

# 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

Peter Lyons, Interim Community Development Director  
 Kylee Otto, Legal Counsel  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

# DESIGN REVIEW COMMITTEE AGENDA

Brian Brodersen, Chair  
 Fiona Dunne, Vice-Chair  
 Albert Antelman, Member  
 Tyson Cline, Member  
 David Ferrin, Member

Peter Lyons, Interim Community Development Director  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

**JOINT MEETING  
 WEDNESDAY, MAY 15, 2019 – 6:00 P.M.  
 COUNCIL CHAMBERS, 501 POLI STREET**

The public has the opportunity to address the Commission/Committee on any item appearing on the agenda. Persons wishing to address the Commission/Committee should fill out a "Speaker Form." If you wish to comment on an item and do not want to speak before the Commission/Committee, 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>**

**The Design Review Committee has adopted Protocols for how their meetings are run. These Protocols are available at <https://www.cityofventura.ca.gov/DocumentCenter/View/8415>**

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	May 13, 2019 5:00 PM	May 15, 2019 5:00 PM	May 14, 2019, Noon (to test compatibility) May 14, 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	20 copies	20 copies	10 copies

Pursuant to the Rules of Procedures, the Committee/Commission has adopted a five minutes limit on speaker presentations. The Committee/Commission may adjust the time limit if deemed appropriate. A final decision reached by the Committee/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.

## ROLL CALL – PLANNING COMMISSION

### 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 Planning Commission April 10, 2019 Meeting Minutes.](#)

RECOMMENDED ACTION

Approve, as presented.

## ROLL CALL – DESIGN REVIEW COMMITTEE

### CONCEPTUAL REVIEW ITEM – DESIGN REVIEW COMMITTEE & PLANNING COMMISSION

2. [PROJ-12979 – Request for Conceptual Design Review for the demolition of an existing 84 space parking lot and associated landscaping, and the new construction of a 192,251-square foot six-level parking garage \(5 stories with parking on the roof and roof canopy\) with 435 vehicle parking spaces, 2,865-square feet of liner commercial spaces, two public restrooms, a bicycle repair shop and storage lockers, and a trash enclosure on two separate parcels totaling 0.85 acres; City of Ventura, applicant. Urban Core \(T6.1\) zone district, Coastal Zone, and a land use designation of Downtown Specific Plan.](#)

**Case No.:**

**CDRC-10-18-47550**

RECOMMENDED ACTION

Provide comments.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

Not required for this action.

Staff: Elizabeth Richardson, Senior Planner

**FORMAL ITEM – DESIGN REVIEW COMMITTEE & PLANNING COMMISSION**

3. [PROJ-8150 – Request for Formal review of a General Plan Amendment to change the land use designation from Neighborhood Medium to Neighborhood Low, a Zone Change from Two Family Residential \(R-2\) to Residential Planned Development \(RPD-6U\), a Planned Development Permit, a Tentative Tract Map, Design Review and Mitigated Negative Declaration, for the subdivision and redevelopment of a single parcel consisting of the demolition of an existing 1-1/2 story single-family residence and the construction of 17 single family residential units and 1 duplex with 2 units for a total of 19 residential units on a 3.42 acre lot located at 8324 Telegraph Road. Corona Holdings LLC, applicants.](#)

**Case Nos.:**

**GPA-3-15-27374  
Z-3-15-27378  
TTM-3-15-27377  
PD-3-15-27375  
DRC-3-15-27372  
EIR-3-15-27373**

RECOMMENDED ACTION

Continued to a date certain of June 19, 2019.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Not required for this action.

Staff: Elizabeth Richardson, 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.

- **Historic Preservation Committee (HPC)** – Staff will report on items discussed at the HPC April 24, 2019 meeting. The next regular meeting of the HPC is scheduled to occur on May 22, 2019. A Joint Meeting of the HPC/Design Review Committee has been scheduled to occur on June 5, 2019.
- **Design Review Committee (DRC)** – Commissioner Ferrin will report on items discussed at the DRC April 17 and May 1, 2019 meetings. A Joint Meeting of the HPC/DRC has been scheduled to occur on June 5, 2019. A Joint Meeting of the DRC/PC has been scheduled to occur on June 19, 2019.
- **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.

**ADJOURNMENT – PLANNING COMMISSION**

**RECONVENE – DESIGN REVIEW COMMITTEE  
LOCATION: COMMUNITY MEETING ROOM**

**CONSENT ITEM**

4. **Approval of Approval of the DRC April 17 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

**FORMAL ITEM**

5. [PROJ-12413 – Request for Formal Design Review for a façade modification to an existing 139,423 square foot 1-story, commercial building \(including the garden center\) by modifying entries, materials and colors, and modifications to the parking lot and landscaping changes and a Sign Variance to exceed the directional sign requirements for total square footage \(4 square feet\) and maximum height of 4 feet for an “Order Pick-up” beacon sign for the drive-up shopping program and to acknowledge that the sign square footage will be reduced from the approved 342.25 square feet to 307.83 square feet \(257.63 square foot total for Building Signs and 50.2 square foot 2-sided Monument Sign\). The project site consists of a 10.5-acre lot located at 422 East Main Street in the Commercial Planned Development \(CPD\) zone district; Ryan Chapman, applicant.](#)

[Transmittal Memo – posted 5/15/19](#)

**Case Nos.:**

**DRC-4-18-44866  
MC-8-18-46528**

RECOMMENDED QUASI-JUDICIAL ACTION

Approve, subject to conditions.

**California Environmental Quality Act**

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

Staff: Monique Gil, Assistant Planner

**STAFF COMMUNICATION**

**ADJOURNMENT**

Staff Reports relating to this agenda are available in the Planning Counter, 501 Poli Street, Room 117, Ventura, during normal business hours as well as on the City's Web Site – <https://ca-ventura.civicplus.com/AgendaCenter/Design-Review-Committee-11>. Materials related to an agenda item submitted to the Planning Division after distribution of the agenda packet are available for public review at the Planning Public Counter, 501 Poli Street, Room 117, Ventura CA 93001.

This agenda was posted on Wednesday, May 8, 2019 by 6:00 p.m. on the City Hall Public Notices Board and on the Internet.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Office at 654-7894 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.