

COASTAL LAND USE PLAN

PROPOSED COUNTY OF VENTURA
URBAN VILLAGE AMENDMENT



City of Oxnard
Planning & Environmental Services

Residential Designations: Several residential designations have been used, indicating different densities. The planned development standards are defined in Policy 45.

Resource Protection: Applied only to sensitive habitat areas; this designation will preserve these resources.

Urban Village: Urban villages are mixed use areas designed to encourage persons to live near their place of employment and/or support services. The integration of complementary land uses such as residential, commercial and office is intended to promote a pedestrian orientation to reduce trips and vehicle miles traveled and reduce greenhouse gas emissions.

Visitor-serving Commercial: This is a new designation created to provide for the development of areas of commercial uses designed to serve visitors to the area. Permitted uses include hotels, motels, restaurants and specialty retail.

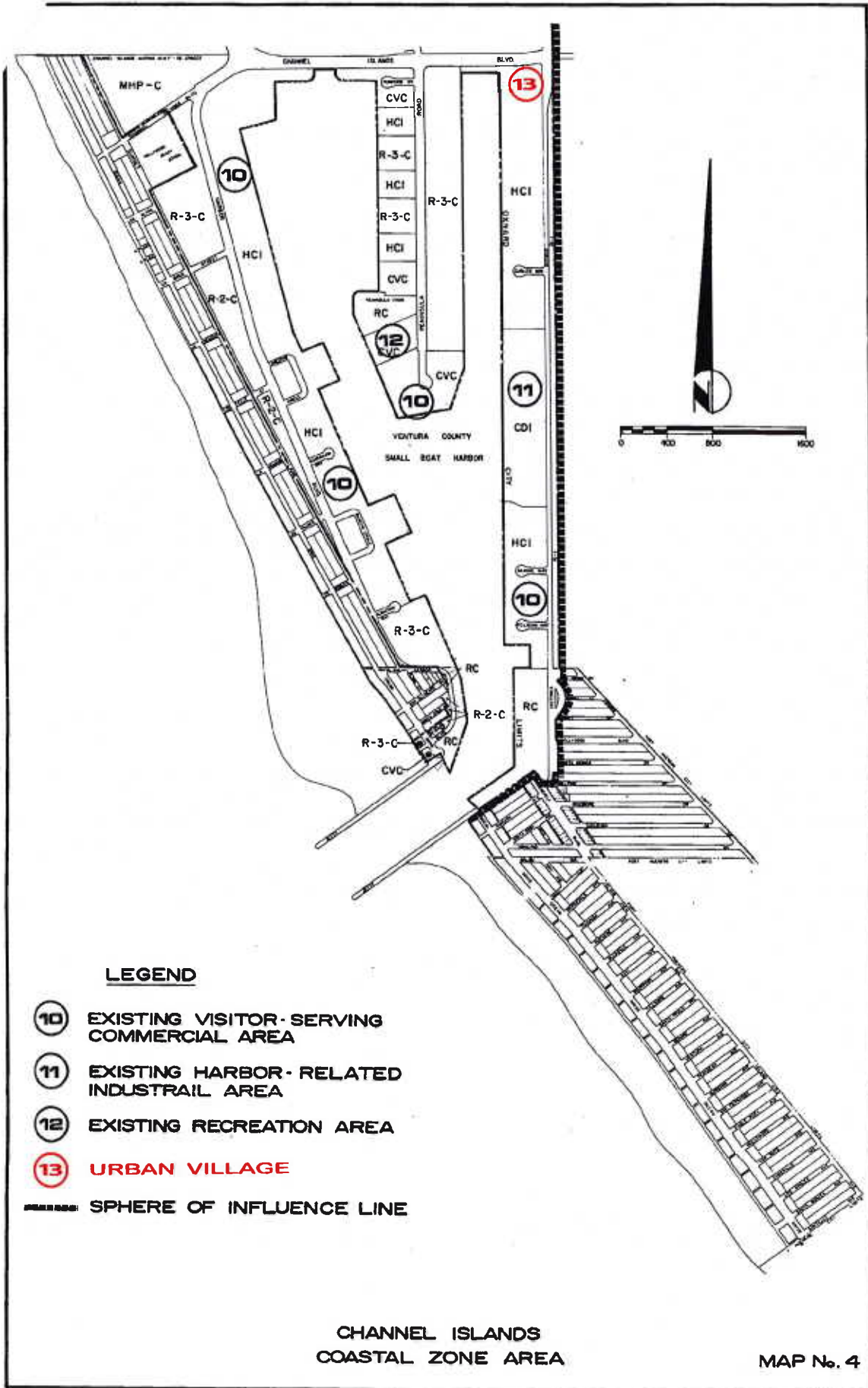
and cultural relationship to the overall Coastal Zone of the City; therefore, the City provides the following coastal polices related to the Channel Islands Harbor.

Local Coastal Policies

14. The harbor is administered by Ventura County and within the city limits of Oxnard. The City shall encourage the protection and expansion of facilities for commercial fishing, sport fishing, recreational boating, and other harbor-related activities within the Channel Islands Harbor, by working cooperatively with the County to prepare and process a Public Works Plan, to review and comment on proposed amendments to the Public Works Plan and, where consistent with the policies of the City's LUP, to implement those provisions of the Public Works Plan applicable to the harbor segment, pursuant to Section 30605 of the Coastal Act.
15. Commercial fishing operations shall not be permitted within the Inland Waterway.
16. As existing commercially development harbor parcels recycle in terms of structures or uses, priority shall be given to commercial fishing support and recreational boating support facilities and services. As existing commercially development Commercial Visitor-serving parcels recycle or are redeveloped priority shall be given to Commercial Visitor-serving uses. Development in the harbor shall be limited so that no more than 30 percent of the harbor's land area is visitor-serving commercial uses not directly related to boating.
17. As existing industrially developed parcels in the harbor's industrial area recycle in terms of structures or uses new development shall be limited to Coastal-dependent and harbor-related Industrial Uses serving the harbor.
18. Existing facilities serving commercial fishing, sport fishing and recreational boating shall be maintained and expanded where appropriate.
19. Nonconforming uses shall be permitted to continue in their existing locations in conformance with the City Coastal Zoning Ordinance.
20. Fifty percent of the harbor's water surface area shall be restrained as open water channels, in order to assure the safe circulation of a variety of commercial and recreational boats.
21. Maximum access, which shall be conspicuously supported and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners and natural resource areas from overuse.
22. Development shall not interfere with the public's right of access to harbor waters where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky harbor beaches to the first public right-of-way.
23. New multi-family residential and planned unit residential development shall be limited to a density of no more than 18 units per acre. For the purpose of Local Coastal Plan administration in Channel Islands Harbor area, and in furtherance of the Urban Village concept, density calculated on the basis of gross acreage shall not exceed 40 units per acre.

new harbor development. Directional signs shall also be posted throughout the harbor to designate points of interest public view areas, the public beach areas parking, pedestrian and bicycle accessways. Said signing shall be compatible with the harbor's seaside theme consistent with the City Coastal Zoning Ordinance.

35. The visual quality of the harbor shall be maintained by protecting unimpeded views to the water area from the Victoria Avenue and Channel Islands and Harbor Boulevards by retaining view corridors between the first main road and the water line. View corridors shall be landscaped to screen and soften views across paved areas and to frame and accentuate the view. Development in the harbor shall not exceed two stories or twenty five feet in height, whichever is greater, or at the corner of Victoria Avenue and Channel Islands Boulevard, 55 feet in height, with a maximum of an additional 10 feet allowed for rooftop appurtenances. ~~two stories (25 feet in height) or at the corner of Victoria Avenue and Channel Islands Boulevard, 35 feet in height.~~
36. Offshore oil support facilities or activities within the harbor shall be limited to storage of oil spill containment facilities and other emergency response equipment, provided: (a) there is not less environmentally damaging feasible alternative location, (b) recreational boating, commercial fishing, or public recreation uses are not displaced or adversely affected, and (c) adverse impacts, if any, are mitigated to the maximum extent feasible.



LEGEND

- 10** EXISTING VISITOR-SERVING COMMERCIAL AREA
- 11** EXISTING HARBOR-RELATED INDUSTRIAL AREA
- 12** EXISTING RECREATION AREA
- 13** URBAN VILLAGE
- SPHERE OF INFLUENCE LINE

CHANNEL ISLANDS
COASTAL ZONE AREA

MAP No. 4

SEC. 17-24. HCI, HARBOR CHANNEL ISLANDS, SUB-ZONE.

(A) Purpose -

(1) The purpose of the HCI sub-zone is to provide, protect and encourage commercial fishing, sport fishing, recreational boating, and related uses at the Channel Islands Harbor for both residents and nonresidents of the city.

(2) This sub-zone is designed to assure that other uses do not preclude these uses, while allowing visitor uses which are ~~incidental or~~ subordinate to the principally permitted uses, consistent with the policies of the Oxnard coastal land use plan.

(3) This subzone is governed by the certified Channel Islands Harbor Public Works Plan (PWP). All coastal permitting is performed by the County of Ventura with the approval of the California Coastal Commission. This zone is solely for the purposes of (1) establishing a basis for conformity findings pursuant to Coastal Act section 30605, and (2) establishing regulations if in the future the PWP no longer exists or the County surrenders permit authority. Consistent with Policy 14 of the certified Local Coastal Program/Land Use Plan, the City's role in any amendments to the PWP is to review and comment.

(`64 Code, Sec. 37-2.15.1)

(B) Principally permitted uses - The principally permitted uses are commercial/sport fishing and recreational boating. The following categories are subject to the approval of a coastal development permit, pursuant to the provisions of section 17-57 of this chapter.

(1) Commercial sport fishing, launching, dry storage of boats, fish receiving and transferring facilities including storage, wholesale and retail sales, preparation for retail sales, and related office, hoist facilities, net drying and repair areas; and

(2) Recreational boating, launching, dry storage of boats, parking of boat trailers, washing of boats and saltwater engine cooling systems (where launching systems exist), boat and boat equipment sales, rentals, display, brokerage, charter offices, and minor repair.

(`64 Code, Sec. 37-2.15.2)

(C) Secondary permitted uses - The following categories are subject to the approval of a development review permit, pursuant to the provisions of section 17-57 of this chapter.

(1) —(1)—Visitor-serving uses: When clearly subordinate ~~in their physical character and incidental~~ to principally permitted uses when the sub-zone is judged as a whole: eating/drinking (serving alcoholic beverages) restaurant, cocktail lounge, eating/drinking (nonalcoholic) restaurant, café, fast-food facilities, marine and tourist-related retail shop, marine-related museum, tourist hotels and motels;

(1)(2) Residential uses, conforming to Urban Village uses as defined in Local Coastal Program Section _____, applied only to the southwest corner of Channel Islands Boulevard and Victoria Avenue, south to the Public Launch Ramp in Channel Islands Harbor;

(32) Commercial fishing support, restroom, shower, laundry, caretaker's quarters, office, meeting room; and

~~(2)(3)~~ — ~~(S3)~~ Other harbor-related uses: bait and tackle sales, boating and yacht club and clubhouse, boat sales yard, marine electronics sales and repair, marine engineering sales and repair, marine fuel sales, marine hardware and chandlery, marine supply store, sailing or scuba school.

(64 Code, Sec. 37-2.15.3)

(D) Property development standards shall be adopted as part of the Specific Plan, but shall include at a minimum-

(1) Maximum building height: ~~two stories, n~~Not to exceed 43 feet for stand-alone commercial buildings, or 525 feet for residential buildings, not including the light house, which measures 53 feet from finished grade. Parapets, architectural features, electrical equipment, screening materials, telecommunications equipment, elevator housings and HVAC equipment shall not be included in the height limit. Height shall be measured from the centerline of the frontage road.

~~(2) Minimum lot area: 2,400 square feet per dwelling unit.~~

~~—(3) Front yard setbacks: Structures shall be set back a minimum of 10 feet from back of sidewalk on street frontages, and~~

~~(3) Density: For the purpose of Local Coastal Plan administration in Channel Islands Harbor area, and in furtherance of the Urban Village concept, density calculated on the basis of gross acreage shall not exceed 36 units per acre.~~

~~(4) Alternative development standards may be proposed. When a project proposes alternative development standards, the burden of proof shall be on the project proponent to show how the project will better serve the public interest, produce greater public benefits or increase public access by the establishment of alternative development standards.~~

~~(4) Rear yard setback for lots abutting a public way or alley: 10 feet. No setback is otherwise required.~~

~~—(5) Side yard setback:~~

~~—(a) Interior side yard: none required.~~

~~—(b) Street side yard: 10 feet.~~

(64 Code, Sec. 37-2.15.4)

(E) Applicable provisions - All uses shall be subject to the applicable standards of this chapter, including standards contained in the following sections:

(1) Section 17-5, General requirements;

(2) Article III, Specific Coastal Development and Resource Standards;

(3) Article IV, General Coastal Development and Resource Standards; and

(4) Article V, Administration.

(64 Code, Sec. 37-2.15.5)

(F) Performance standards/special requirements - No conditional use shall be permitted which causes the amount of harbor area developed for visitor-serving uses not directly related to boating to exceed 30% of the total harbor land area. As used in this division, "harbor area" means the land area of the Channel Islands Harbor owned and operated by the Ceounty, and neither just the land zoned "Harbor" nor the entire area of the Ceity's Channel Islands Harbor LUP segment.

(64 Code, Sec. 37-2.15.6)

(Ord. No. 2095, 2716)

