

# PLANNING COMMISSION AGENDA

Jane Farkas, Chair  
 David Comden, Vice-Chair  
 Kara Davis, Commissioner  
 Nancy Butler Francis, Commissioner  
 Scott McCarty, Commissioner  
 Jennifer Miller, Commissioner  
 Lucas Zucker, Commissioner

Peter Gilli, Community Development Director  
 Neda Zayer, Assistant Community Director  
 Andy Heglund, Senior Assistant City Attorney  
 Julie Stuva, Recording Secretary

The public has the opportunity to address the Commission on any item appearing on the agenda. Persons wishing to address the Commission should fill out a "Speaker Form." If you wish to comment on an item and do not want to speak before the Commission, you may complete the "Comment" portion of the form. This form is located on the table inside the Council Chambers door. The Chairperson will acknowledge comments for the record.

**The Planning Commission has adopted Protocols for how their meetings are run. These Protocols are available at <https://www.cityofventura.ca.gov/DocumentCenter/View/8414>**

Evidence may be submitted for agenda items provided they are compliant with the following specifications:

	Written Rebuttal Submissions	Written Day of Hearing Submissions	PowerPoint Presentations
Submittal Date & Time	January 13, 2020 5:00 PM	January 15, 2020 5:00 PM	January 14, 2020 Noon (to test compatibility) January 14, 2020, 5 PM
Page Limitation (Single-sided equivalent)	10 pages maximum, including exhibits	2 pages maximum, including exhibits	2 pages maximum, including exhibits
Number of copies to be submitted	15 copies	15 copies	10 copies

Pursuant to the Rules of Procedures, the Planning Commission has adopted a three minutes limit on speaker presentations. The Commission may adjust the time limit if deemed appropriate. A final decision reached by the Commission may be appealed to the City Council by filing required forms and paying the necessary fee to the City Clerk within ten calendar days after the action date.

**REGULAR MEETING**  
**WEDNESDAY, JANUARY 15, 2020 - 6:00 P.M.**  
**COUNCIL CHAMBERS, 501 POLI STREET**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMUNICATIONS** - Public Communications is the time set-aside during the Commission meetings for members of the public to address the Commission on planning related business other than scheduled agenda items. Persons wishing to address the Commission during the Public Communications period of the meeting should fill out a speaker form prior to the Commission reaching this point on the agenda.

**NEW BUSINESS** – Matters appearing under this section are particular to the Planning Commission’s duties under the Municipal Code as it relates to determining organization and meeting times.

1. [Nomination and selection of Chair and Vice Chair to serve for the year 2020.](#)

RECOMMENDED ACTION

Approve, as presented

**CONSENT ITEMS**

2. Approval of the [October 30](#) and [November 13, 2019](#) PC Meeting Minutes.

RECOMMENDED ACTION

Approve, as presented

3. [PROJ-13865 – Citrus II Multi-family Residential Project](#)  
[Request for an amendment to extend the entitlement permits for an additional two years to a previously approved 78-unit, multi-family residential project on a 2.7-acre site. The project site is located on the south side of Citrus Drive, 400 feet east of Wells Road; Chuck Miller, applicant; zoned Urban General \(T4.10\) and Commerce \(C\); Case Nos.: DRC-9-19-52259, E-9-19-52261, W-9-19-52264.](#)

RECOMMENDED ACTION

Approve the Amendment extending the project for an additional two years effective from October 10, 2019 to October 10, 2021.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development).

Staff: Jared Rosengren, AICP, Principal Planner

4. [PROJ-13866 – Citrus III Multi-family Residential Project](#)  
[Request for an Amendment to extend the entitlement permits for an additional two years to a previously approved 43-unit, multi-family residential project on a 1.6-acre site located at 11101 Carlos Street; Chuck Miller, applicant; zoned Urban General \(T4.10\) and Commerce \(C\); Case Nos.: DRC-9-19-52260, E-9-19-52262, W-9-19-52265.](#)

RECOMMENDED ACTION

Approve the Amendment extending the permits for an additional two years effective from October 10, 2019 to October 10, 2021.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development).

Staff: Jared Rosengren, AICP, Principal Planner

## FORMAL ITEMS

- [5. PROJ-10997- Appeal for 3034 Serano Avenue Administrative Variance Denial Request for an Appeal of the denial of an Administrative Variance to permit an existing, non-compliant fence and hedges exceeding the maximum allowed height on parcel located 3034 Sereno Avenue in the Single Family \(R-1-6\) zone; Khris Kircher, applicant; Case No.: APL-11-19-52977.](#)

### RECOMMENDED ACTION

Uphold the Administrative Hearing Officer's denial of the Administrative Variance.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The project is Statutory Exempt from the California Environmental Quality Act (CEQA), projects which are disapproved.

Staff: Jamie Peltier, Associate Planner

- [6. Planning Commission 2020 Meeting Calendar and revised Rules of Procedure.](#)

### RECOMMENDED ACTION

Approved, as presented.

Staff: Neda Zayer, Assistant Community Development Director

**STAFF AND/OR COMMISSION COMMUNICATION ITEMS** – Staff and/or one or more of the Planning Commissioners may report on and provide summary explanations on the following items; however, no action or further deliberation is scheduled on these items.

## ADJOURNMENT

Staff Reports relating to this agenda are available in the Planning Division Office, Room 117, 501 Poli Street, Ventura, CA 93001 during normal business hours as well as on the City's Web Site – <https://www.cityofventura.ca.gov/AgendaCenter/Planning-Commission-19>. Materials related to an agenda item submitted to the Planning Commission after distribution of the agenda packet are available for public review in the Planning Division Office, Room 117, 501 Poli Street, Ventura, CA 93001 or <https://www.cityofventura.ca.gov/AgendaCenter/Planning-Commission-19>

This agenda was posted on Thursday, January 9, 2020 by 5:30 pm, on the City Hall Public Notices Board, and on the Internet.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the staff at 654-7893 or the California Relay Service at (866) 735-2929. Notification of 72 hours in advance of meeting will enable the City to make reasonable arrangements for accessibility to this meeting.