

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 | April 8, 2019 5:00 PM | April 10, 2019 5:00 PM | April 9, 2019 Noon (to test compatibility) April 9, 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, APRIL 10, 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.

CONSENT ITEM

1. [Approval of Planning Commission March 13, 2019 Meeting Minutes.](#)

RECOMMENDED ACTION

Approve, as presented

CONTINUED ITEM

2. [PROJ-04633 – Formal 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 a 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 the project to a date uncertain as requested by the applicant.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Not required for this action.

Staff: Maruja Clensay, Senior Planner

FORMAL ITEMS

3. [2019 Yearly Update on the Administrative Processing of Alcohol Related Uses.](#)

RECOMMENDED ACTION

Forward approval recommendation to City Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Not required for this action

Staff: Monique Gil, Assistant Planner

4. [PROJ-11664 – Request for a Bar, Tavern, Night Club Use Permit that will allow live music entertainment and an ABC License Type 48 \(On-Sale General for Public Premise\) that will allow an alcoholic beverage establishment for The Grape. Live music entertainment and alcohol sales will occur daily from 10:00 a.m. to 12:00 midnight. The Grape will occupy a 6,131 square-foot tenant space within an approximately 10,000 square-foot building on a 14,336 square-foot parcel located at 2733 East Main Street with a split zoning consisting of the Urban Center \(T5.2\) and Special District Hospital 1 \(SD-H1\); Joshua McNutt and Adam Randall, applicants.](#)

[Transmittal Memo No. 1 \(posted 4/9/2019\)](#)

Case Nos.:

UP-7-17-41154

UP-7-17-41259

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: Barbara Burkhart, Contract Planner

5. [PROJ-13286 – Request for Zone 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 Ventura, applicant.](#)

[Transmittal Memo No. 1 \(posted 4/10/19\)](#)

Case No.:

OA-2-19-49057

RECOMMENDED QUASI-JUDICIAL ACTION

Forward approval recommendation to City Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines 15061(b)(3) (“General Rule”) and 15308 (Class 8, Actions by Regulatory Agencies for Protection of the Environment).

Staff: Jared Rosengren, 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)** – Staff will report on items discussed at the HPC March 27, 2019 meeting. The next HPC meeting will be on April 24, 2019.
7. **Design Review Committee (DRC)** – Commissioner Ferrin will report on items discussed at the DRC March 20, 2019 meeting. The next DRC meeting will be on April 17, 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 Thursday March 28, 2019 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.