



Tom and Anita Petersen

4005 Ischia Drive, Channel Islands Harbor, CA 93035
Home Phone: (661) 373-7590 ♦ Office Phone: (661) 254-0006

11/26/2018

TO: City of Oxnard City Council
FROM: Tom and Anita Petersen
RE: Seawall Issues – 4005 Ischia Drive

Good evening,

Anita and I have been long time residents of Channel Islands Harbor. We have owned several homes and we currently own 3 contiguous properties on Ischia Drive. We understand that the Seawall issues have been an on-going discussion point for many years.

Anita and I have bought the properties mentioned as our “Forever” home. We plan to add an addition which would run parallel to the seawall and the overall plans that have been worked on for the past year includes a cantilevered deck (to match the existing deck) as well as wrapping a dock around the corner of the property.

We have noticed large cracks on the pilaster at the corner of the yard which contains several large cracks which have been getting worse over time.

Earlier this month I reported this issue as these cracks no run the entire length of the pilaster and have pushed out so that you can actually see through the crack to the other side of the pilaster. It has also shifted between $\frac{1}{4}$ and $\frac{1}{2}$ an inch away from the pilaster itself.

We received a response from the City (Hoon Hahn) indicating that the wall was inspected and found to “not appear to have any structural damage”.

We believe that before we can proceed with our planned home addition, the deck and the dock, we need to have the pilaster fixed. We are even willing to pay for the service as we feel this is vital to the integrity of the wall, and the safety and security of our home/property as well as our selves. However, based upon the law, we cannot fix this ourselves as the seawalls belong to the city!

I have attached pictures showing and aerial overview of the corner property as well as the proposed additions and how they would interact with the seawall and the pilaster. I have also included pictures of the pilaster condition.

While I am not an engineer, I do know that cement will crack more and more as weather (rain) continues. I also know that the structural strength of a pilaster, or wall, comes from the integrity of the components. If the pilaster is "structurally sound" as Mr. Hahn indicates, there would not be a reason to make the pilasters the size they are in the first place since the portion that has broken away from itself is not needed (by the City's logic).

I also attach a letter from the Channel Islands Waterfront Homeowners Association which indicates that based upon previous monitoring, this area was previously rated a 4 on a scale of 1 to 5, with 5 being eminent failure. The letter from the City would have us think we are a 1!

Also, this property and the area was listed as among the worst 74 conditions for which plans were previously submitted to the City for pilaster repair in 2018, which obviously has not happened.

I fear for my property and personal safety of my family. These properties represent a great deal of financial commitment from us and represent a great deal of property taxes to the City. Failure of any portion of the seawall will diminish ALL properties in the area. It will also negatively impact the fiscal revenue of businesses in and around the water as no one wants to visit a harbor that is decaying!

Lastly, the City is taking responsibility for our property and safety (as well as the diminished tax base should something occur after having been given notice) since I am also not allowed to mitigate the problem on my own.

I ask that the City do the pilaster repair work it was supposed to do already, or at the very least, allow us, as homeowners, to take action to prevent further damage.

Please see all attachments that follow or are attached!

Thank you for your time.

Sincerely

Tom and Anita Petersen

Thank you and have a great day!
Talia

Talia Wunder

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From: Thomas Petersen - Petersen International Underwriters [<mailto:ThomasPetersen@piu.org>]
Sent: Tuesday, November 6, 2018 5:10 PM
To: David Hutchinson <dhutchinson@harboroffshoreinc.com>
Subject: Seawall Repair

Good afternoon

I reside at 4005 Ischia Drive in Channel Islands Harbor. we plan to build a deck over the seawall but we have noticed that the end, square corner of our seawall has some large cracks running vertical.

Who at the city should we check with to get this resolved, or is there a better way?

Thank you

Skoal!

Thomas Petersen

Petersen International Underwriters
Lloyd's Coverholder

23929 Valencia Boulevard, 2nd Floor
Valencia, California 91355
(800) 345-8816

Thomas Petersen - Petersen International Underwriters

From: Hahn, Hoon <hoon.hahn@oxnard.org>
Sent: Wednesday, November 21, 2018 9:33 AM
To: Thomas Petersen - Petersen International Underwriters
Cc: Tatiana Arnaout; Sandra Burkhart; Jeri Cooper; Brian Yanez
Subject: Re: Seawall Repair
Attachments: image001.jpg

Mr. Thomas,

The City has inspected the square corner piece of seawall at 4005 Ischia Dr. The section of the wall in question does not appear to have any structural damage. The City currently has a Request for Proposal to create a master plan on repairing the seawalls in the Manadaly area. At this time, the City does not have any plans on performing repair on nonstructural damaged seawalls.

Should you have any further questions, please do not hesitate to contact me at 805-385-7832.

Sincerely,
Hoon Hahn

----- Forwarded message -----

From: Thomas Petersen - Petersen International Underwriters
<ThomasPetersen@piu.org>
Date: Wed, Nov 7, 2018 at 10:23 AM
Subject: RE: Seawall Repair
To: Talia Wunder <twunder@harboroffshoreinc.com>, Cooper, Jeri
<jeri.cooper@oxnard.org>

Thank you

These large cracks will bust off if we don't take care of them. If you need pictures let me know.

Thank you again.

Sincerely,

November 26, 2018

Dear Mr. Peterson

I fully disagree with the city response that *"The section of the wall in question does not appear to have any structural damage."* Unless they are only referencing the WALL and not the pilaster which would be alarming in other ways!

In reviewing Seawall Team documentation we have records of this location being identified in 2012 monitoring by TranSystems.

The monitoring process records locations identified with a score from 1 through 5. A score of 5 indicates eminent failure and a score of 1 indicates no concern.

The location at 4005 Ischia Dr. was given a score of 4 in 2012 .

This location among the 74 worst condition pilasters repairs for which plans were submitted to the city for pilaster repair that was to be scheduled for 2018. As presented at the Annual meeting last February.

http://channelislandsca.com/wp-content/uploads/2018/02/CIWHA_ANNUAL_MEETING_2-10-2018_Presentation.pdf

Staff changes in Public Works have halted our communication with the city regarding repair schedules and timelines. The lack of continuity and understanding of the past engineering reports and process is frustrating to say the least!

Our recent communications with the city regarding our historical issues with funding and grave concerns about repair efforts have been met with surprise (once again). We are trying to schedule a meeting to bring interested parties up to speed on where we have been and our concerns but as of this moment – we have no scheduled meeting date.

Sincerely

Debbie Mitchell
Seawall Team
Channel Islands Waterfront Homeowners Association

SAVE THE DATE!

2018 Annual Meeting February 9, 2018

8 am – Noon -: Embassy Suites 2101 Mandalay Beach Rd

There are many issues facing our community in Mandalay Bay
Landscaping, Water Quality, Harbor Developments, Seawalls & FUNDING

Though these issues are not new - of all of them effect all of us living here and there are new considerations and status updates that will be presented and discussed at this meeting. The Members Only portion of the meeting will have new and important items for paid membership to vote on.





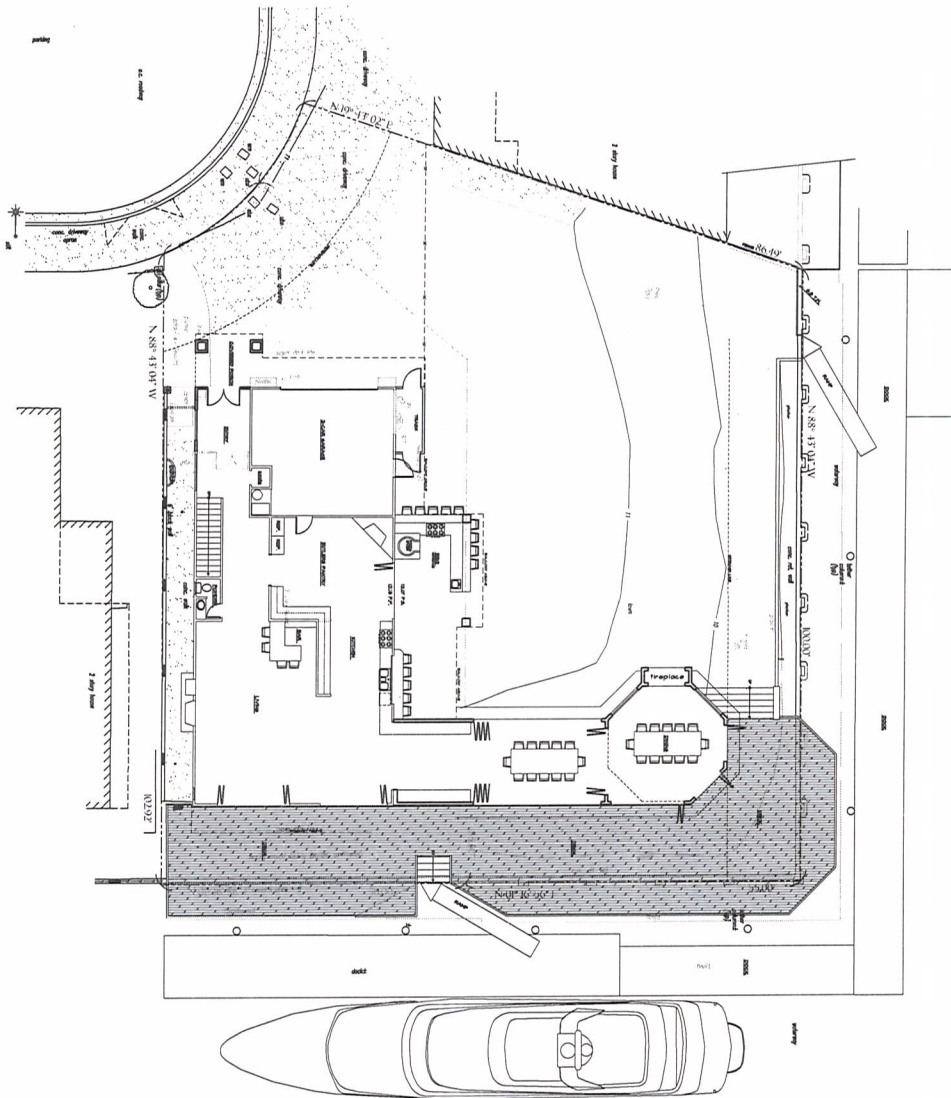
1994

Imagery Date: 10/2/2016 34°10'40.26" N 119°13'27.43" W elev 11 ft. eye alt 468 ft

Google Earth



ISCHIA DRIVE



SITE PLAN

A2



SITE PLAN

ADDITION & REMODEL FOR
PETERSEN RESIDENCE
4005 ISCHIA COURT
OXNARD, CALIFORNIA

MARK SHELLNUT - ARCHITECT, INC.

35 KUNKLE STREET #A, OAK VIEW, CALIFORNIA
OFFICE: (805) 649-2056 shellnut@sbglobal.net

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