

Jessica Rauch

To: Glenn Willson
Subject: RE: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

From: Glenn Willson <alleventstravel@gmail.com>
Sent: Monday, May 13, 2024 12:02 PM
To: Todd Mitchell <titchell@venturaharbor.com>; Glenn Willson <alleventstravel@gmail.com>
Cc: Jessica Rauch <jrauch@venturaharbor.com>; Brian Pendleton <bpendleton@venturaharbor.com>
Subject: Re: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

Hi Todd,

Thank you for the reply. If we get a pass for each slip/boat, and able to transfer them to our guests, that would be perfect. I am sure these things will get hashed out and it was only a matter of time before it became paid parking ;).

Have a great day!!

Glenn Willson
Member
Boatel on the Water, LLC

On Mon, May 13, 2024 at 7:16 AM Todd Mitchell <titchell@venturaharbor.com> wrote:

Hi Glenn, at present, we don't have a plan to implement validation. We have contemplated it but so far it is not included. To our knowledge, customer validation is not available at any other beach destination parking lots in the region.

As a vessel owner in our marina, you will be entitled to a parking pass. I'm not 100% sure, but it seems likely to me that a parking program vendor could figure out a way that you could provide your parking pass to boatel guests. That will be an area we explore further as we work towards implementing the plan.

Todd Mitchell (he/him/his)
Sr. Business Operations Manager
1603 Anchors Way Drive
Ventura, CA 93001

Direct/Mobile*: (805) 621-7169

www.venturaharbor.com

www.venturaharborvillage.com

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From: Glenn Willson <alleventstravel@gmail.com>
Sent: Saturday, May 11, 2024 6:18 PM
To: Jessica Rauch <jrauch@venturaharbor.com>; Glenn Willson <alleventstravel@gmail.com>
Subject: Re: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

Hi Jessica,

If they make it "paid parking" for harbor patrons, Boatel guests, etc., how will "validation" work? Obviously, having to pay for parking will decrease the number of people that frequent the harbor so I am assuming there will be some plan to allow for validating parking for customers? If you have any info on this, please let me know.

Glenn Willson
Member
Boatel on the Water, LLC

On Fri, May 10, 2024 at 2:51 PM Jessica Rauch <jrauch@venturaharbor.com> wrote:

SENT ON BEHALF OF GENERAL MANAGER, BRIAN D. PENDLETON:

Dear Business Partners,

At next week's Board of Port Commissioners meeting, staff is recommending to revise the District's Parking Management Plan (PMP), principally to remove Spinnaker Drive, which is a City-owned and operated street along with a few other changes in the north Harbor area. The background and details of the PMP are included in the Board Packet as Standard Item 1. Attached is a quick reference guide of the PMP.

The other item of importance is the Fiscal Year 24-25 Budget Study Session as Standard Item 3. This is an opportunity to discuss projects, programs and priorities for the coming year beginning July 1st.

<https://venturaharbor.com/wp-content/uploads/2023/12/05.15.24-OS-Packet.pdf>

Please join us if you can, in-person or virtually, or send us an email if you cannot attend with your comments and suggestions on both items.

Thank you, Brian

Brian D. Pendleton, CSDM

General Manager

1603 Anchors Way Drive

Ventura, CA 93001

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Jessica Rauch

To: Genuine Restaurants
Subject: RE: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

From: Genuine Restaurants <brophysons@gmail.com>
Sent: Monday, May 13, 2024 2:40 PM
To: Todd Mitchell <titchell@venturaharbor.com>
Cc: Brian Pendleton <bpendleton@venturaharbor.com>; Jessica Rauch <jrauch@venturaharbor.com>
Subject: Re: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

Thank you for taking the time Todd and I appreciate the follow up! Knowing the dolphin lot is still free makes things a lot easier on our end! I totally get it that we need the parking for guests more :))

Thanks again and hope you enjoy the rest of your week!

Erica

On Mon, May 13, 2024 at 2:36 PM Todd Mitchell <titchell@venturaharbor.com> wrote:

Hi Erica, I wanted to field your question. While each business will need some parking permits for employees with mobility limitations and/or perhaps employees working shifts late into the evening when security walking back to their car might be an issue, we do not intend to provide permits for all employees. The exact number of permits that will be issued hasn't been determined and we want to work with tenants on solving that. However, my estimation is that during peak periods, there are over 300 hundred employee vehicles at the parking lots (out of a total of 1,330 spaces – so nearly ¼ of all parking spaces) and we need to make more parking available for visitors.

Employees who don't have access to a permit can park for free at the Dolphin lot (about a 6 minute walk from Brophy's) or on Spinnaker Drive (actually a further walk to Brophy's).

Happy to answer any other questions.

Todd Mitchell (he/him/his)
Sr. Business Operations Manager
1603 Anchors Way Drive
Ventura, CA 93001

Direct/Mobile*: (805) 621-7169

www.venturaharbor.com

www.venturaharborvillage.com

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From: Genuine Restaurants <brophysons@gmail.com>
Sent: Monday, May 13, 2024 2:06 PM
To: Jessica Rauch <jrauch@venturaharbor.com>
Subject: Re: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

Hi, Jessica,

Thank you for this update. I see on the attached flyer that there is a limited number of permits available for tenants and employees. Will all of our employees be able to get permits or is there a limited number per tenant for employee parking permits?

Thank you!

Erica

On Fri, May 10, 2024 at 5:51 PM Jessica Rauch <jrauch@venturaharbor.com> wrote:

SENT ON BEHALF OF GENERAL MANAGER, BRIAN D. PENDLETON:

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Please join us if you can, in-person or virtually, or send us an email if you cannot attend with your comments and suggestions on both items.

Thank you, Brian

Brian D. Pendleton, CSDM

General Manager

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Jessica Rauch

To: Jeff Zook
Subject: RE: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

From: Jeff Zook <jeff@coastalarch.com>
Sent: Tuesday, May 14, 2024 12:01 PM
To: Todd Mitchell <tmtitchell@venturaharbor.com>
Cc: Jessica Rauch <jrauch@venturaharbor.com>; Brian Pendleton <bpendleton@venturaharbor.com>
Subject: Re: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

Great news! Appreciate the quick response.

Best,

Jeff Zook, AIA | COASTAL architects

1567 Spinnaker, Suite 204 Ventura, CA 93001

P | 805-985-7654 C | 805-824-3525

From: Todd Mitchell <tmtitchell@venturaharbor.com>
Sent: Tuesday, May 14, 2024 11:50 AM
To: Jeff Zook <jeff@coastalarch.com>
Cc: Jessica Rauch <jrauch@venturaharbor.com>; Brian Pendleton <bpendleton@venturaharbor.com>
Subject: RE: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

Hi Jeff, great suggestion. We actually have a commitment from SCE to put 21 level 2 chargers in the Village – 11 of them will be right beside your office and the Baja Bay patio. They've been delaying the project due to a shortage of materials but the latest is that they will get installed in late summer/early fall. But the attached letters commit SCE to performing the work. The chargers are paid for and sitting in our warehouse ready to go!

Todd Mitchell (he/him/his)
Sr. Business Operations Manager
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Ventura, CA 93001

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From: Jeff Zook <jeff@coastalarch.com>
Sent: Tuesday, May 14, 2024 11:36 AM
To: Jessica Rauch <jrauch@venturaharbor.com>
Subject: Re: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

I can't attend but I would encourage the District to provide EV charging stations as part of this new PMP. I tried to go through the proposed PMP and upcoming fiscal year improvements but was not able to find the proposed project to add EV charging stations.

Although only applicable to NEW construction projects or expansion to existing parking lots, EV charging stations, EV Ready and EV capable parking stalls are now a major component of the Building Code.

Thank you,

Jeff Zook, AIA | COASTAL architects

1567 Spinnaker, Suite 204 Ventura, CA 93001

P | 805-985-7654 C | 805-824-3525

From: Jessica Rauch <jrauch@venturaharbor.com>

Sent: Friday, May 10, 2024 5:51 PM

To: Jessica Rauch <jrauch@venturaharbor.com>

Subject: Ventura Harbor Parking Management Plan & FY24-25 Budget Study Session

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Thank you, Brian

Brian D. Pendleton, CSDM

General Manager

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DRAFT

Jessica Rauch

To: Brian Pendleton
Subject: RE: Ventura Harbor Parking Program Comments - DRAFT RESPONSE

From: Lutz, Brooke@Coastal <brooke.lutz@coastal.ca.gov>
Sent: Wednesday, May 15, 2024 09:59
To: Todd Mitchell <tmitchell@venturaharbor.com>
Cc: Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>; Ben Verdugo <ben.verdugo@DixonResourcesUnlimited.com>; Brian Pendleton <bpendleton@venturaharbor.com>; Taylor Hernvall <thernvall@cityofventura.ca.gov>
Subject: Ventura Harbor Parking Program Comments

Hi Todd,

Thanks again for coordinating with us on this project and for sending the revised project description. Following our meeting and review of the project description, we kindly request clarification on the following matters:

- In earlier versions of the project proposal, the first 75 minutes of parking would have been free. Allowance of short-term free parking would allow for enhanced public access and recreational opportunities. Please clarify why this component of the project is no longer proposed.

The initial iteration of the plan included 75 minutes free but was also 7 days per week. When this plan was first presented to our Board, the Coastal Commission submitted comment that the number of days per week should be reduced. The District subsequently scaled back the number of days to Fridays, Saturdays, Sundays, and holidays and at the same time removed the free period since these days are already in such high demand.

Spinnaker drive is no longer part of the plan and makes approximately 211 parking spaces free for parking as close as 135' from the beach.

- Please clarify whether individuals arriving before 10 am will have the convenience of prepaying through the kiosks or if an alternative arrangement will be in place. Given the potential inconvenience of asking visitors to return to their vehicles, possibly even from the water, once 10 a.m. arrives, it is essential to provide clear information about prepayment options for early arrivals.

That is intended. Visitors can also pay without visiting a kiosk by paying via text or app.

- Please clarify whether the signage displayed and/or the kiosks installed will feature information in both English and Spanish. Having bilingual signage and kiosk information would greatly contribute to facilitating clear communication and enhancing the overall experience for harbor visitors.

This a good suggestion and we will implement.

Additionally, the proposed project should include the installation of vegetation as landscape screening around the chain-link fencing for the dry storage section of Lot 2. This will enhance the scenic quality of the harbor area, particularly along Harbor Boulevard, which the City's LUP designates as a Scenic Drive. Furthermore, Lot 3 is designated as Harbor Commercial, and Ventura's LUP emphasizes that development in this area "should be designed to complement the existing visual and structural character of the Harbor complex..."

The District has a goal of improved environmental sustainability which is consistent with the State's law AB1572 to phase out "non-functional turf" – i.e. grass that is decorative, particularly along roads, medians, and buildings - and replace it with drought tolerant landscaping. This request could be accommodated while also achieving the intent of AB1572. Therefore, the District will work with its landscape architect to develop an appropriate, low-water plant palette along the fence line at Harbor Blvd.

As previously discussed, there exists a significant opportunity to enhance equitable accessibility through improved multimodal transportation within the harbor area. By implementing improved pedestrian walkways, dedicated bike lanes with corresponding bike racks, and optimizing shuttle/bus services, overall connectivity and accessibility for residents,

commuters, and visitors alike could be greatly enhanced. Prioritizing the enhancement of multimodal transportation infrastructure should be a priority for both the Port District and City, particularly in consideration of the proposed project. Furthermore, Section 24.248.140(P)(5) of the City of Ventura Municipal Code requires either contribution of funding for the operation of a water taxi service, or if the water taxi is discontinued, that funds are provided to the Port District specifically for “public access and recreation improvements and/or programs, non-motorized boat storage, and/or alternative public transportation within the harbor such as a shuttle or bus.” It appears that the water taxi has been discontinued, so funds should be available for implementation of such public access improvements.

The Portside development included “Condition 79”, which states:

79. *In order to promote cross-harbor transit and connectivity within the Ventura Harbor, the developer shall be required to either: a) purchase a minimum of 1,500 one-way water taxi tickets each year to be distributed to visitors, customers, boaters, residents, and guests of the Project, or b) contribute an equivalent amount of funding to the Ventura Port District for the operation of a water taxi service. The developer shall be required to either purchase and distribute tickets or contribute an equivalent amount of funds to the Ventura Port District each year for the life of the Project. Initial purchase of tickets shall commence prior to obtaining Certificates of Occupancy for the first residential units. In the event that the water taxi service is discontinued for any reason, an equivalent amount of funds shall be paid to the Ventura Port District for public access and recreation improvements and/or programs, non-motorized boat storage and/or alternative public transportation within the harbor, such as a shuttle or bus.*

Given that, at present, there is no water taxi operating within Ventura Harbor (it last operated in 2010), the District charges Portside payment for the 1,500 tickets annually. Based on a review of rates for water taxis along the west coast, a \$5 per one-way trip was determined by District staff to be the most comparable to such a service that might operate within Ventura Harbor (\$7,500 per year). Some of the funding received has been used to purchase kayak storage racks and to fund a shuttle bus service at the Harbor’s Parade of Lights event in 2022 when parking lot at Harbor and Schooner was not in use by the City for the VenturaWaterPure project.

While the District is supportive and continues to lobby for improvements in multi-modal, active transportation in the Harbor (see attached correspondence with City [*insert letters on Spinnaker and in support of ATP*]), City streets and within the street rights-of-way (such as Spinnaker Dr.) are not the District’s property and outside of the District’s control. Similarly, the District has requested Gold Coast Transit add service to Ventura Harbor, however the Executive Director has explained that this cannot be done without them establishing sufficient demand and community support as well as funding for a pilot route before establishing a new route, which is a process that can take between 5 to 10 years [refer to page 55: <https://venturaharbor.com/wp-content/uploads/2022/12/10.18.23-OS-Packet.pdf>]. However, District staff have worked successfully with the cities of Moorpark, Santa Clarita, and Thousand Oaks to establish a beach bus each of which operate to bring residents to Ventura Harbor during the summer months.

Finally, as discussed during our meeting, a portion of the Harbor Cove Beach Parking Lot is located within the Commission’s retained jurisdiction. As such, we recommend that the Port District submit a consolidated CDP to the Commission to address the proposed parking restrictions for the lot as a whole so that the entire lot would be covered by a single CDP.

Submission package nearly complete.

Thank you again for coordinating with us on this project.

Best regards,
Brooke Lutz
Brooke Lutz
Coastal Program Analyst
California Coastal Commission
brooke.lutz@coastal.ca.gov