Market Street parcel for Wallenius' needs. He also said that improvements would require the Port to amend its Master Plan, which would be subject to California Coastal Commission review and could create some public agitation. He made a suggestion to consider a portion of the Naval Civil Engineering Laboratory (NCEL) property for a hotel, but recognized the limitations under the NCEL transfer deed from the U.S. government.

Commissioner Plisky directed Port staff to inform City staff of any potential issues and considerations that may arise with this type of proposal.

ITEMS FOR FUTURE DISCUSSION:

Mayor Griffaw suggested that the land swap idea be further explored in a future meeting.

ORAL COMMUNICATIONS: No one requested to speak.

ADJOURNMENT:

There being no further business before the City/Port Standing Committee, the meeting was adjourned at 4:47 p.m.; the next meeting date to be determined.

Respectfully Submitted,

Michelle Ascencion, Deputy City Clerk