

PLANNING COMMISSION AGENDA

Jane Farkas, Chair
 David Comden, Vice-Chair
 Mark Abbe, Commissioner
 Kara Davis, Commissioner
 Jenny Lagerquist, Commissioner
 Scott McCarty, Commissioner
 Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Antoinette Mann, City Clerk

REGULAR MEETING

WEDNESDAY, APRIL 28, 2021 – 6:00 P.M.

WEBEX EVENT

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND BE WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19), CITY HALL IS CLOSED TO THE PUBLIC.

WATCH THE MEETING:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e41da75375bd484066455413f7e21e149>

NOTE: WebEx link only works while meeting is LIVE. After meeting has ended, use the Archived Video link to view the meeting. You must join the WebEx Meeting to provide Public Comment.

Join with only an "audio" connection: 1-408-418-9388/ Access code: **182 431 4815**

WebEx recommends using Internet Explorer or Edge when provide live comment at the meeting.

Watch a **live stream** of the meeting at <https://www.cityofventura.ca.gov/718/Videos>, YouTube at <https://www.Youtube.com/cityofventura/live> or on Cable TV – Channel 15.

SUBMIT PUBLIC COMMENT VIA EMAIL: Submit your comments via email by **4:00 pm** on the PC meeting date of **April 28, 2021**. Please submit your comment using this form, <http://www.cityofventura.ca.gov/publicinput> or send an email to permits@cityofventura.ca.gov (up to 1000 characters) When sending an email, please indicate in the Subject Line, the Agenda item number (i.e., Item No. 8A). Your form/email will be read by the Virtual Meeting Host and placed into the item's record at the meeting. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. All comments received by the conclusion of the agenda item will be made part of the record.

You may also scan the QR Code below to access the form to submit public comments or comments related to a specific agenda item via email before the meeting or during the meeting.



TO PROVIDE PUBLIC COMMENT LIVE: You must attend the WebEx Meeting with audio connected to your computer/device, you will see Chat feature on your screen. You can write, "I would like to speak on Agenda Item # __" in the Chat feature. During the discussion of that item, the Chair will call for public comment. The Virtual Meeting Host will announce those requesting to speak and unmute your mic allowing you to speak to the Commissioners. You will be heard, but not visible on screen. You will have 3 minutes to provide your comments. When you are finished, your mic will be muted.

Public Hearing Notices and **any materials related to an agenda item submitted to the Planning Commission after distribution of the agenda packet** are available on the City's website - <https://ca-ventura.civicplus.com/AgendaCenter/Planning-Commission-19>

ROLL CALL

OATH OF OFFICE FOR NEW PLANNING COMMISSIONERS

PUBLIC COMMUNICATIONS – Public Communications is the time set-aside during the Committee meetings for members of the public to address the Committee on planning related business other than scheduled agenda items.

CONSENT ITEM

1. [Approval of the Planning Commission March 10, 2021 Meeting Minutes.](#)

Recommendation: Approve, as presented.

FORMAL ITEMS

2. **PROJ-13740 – Hawaiian Village Design Review, Planned Development Permit and Exceptions located at 998 Church Street.**

Request for Formal Design Review, Planned Development Permit, and Exceptions for a Thomas Fire rebuild consisting of 64 multi-family apartment units in four new buildings with 81 parking spaces on a 3.4-acre site in the T4.1 (Urban General) and the Multiple Family Residential (R-3-5) zoning districts within the Downtown Specific Plan.

Recommendation: Approve the Formal Design Review, Planned Development Permit and Exceptions, subject to the conditions.

Staff: Elizabeth Richardson, Senior Planner

Applicant: James Merritt

Materials: [staff report](#), [resolution](#), [project plans](#), [public comments](#)

3. **PROJ-14602 – Main Street Mixed-Use Development Design Review, Exception, and Lot Line Adjustment located at 1718 East Main Street.**

Request for Formal Design Review, Exception, and Lot Line Adjustment for a new 6,000 square-foot building and rehabilitation of an existing 4,300 square-foot building for 1,050 square feet of commercial and 8 residential units on a 16,820 square-foot site in the T4.5 (Urban General) zone with a land use designation of Commerce.

Recommendation: Approve the Formal Design Review, Exception, and Lot Line Adjustments, subject to the conditions.

Staff: Jamie Peltier, Associate Planner

Applicant: Ted O'Brien

Materials: [staff report](#), [resolution](#), [project plans](#), public comments

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, April 22, 2021 at 4:50 pm on the City website, in the Public Meetings/Agenda Center: <https://www.cityofventura.ca.gov/714/Planning-Commission>.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this notice in court, you may be limited to raising issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the City of San Buenaventura at, or prior to the public hearing.

In compliance with American with Disabilities Act, if you need special assistance to participate in this meeting, call (805) 654-7869 or the California Relay Service at (866) 735-2929. Notification 72 hours in advance of the meeting will enable the city to make reasonable arrangement to ensure accessibility to the meeting.