

# ADMINISTRATIVE PUBLIC HEARING AGENDA

## Supplemental Information Packet

**Agenda Related Items – Meeting of September 24, 2020**

**Supplemental Packet Date: September 24, 2020 – 4pm**

### Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council and staff after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available in the Planning Division Public Counter, 501 Poli Street, Room 117, Ventura, during normal business hours as well as on the City's Website – <https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34>

**COMMENT RECEIVED FOR:**

**ITEM 2 – PROJ-14555 – Installation of Gates and Parking Meters  
Administrative Coastal Development Permit located at  
Surfers Point, Seaside Park Parking Lot.**

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800



September 24, 2020

Jared Rosengren  
City of Ventura  
501 Poli Street  
Ventura, CA 93001

RE: Implementation of Time Restrictions and Parking Fee at Surfer's Point Parking Lot,  
City of Ventura

Dear Mr. Rosengren:

We have received the hearing notice for Administrative Coastal Development Permit PROJ-14555 that will be considered by the Administrative Hearing Officer on September 24, 2020, and would like to offer the following comments. As stated in the notice, the proposed project includes the implementation of paid parking at the Surfer's Point parking lot to, in the short term, recover additional costs related to the patrolling and cleaning of this location due to COVID-19, and, in the long term, fund regular maintenance and improvements of the parking lot and other parking facilities within the downtown area. Additionally, the proposed project includes the installation of gates at the parking lot entrances and the implementation of time restrictions that would limit the length of time that one vehicle can park to a maximum of 4 hours/day, within the operating hours of dawn to dusk. The proposed parking fee would be new, and set at \$2.00 per hour for a maximum of \$8.00 for the full 4 hour use.

Commission staff's concerns with the proposed CDP relate to maximizing public access. Sections 30210, 30211, and 30212 of the Coastal Act, as incorporated into the City's Local Coastal Program (LCP), mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. Historically, the Surfer's Point parking lot has been open 24 hours/day, and the proposed project would significantly reduce the amount of time that the public could access this parking lot. The Coastal Act and certified LCP policies protect the public's right to access the beach at all times, not only during daytime hours, and require that public access and recreation be maximized. Therefore, we recommend that Condition Three is modified to expand the hours of the subject lot.

The availability or supply of free and lower cost public parking (such as that which exists at the Surfer's Point parking lot) constitutes a significant public access and recreational resource. If approved, these time restrictions and fees may significantly reduce public use of the parking site, adversely impact public access and recreational opportunities, and present an Environmental Justice issue. Although we understand the need for a temporary fee of \$2.00 per hour in light of the current public health emergency and the associated increased costs, it is particularly important that the long-term fee be reevaluated when the Ventura County Public Health regulations related to COVID-19

are lifted. As such, we recommend that the conditions of the subject CDP are modified in order to limit the subject fee to one year only, and upon the conclusion of that year, an amendment to this CDP that is appealable to the Commission, or a new appealable CDP is processed in order to determine the appropriate long-term fee. Alternatively, the subject CDP could specify both the: 1) temporary parking fee that applies so long as Covid-19 restrictions remain in place; and 2) the lower permanent parking fee that will apply after such restrictions are lifted.

Thank you for your consideration of our comments.

Sincerely,

Joy Lester  
Coastal Program Analyst

## Luz Juachon

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**From:** Neda Zayer  
**Sent:** Wednesday, September 23, 2020 7:52 PM  
**To:** Jared Rosengren; Luz Juachon  
**Subject:** FW: -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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**From:** noreply@cityofventura.ca.gov <noreply@cityofventura.ca.gov>  
**Sent:** Wednesday, September 23, 2020 6:55 PM  
**To:** Neda Zayer <nzayer@cityofventura.ca.gov>; Development Services <devservices@cityofventura.ca.gov>  
**Subject:** -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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<b>Name</b>	Elyse DeLara
<b>Address</b>	[REDACTED]
<b>Phone Number</b>	[REDACTED]
<b>Email Address</b>	[REDACTED]
<b>Name of legislative body</b>	Administrative Hearings
<b>Meeting Date</b>	9/24/2020

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Select a Topic:	Agenda Item Number/Topic
Agenda Item Number/Topic (if known)	Item No. 2. Surfer's Point Parking Lot Proposal
Written Comments	<p>My name is Elyse DeLara and I am a lifelong Ventura Resident. My family and I have gone to surfer's point practically my whole life. My father and brothers surf there and enjoy the promenade. Creating a paid parking lot is not in the best interest of the area, less people will attend and more people will seek free parking and walk in. Marina Park is a perfect example, less people are using the \$10 lot and instead busying the neighborhoods for free spots. I am in favor of a time limit, but 4 hours doesn't seem long enough to enjoy the beach. It seems like creating a paid and timed parking lot is shuffling out people who use the beach daily. It is creating an environment that only hosts people who can afford so. Creating ANOTHER paid lot will also push people to the already crowded Rincon/Solimar beaches.</p> <p>As a ventura resident, I oppose this proposal and if it's passed, I will likely never go to surfers point again.</p> <p>Best Regards, Elyse DeLara</p>
Upload Files	<i>Field not completed.</i>

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## Luz Juachon

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**From:** Neda Zayer  
**Sent:** Thursday, September 24, 2020 12:02 PM  
**To:** Jared Rosengren; Luz Juachon  
**Subject:** FW: -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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**From:** noreply@cityofventura.ca.gov <noreply@cityofventura.ca.gov>  
**Sent:** Thursday, September 24, 2020 11:39 AM  
**To:** Neda Zayer <nzayer@cityofventura.ca.gov>; Development Services <devservices@cityofventura.ca.gov>  
**Subject:** -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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Name	Luke Schwartzkopf
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Address	[REDACTED]
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Phone Number	[REDACTED]
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Email Address	[REDACTED]
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Name of legislative body	Administrative Hearings
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Meeting Date	9/24/2020
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Select a Topic:	Public Comments
Written Comments	The purpose of my response is to fully support the proposed plan to put in metered parking at the Surfer's Point parking area. As a regular user of that area I have seen that area fall in to decline over the past five years with the influx of people who "camp out" and monopolize it for themselves and their suspect activities. Hopefully this will help solve some of those problems. Great idea!
Upload Files	<i>Field not completed.</i>

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## Luz Juachon

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**From:** Neda Zayer  
**Sent:** Thursday, September 24, 2020 12:40 PM  
**To:** Jared Rosengren; Luz Juachon  
**Subject:** FW: -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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**From:** noreply@cityofventura.ca.gov <noreply@cityofventura.ca.gov>  
**Sent:** Thursday, September 24, 2020 12:38 PM  
**To:** Neda Zayer <nzayer@cityofventura.ca.gov>; Development Services <devservices@cityofventura.ca.gov>  
**Subject:** -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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Name	Kori Ventura
Address	[REDACTED]
Phone Number	[REDACTED]
Email Address	[REDACTED]
Name of legislative body	Administrative Hearings
Meeting Date	9/24/2020

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Select a Topic:	Agenda Item Number/Topic
Agenda Item Number/Topic (if known)	2/ project 14555
Written Comments	I agree with having this parking lot charging a fee because it will help detour the riff-raff that's been going on too long! As a long time local and surfer, my husband and I do not mind paying a fee. I wouldn't of said this 10 years ago but times have changed and we need change for the better. Please address the parking in between the condos as well. It is getting run down by people that like to park all day to do their thing instead of surf or walk the promenade. It's unfortunate that the "thing" they do is not responsible or respectful always. Thank you.
Upload Files	<i>Field not completed.</i>

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## Luz Juachon

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**From:** Neda Zayer  
**Sent:** Thursday, September 24, 2020 1:29 PM  
**To:** Luz Juachon; Jared Rosengren  
**Subject:** FW: -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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**From:** noreply@cityofventura.ca.gov <noreply@cityofventura.ca.gov>  
**Sent:** Thursday, September 24, 2020 1:28 PM  
**To:** Neda Zayer <nzayer@cityofventura.ca.gov>; Development Services <devservices@cityofventura.ca.gov>  
**Subject:** -EXT- Online Form Submittal: Electronic Agenda/Public Comment Form

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Name	Shanna Taylor
Address	[REDACTED]
Phone Number	[REDACTED]
Email Address	[REDACTED]
Name of legislative body	Administrative Hearings
Meeting Date	9/24/2020

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Select a Topic:	Agenda Item Number/Topic
Agenda Item Number/Topic (if known)	8
Written Comments	<p>Improvement Ideas for Coastal Commission Stoner Lot - Formally Know as "The Free Lot"</p> <p>A 4-hour limit at a minimal cost would be good, including the handicap spot. The time limit is more important than the fee.</p> <p>Changes to make is serve as a parking lot rather than as an in car hang out would be fantastic.</p> <p>Planting the bare dirt in front of it would be great. The bare dirt contributes to the car hangout in the car thing. All other parking on promenade has that strip planned and maintained.</p> <p>Continue allowing parking across the street at the fairgrounds for free when event schedule allow is good.</p> <p>All day parking and RV parking should be in the big \$4 lot.</p> <p>Save a few check the surf spots as 20 minutes spots if possible.</p> <p>The issue to address is loitering and drug and alcohol use within the parking lot and the fact that the same 40 people use the lot all day every single day and mostly stay in cars.</p>
Upload Files	<i>Field not completed.</i>

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