

# PLANNING COMMISSION AGENDA

David Ferrin, Chair  
 Jane Farkas, Vice-Chair  
 Mark Abbe, Commissioner  
 Rob Corley, Commissioner  
 Laura Kay Dunbar, Commissioner  
 Nancy Butler Francis, Commissioner  
 Dan Long, Commissioner

Dave Ward, Interim Community Development Director  
 Kylee Otto, Special Counsel  
 Scott Kolwitz, Principal Planner  
 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	March 11, 2019 5:00 PM	March 13, 2019 5:00 PM	March 12, 2019 Noon (to test compatibility) March 12, 2019, 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 five 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, MARCH 13, 2019 - 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.

**CONSENT ITEM**

1. **Approval of Joint DRC and PC February 13, 2019 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented

**CONTINUED ITEM**

2. [PROJ-04633 – Request for Zone Change, a Planned Development Permit, and a Tentative Parcel Map for a lot split on a 1.72-acres \(74,846 square feet\) property with an existing 3,927 square foot single-family residence, a 441 square foot attached garage, and a second 1,100 square foot detached garage located at 5565 Foothill Road in the Single Family Residential \(R-1-1AC\) zone. The proposed zone change is from R-1-1AC to RPD-2U. The Tentative Parcel Map includes an 8,042 square foot Building Envelope within a 13,723 square foot Development Envelope on proposed Parcel 2 to confine future development; Steve Tedesco and Mary Tedesco, applicants.](#)

Case Nos.:

Z-926  
LD-1012  
PD-880  
EIR-2499

RECOMMENDED QUASI-JUDICIAL ACTION

Continue to a date certain of April 10, 2019, as requested by the Applicant.

**California Environmental Quality Act**

Not required for this action.

Staff: Maruja Clensay, Senior Planner

**FORMAL ITEMS**

3. [General Plan Conformance Review of the Proposed 2018-2024 Capital Improvement Plan \(2<sup>nd</sup> Year\).](#)

RECOMMENDED QUASI-JUDICIAL ACTION

Approve Resolution finding that the Proposed 2018-2024 Capital Improvement Plan (2<sup>nd</sup> Year) is in conformance with the General Plan.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3), General Rule.

Staff: V.S. Chandrashaker, Associate Engineer  
Brad Starr, Principal Civil Engineer  
Mary Joyce Ivers, Interim Public Works Director

4. [PROJ-12985 – Request for an Alcohol Use Permit allowing an ABC License Type 47 \(On-Sale General for Bona Fide Public Eating Place\) that would allow an alcoholic beverage establishment for a new restaurant, Finney’s Craffhouse and Kitchen. Alcohol sales and service are requested to occur Sunday through Saturday 9:00 AM to 1:00 AM, food service would cover the same hours. The restaurant will occupy a 5,113 square-foot tenant space, which includes a 4,050 square-foot ground floor and 1,063 square-foot mezzanine, on the first floor of a four-story, 17,775 square-foot commercial building. The customer service areas will include 903 square-feet in the mezzanine and 1,790 square-feet on the ground floor. The building occupies a 5,000 square-foot parcel at 494 East Main Street; Steve Rawlings, applicant; Urban Core \(T6.1\) Zone.](#)

**Case No.:**

**UP-10-18-47698**

RECOMMENDED QUASI-JUDICIAL ACTION

Approve, subject to conditions.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities).

Staff: Tim Rosenstein, Associate Planner

5. [PROJ-13286 – Request for a Zoning Ordinance Amendment pertaining to Alcoholic Beverage Establishments – Use Permits consisting of revisions to the definitions, use permit exemptions, application requirements for a use permit, findings for a use permit, conditions of approval, operational standards and training requirements. There is no associated development project, only legislative changes to the City’s Municipal Code. City of San Buenaventura, applicant; Citywide.](#)

**Case No.:**

**OA-2-19-49057**

RECOMMENDED QUASI-JUDICIAL ACTION

Continue to a date certain of April 10, 2019.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3), General Rule.

Staff: Jared Rosengren, AICP, Senior Planner

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

6. **Historic Preservation Committee (HPC)** – Nothing to report as the HPC February 27, 2019 meeting was canceled. The next HPC meeting will be on March 27, 2019.
7. **Design Review Committee (DRC)** – Chair Ferrin will report on items discussed at the DRC February 20 and March 6, 2019 meetings. The next DRC meeting will be on March 20, 2019.
8. **Other Commission Communications** – Commissioners may report on other recently attended advisory meetings or other recent or upcoming meetings, conferences, or programs that may be of interest to the Commission and the public.

**STAFF COMMUNICATION ITEMS** – Staff 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 Monday, March 4, 2019 by 6:00 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.