

# 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	February 24, 2020 5:00 PM	February 26, 2020 5:00 PM	February 25, 2020 Noon (to test compatibility) February 25, 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	10 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, FEBRUARY 26, 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.

## CONSENT ITEM

### 1. [Approval of the January 15, 2020 Planning Commission Meeting Minutes.](#)

#### RECOMMENDED ACTION

Approve, as presented

## FORMAL ITEM

### 2. [PROJ-13364 – Morris Residence Variance located at 1877 Hillcrest Drive. Request for a Variance to exceed the height limit to add a 1,451 square-foot addition to an existing 2,207 square-foot single family residence. Upon completion, the single-family residence will be 4,657 square-feet, 23 feet in height, and will have approximately 26% building lot coverage. The Variance also includes a request to continue the previously permitted reduced rear yard setback. The single-family residence is located on a 17,990 square-foot property in the Single Family \(R-1-7\) zone; Guy Gniadek, applicant; Case No. V-3-19-49598.](#)

#### RECOMMENDED ACTION

Approve the Resolution, subject to the conditions.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (e) (1) (Class 1, Existing Facilities) and 15303 (a) (New Construction).

Staff: Maruja Clensay, Senior Planner

**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, February 20, 2020 by 5:00 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.