

**Sunny**High of 84 inland,
73 at the coast. C10

Thursday, Nov. 16, 2006

Developers reveal plan for high-rise in Port Hueneme

By Tony Biasotti

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Two developers unveiled a model Wednesday of a hotel and condominium project that would tower 46 stories above the beach in Port Hueneme — taller than any building on the coast between Los Angeles and San Francisco.

The high-rise would be built on a 1.4-acre, city-owned parking lot on Surfside Drive. It would include a 250-room luxury hotel and 200 condominium units, with parking underground.

The Ventura-based developers, Harvey Champlin and Ray Mulokas, have been studying the site for nearly two years and first broached the idea of a high-rise about a year ago. They presented their design Wednesday morning at a housing conference at the Hyatt Westlake Plaza in Thousand Oaks. It was the first time they revealed how tall the tower would be or what it might look like.

The model for their building, called Pacific Pointe at Port Hueneme, has a four-sided base

sided tower holding the condominiums.

It's one of three residential high-rise towers proposed over the past few years for Oxnard and Port Hueneme, although it would be the tallest — and higher than either of the existing buildings at the Topa Financial Plaza in Oxnard.

"It's got to be tall in order to be narrow, and it's got to be narrow to preserve the view corridors," Champlin said. "Our view of height is that it should be the least important consideration."

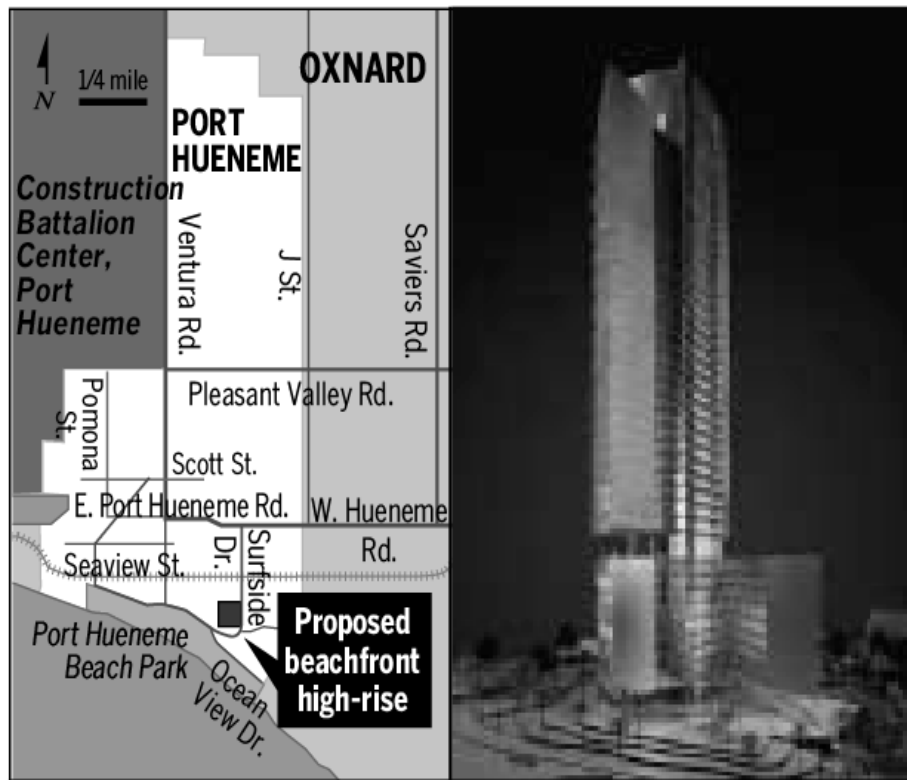
Champlin said he hadn't decided yet how big the condominium units would be, but he wants them to be attainable for Ventura County's work force. The units would be priced "around the median for this market, coastal Ventura County," he said. Last month's median home price in the county was \$582,000.

Pacific Pointe at Port Hueneme would dominate the skyline and rank with the Port of Hueneme and Naval Base Ven-

Coastal Commission, city must vote on plan

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tura County as the city's defining features. Champlin said the design, by the Century City architecture firm Cannon Design, is "worthy of being a landmark for Port Hueneme."

Even if everything goes as planned, however, it would be years before the developers could break ground. The Port Hueneme City Council and the California Coastal Commission must both approve the project.

Champlin said the plans won't be ready to submit to City Hall for months. First, the developers are going to hold a series of public meetings to see what the potential neighbors think.

Some residents of nearby condominium complexes have already begun working against the tower project. They submitted a petition against the idea in May, signed by about 300 people.

At a panel discussion during Wednesday's "Growing Up in Ventura County" conference, which was sponsored by a host of public and private agencies, Thousand Oaks City Manager Scott Mitnick said he didn't think people in his city would support a high-rise project.

"High-rise development would be very offensive in this county, at least at the east end," he said. "I don't think people would be ready for that for another 10, 20, maybe 30 years."

But Champlin, another member of the panel, called high-rise condominiums "the ultimate expression of smart growth," because they allow cities to grow without intruding into farmland or open space.

"The future is vertical," he said. "I don't think you can have things both ways. If we're going to keep faith with S.O.A.R. (growth-control laws) and preserve land in the future, we have to think about building up."

High-rise proposal

What: A 46-story high-rise, with 200 condominium units and a 250-room hotel.

Where: Surfside Drive in Port Hueneme, across the street from the beach.

Who: Ventura-based developers

Harvey Champlin and Ray Mulokas.

When: The project would take years for approval and construction. It must be approved by the Port Hueneme City Council and the California Coastal Commission.

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URL: http://www.venturacountystar.com/vcs/opinion/article/0,1375,VCS_125_5158642,00.html

Your letters: West county

November 21, 2006

Inappropriate development

Re: your Nov. 16 article, "Developers reveal plan for high rise in Port Hueneme":

I want to thank The Star for keeping Port Hueneme residents apprised of a development that would forever change the profile of our beloved city. Is it any wonder residents have been leery of planning going on between the CHP Tower developers and individuals on the council and city staff without disclosing this communication?

Would there be developer investment in these plans if there had been no encouragement, or discussion, that this proposal would be viable? When you discuss plans for the largest high rise between Los Angeles and San Francisco within a stone's throw of our peaceful neighborhood, it is unrealistic to believe neighbors will not stand together and be vocal about the inappropriateness of such a structure and the process by which it will be submitted to the city.

I trust cooler heads will prevail as these plans are submitted to the council and the Coastal Commission for approval following public hearings, ostensibly "to see what the potential neighbors think."

We have been — and will continue to be — forthright with the absurdity of such a proposal for our neighborhood.

— Jan Thornton, Port Hueneme

How about the others?

<http://www.latimes.com/news/local/la-me-condos18nov18,1,1916675.story?coll=la-headlines-californ>

Port Hueneme may get 46-story hotel-condo tower

By Gregory W. Griggs
Times Staff Writer

November 18, 2006

Two developers unveiled plans this week to build a \$300-million, 46-story resort hotel and condominium tower a block from the ocean in Port Hueneme.

The so-called Pacific Pointe at Port Hueneme project would transform a 1.4-acre, city-owned parking lot into a glass-and-steel landmark. It would be the largest building on the California coast between Los Angeles and San Francisco.

Harvey Champlin and his partner, Ray Mulokas, said the project would include an upscale, 250-room hotel on the first 15 floors, with residential condos above. Residents could take advantage of hotel amenities, such as valet parking, concierge service, limousines to the airport and room service.

"In our mind, this is an opportunity for complete integration," Champlin said. "As the area's demographics change and the population ages, we will see more empty-nesters. We think the idea of a condominium tied to a resort hotel would be attractive."

The project's 200 condo units would be priced at market rates when sales begin in about five years, the developers said.

Champlin — who has developed destination resorts in Antigua, the Bahamas, Costa Rica, Jamaica and St. Croix — was a panelist at this year's Ventura County housing conference, held Wednesday in Thousand Oaks.

Greg Brown, community development director for Port Hueneme, said the partners have discussed the project for nearly two years and have agreed to hold a series of community meetings, beginning in January, before submitting a formal proposal to the city.

The 4.5-square-mile city, which is surrounded on three sides by Oxnard, has fewer than 10 acres of undeveloped land vacant for development, Brown said. The project would also require approval from the state Coastal Commission.

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