



BOARD OF PORT COMMISSIONERS

SEPTEMBER 21, 2022

SUPPLEMENTAL PACKET

STANDARD ITEM 1 – PUBLIC COMMENT

Jessica Rauch

To: Brian Pendleton
Subject: RE: Ventura Port District Parking Management - outstanding Coastal Commission concerns

From: Deppe, Walt@Coastal <walt.deppe@coastal.ca.gov>
Sent: Tuesday, September 20, 2022 2:01 PM
To: Brian Pendleton <bpendleton@venturaharbor.com>
Cc: Todd Mitchell <tmitchell@venturaharbor.com>; Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>
Subject: Ventura Port District Parking Management - outstanding Coastal Commission concerns

Hi Brian,

We would like to provide some brief comments prior to the Ventura Port District Board of Port Commissioners meeting scheduled for Wednesday, September 21, 2022, which includes "Consideration of Ventura Harbor Parking Management Plan" as agenda item #1. We have had a chance to review the Board Communication report for that item, as well as the attachment of the Ventura Harbor Parking Management Plan from ATE (dated September 13, 2022). We have also reviewed the responses to the comments submitted by Coastal Commission staff to the Ventura Port District regarding the proposed paid parking program that Glen sent us in August (which were drafted by a joint effort by ATE, Ventura Port District, and City of Ventura staff), that also were included in the Board agenda package.

From reviewing the responses to comments provided and agenda package, we continue to have concerns related to the following topics:

- Justification of need for paid parking program Monday through Thursday (Harbor Village lots appear to have significantly lower than 85% occupancy on those days)
- Justification for paid on-street parking along Spinnaker Drive (significantly lower than 85% occupancy on all days of week reported and presumable usage as back-up for beach parking lots when those lots are full)
- Confirmation that parking would remain free in the HV1 lot as noted in the responses to comments (significantly lower than 85% occupancy on all days of week reported and distance from other Harbor Village lots)
- Questions related to implementation of parking management between Harbor Village and the beach lots (Surfers Knoll and Harbor Cove)
 - Would requiring fees at the beach lots adversely impact coastal access? Could revised hours/fees/amount of time "free" be modified for those lots in comparison to the Harbor Village lots?
 - Would the signs that currently limit the Harbor Village lots to visitors accessing Harbor Village commercial area (and not beachgoers) remain, be revised, or be removed, as part of the proposed plan?
- Issues with the proposed enforcement system that would require visitors to interface with the parking payment system even if they will only be there for less than 75 minutes (free parking limit) during the 10am-8pm time period
 - This system would inconvenience that category of visitors and adversely impact coastal access, and could result in visitors parked for less than 75 minutes being fined if they did not enter their license plate (under the assumption that this would not be required for that short, free period)
 - Alternative enforcement methods should be considered that would avoid this issue
- More information should be provided about how the proposed parking permit system would be designed to be equitable and available for all types of applicable user groups
- More information about multimodal improvements (e.g. busses and bicycle infrastructure) proposed at Ventura Harbor and their relation to this proposed plan
- More information about the proposed locations of parking kiosks and informational sign types/locations

Please let us know if you have any questions. We would be happy to set up a meeting do discuss these outstanding concerns further . Additionally, we do need to further coordinate on the project application processes for the City's permitting jurisdiction and the Coastal Commission's retained permitting jurisdiction. We appreciate your continued coordination on this matter.

Thanks,
Walt

Walt Deppe

Coastal Program Analyst

California Coastal Commission | South Central Coast District

89 South California Street, Ventura, CA 93001

Walt.Deppe@coastal.ca.gov | (805) 585-1800



Jessica Rauch

To: Senchal Hatton
Subject: RE: Pay for parking feedback, from a Ventura Potter Gallery Artist

From: Senchal Hatton <senchal7@gmail.com>
Sent: Friday, September 16, 2022 8:08 PM
To: Jessica Rauch <jrauch@venturaharbor.com>
Subject: Pay for parking feedback, from a Ventura Potter Gallery Artist

To whom it concerns,

I just heard the harbor is considering having a pay for parking system, even for shop owners/employees. This will not be good for customers either, in my opinion, as people are still recovering from income loss due to covid. I personally no longer go to malls that have pay parking. I myself had my art studio space rent go up \$150.00 twice in 4 months! And to add rising gas costs etc...have caused me serious financial hardships, and I would appreciate no more extra fees that I cannot afford. I will leave the gallery before paying to park there. Thanks for your understanding.

Jessica Rauch

From: Ventura Respect the Rincon Parkway <rrp@ventura.surfrider.org>
Sent: Wednesday, September 21, 2022 11:20 AM
To: Jessica Rauch
Subject: Consideration of Ventura Harbor Parking Management Plan - public comment

VENTURA PORT DISTRICT
BOARD OF PORT COMMISSIONERS

I am writing to comment on the Ventura Harbor Parking Management Plan as a beach clean up volunteer, ocean water quality volunteer, a marine mammal rescue volunteer as well as a visitor to Ventura Harbor businesses.

I would like to ask that the Board consider a parking management plan that meets the goal of maintaining public access and maintains an eye on the economic impact that parking fees might have on reducing volunteer participation in much needed access to our coastline for wildlife rescue and water quality monitoring.

Because I spend much time at our area beaches, I recommend that Surfer's Knoll be kept free of parking fees due the diversity of the population that accesses the beach from this particular parking lot including people with disabilities.

I also support eliminating the parking fees proposed at the parking lot at Island Packers since this lot is the portal to the Channel Islands and attracts many out of town visitors as well as school age children for educational purposes.

I support offering a day use pass at Harbor's Cove because it sustains regular recreational use from families, kayakers and ocean swimmers who can plan ahead for their regular use. There does not seem to be much overflow parking from the Harbor with the exception of Labor Day.

I support offering parking fees for lots associated with boat slips if the increase of fees is applied to the enforcement of the ordinances for illegal overnight RV parking and keeping dogs on leash and the beaches free from dog waste although dog waste bags and containers are provided.

Dog waste is highly toxic to our marine life and impairs our water quality which can adversely affect human health.

Thank you in advance for your consideration for offering access to our rescue and research volunteers free of parking fees.

Joy Downing Riley
(805) 218-8331

(she/her)

Ventura County Chapter Surfrider Foundation
Vice Chair

Lead - Respect the Rincon Parkway
Blue Water Task Force Coordinator

Jessica Rauch

To: Suzanne Cline
Subject: RE: Pay Harbor parking

From: Suzanne Cline <suзiesclayground@gmail.com>
Sent: Saturday, September 17, 2022 9:38 AM
To: Jessica Rauch <jrauch@venturaharbor.com>
Subject: Pay Harbor parking

Hello,

I work at the Harbor and I personally don't want to pay to park when I'm scheduled to work. I also think our sales will decline due to less people wanting to pay for parking.

I come and meet friends for lunch, or dinner at the harbor, but honestly if I had to pay for parking I would instead meet at Main Street Ventura. Now that they have closed off the street it's really fun, oh and they have free parking.

I think the way I would discourage beach parking is by putting up signs "no beach parking violator's will be towed at owners expense."

Just my two cents

Sue Cline
Ventura Pottery Gallery

Jessica Rauch

To: Xananda Wollard
Subject: RE: Paid parking at Harbor thoughts

-----Original Message-----

From: Xananda Wollard <xwollard@hotmail.com>
Sent: Friday, September 16, 2022 5:00 PM
To: Jessica Rauch <jrauch@venturaharbor.com>
Subject: Paid parking at Harbor thoughts

I am a long time resident of Ventura and feel that paid parking is a bad idea for a number of reasons. I really hope paid parking is not impimented.

1. I will think twice about going to the Harbor. Nobody likes getting nickeled and dimed. This will diminish revenue from businesses. I don't see any way it could help them.
2. Paid parking machines often do not work well. I bet the coastal salt will wreake havoc on machines.
3. Would there be a way to have parking validated for purchasing at ANY businesss?
4. There is no other available parking and that's an issue.
5. I work at the Harbor and don't want to deal with parking payment issues. I would hope workers wouldn't have to pay to park?

Xananda Wollard
426 Howard St.
Ventura, CA 93003

Jessica Rauch

From: Garrett McKinney <gmckinney@shmarinas.com>
Sent: Wednesday, September 21, 2022 12:37 PM
To: Jessica Rauch
Cc: Brian Pendleton; Jeremy Grewal; Kate Pearson; Todd Mitchell
Subject: Safe Harbor Ventura Isle Public Comment

Safe Harbor Ventura Isle Public Comment

Safe Harbor Ventura Isle is in full support of the Ventura Harbor Village moving to a paid parking management system. As a master leaseholder with an obligation to allow for overflow parking at 1363 Spinnaker Drive, we have serious concerns for our membership, staff, and property. Our concern is that the that our parking lot will be misused and the burden of maintenance, litter clean up, enforcement, and overall management of the public parking will become the burden of Safe Harbor Ventura Isle.

While we are in support of the new parking management program, Safe Harbor Ventura Isle is requesting that The Ventura Port District extend the proposed seventy five minute free parking to a two hour free parking program. We feel this will alleviate some of the Dolphin Lot congestion. This will also allow restaurants and small businesses within the Ventura Harbor Village to compete with the restaurants and businesses in Downtown Ventura. Our hope is that The Ventura Port District implement competitive pricing to Downtown Ventura for parking rates to avoid any decrease in tourism and local visitor traffic.

Safe Harbor Ventura Isle would like to know what the special event parking strategy will be moving forward with the new parking management roll out.

Thank you,

Garrett McKinney



Garrett McKinney
General Manager
Safe Harbor Ventura Isle
O: (805) 644-5858

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Jessica Rauch

From: Bill Hickman <bhickman@surfrider.org>
Sent: Wednesday, September 21, 2022 12:44 PM
To: Jessica Rauch
Subject: Comment for Agenda Item #1

Dear Board of Port Commissioners-

Thank you for the opportunity to comment on item #1 on your agenda for this evening, Consideration of Ventura Harbor Parking Management Plan.

As a Ventura resident who accesses the beach and ocean at and near Ventura Harbor I generally oppose any change from free to paid parking. At the same time, I understand that there may be issues with some RV parking and general turnover of parking spots on busy days.

If any plan for paid parking moves forward, please have it tailored to address specific issues and not be a blanket policy that affects all of the parking. Any revenue generated from paid parking should directly go back into maintenance programs to help address litter.

Parking at Surfers Knoll should remain free. There should also be free early morning parking available along Spinnaker Drive and at the Mother's Beach parking lot for surfers, fishers and people who enjoy an early walk on the beach.

Paid parking is a slippery slope that can restrict access to the beach for some people and families. Any plan should include a priority of maintaining the same level of beach access for people with limited incomes.

Thanks,
Bill Hickman

Bill Hickman | Southern California Regional Manager | [Surfrider Foundation](#)
Pronouns: he/him/his | [Why is this important?](#)
619.804.6264 | bhickman@surfrider.org



BOARD OF PORT COMMISSIONERS

SEPTEMBER 21, 2022

SUPPLEMENTAL PACKET

STANDARD ITEM 2 – PUBLIC COMMENT

Jessica Rauch

To: Dave Werneburg
Subject: RE: Proposed Slip Increases

From: Frank Mineo <frank.mineo@yahoo.com>
Sent: Tuesday, September 20, 2022 6:52 PM
To: Dave Werneburg <dwerneburg@venturaharbor.com>
Subject: Re: Proposed Slip Increases

Dear Port Commissioners,
We own F/V Mineo Bros and have had a slip in your harbor for over 18 years. Last year we paid an increase to maintain our slip in the Ventura Harbor. Now, you are proposing an additional increase. We are not a yacht. We are commercial fisherman, and this is our livelihood. Our fuel prices, harbor fees and operation fees in general are all increasing, while the price we get for our fish has continued at status quo. We only use the Ventura slip about 10% of the year, other than that it is empty. In the Monterey Harbor, when our slip is empty, they rent it out and give us a credit on our account. This helps us out tremendously. If you could please lend us a hand, as we continue to work hard to provide seafood to the U.S. and other parts of the world, we would greatly appreciate it.

Sincerely,
Frank Mineo
F/V Mineo Bros
(831)277-2227
frank.mineo@yahoo.com

On Friday, September 16, 2022 at 10:34:18 AM PDT, Dave Werneburg <dwerneburg@venturaharbor.com> wrote:

Jessica Rauch

To: Chris Stephens
Subject: RE: Proposed Dry Storage Rate Increase

From: Robert Shirley <wetasocal@yahoo.com>

Sent: Monday, September 19, 2022 9:26 PM

To: Chris Stephens <cstephens@venturaharbor.com>; Michael Blumenberg <mblumenberg@venturaharbor.com>;
bbrenan@venturaharbor.com <bbrenan@venturaharbor.com>; Commissioner Rainey <arainey@venturaharbor.com>;
Jackie Gardina <jgardina@venturaharbor.com>

Subject: Proposed Dry Storage Rate Increase

Hello Ventura Port District Commissioners,

It is my understanding that at your meeting this Wednesday, 9/21/22, you will be considering a raise of rates for dry storage. Please consider the following information regarding the current proposal.

I sent the following email message, as I was directed in the letter I got from Ventura Harbor Dry Storage, to Dave Werneberg. Just to safeguard against a computer glitch or spam filter mishap, or some other unforeseen wrench in the works, I have opted to send it to you, too.

Hello,

I understand that the rates for dry storage need to be occasionally raised and that they haven't been raised for a few years. However, the proposed rate increases are, in my opinion, grossly unfair and discriminatory.

I have been renting space #84 for two years at a rate of \$4.00 per foot or \$68.00. The proposed new rate for my space is \$95.00 That is a rate increase of **39.7%**

18' spaces are being raised **32%**.

21' spaces are being raised **13%**.

The 22' space is being raised **less than 1%** and the 23' space is being raised **0.03%**.

Spaces 27' and 28' are having rates raised **2%**.

All of the spaces 30' and above are having rates raised **1% or less**.

Small boat owners are being unfairly targeted with **double digit** percentage rate increases, whereas all of the owners of boats 22' or larger are getting a much more palatable raise of **0 - 2 %**.

I ask that you please reconsider the proposed rate increases such that increases are more equally applied to the various space sizes.

Some suggestions:

- I calculate that the average raise is 8.16%. Raise everybody's rate 8.16%.
- Raise everybody's rate by \$1 per foot (from \$4.00 to \$5.00)
- If you want to use the new tiered rate table, significantly lower the percentage of increase for boats up to 23' and slightly raise the percentage increase for boats over 23'.

I believe I don't deserve to get a nearly 40% increase, when approximately half of the spaces are being increased 2% or less.

Please reconsider the rate increases and come up with a new proposal that will distributive the overall rate increase more fairly.

Thank you,

Robert Shirley

Space 84.

Dave Werneburg

From: Robert Shirley <wetasocal@yahoo.com>
Sent: Monday, September 19, 2022 8:32 PM
To: Dave Werneburg
Subject: Proposed Dry Storage Rates increase

Hello,

I understand that the rates for dry storage need to be occasionally raised and that they haven't been raised for a few years. However, the proposed rate increases are, in my opinion, grossly unfair and discriminatory.

I have been renting space #84 for two years at a rate of \$4.00 per foot or \$68.00. The proposed new rate for my space is \$95.00 That is a rate increase of **39.7%**

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Please reconsider the rate increases and come up with a new proposal that will distributive the overall rate increase more fairly.

Thank you,

Robert Shirley
Space 84.