

DESIGN REVIEW COMMITTEE AGENDA

Brian Brodersen, Chair
 Fiona Dunne, Vice-Chair
 Albert Antelman, Member
 Tyson Cline, Member
 Daniel Saltee, Member

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Julie Stuva, Recording Secretary

**REGULAR MEETING:
 WEDNESDAY, MAY 20, 2020 – 6:00 P.M.
 WEBEX EVENT**

**AMENDED
 5/19/2020**

**Adjusted Formal Items Calendar
 Revised Recommended Action**

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.

To Join the Hearing Live:

The virtual meeting will be held on WebEx Events. You can join the hearing as it is occurring by clicking the following link:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e8051d1f03a29674cdc22c79edc8da02b>

When you join, you will be an attendee at the meeting where you will be able to listen and see but will not be visible on screen and will be muted.

To Submit Public Comment Live:

If you would like to make a comment on an item during the meeting, there will be a Q&A function on your screen. You can write, "I would like to speak on Agenda Item #__" in the Q&A comment box. During the discussion of that item, the Administrative Hearing Officer will allow public comment. The City Clerk will announce those requesting to comment and unmute your mic allowing you to speak. 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 again.

To Join the Hearing via Telephone:

You can join the hearing through an audio connection by calling **1-408-418-9388** and entering the following access code: **291 086 305**.

Note: Audio connections will not be able to provide public comment as the hearing is occurring.

To Submit Public Comment via Telephone:

You can submit your comments via telephone by calling (805) 654-7869 by 2:00 pm of the day of the hearing. Please indicate you are calling about the May 20th Design Review Committee meeting and which Agenda item you are referencing.

To Watch the Meeting:

You can watch live streaming <https://www.cityofventura.ca.gov/718/Videos>, or on television channel 15.

To Submit Written Public Comment:

You can submit your written comments by 2:00 p.m. on the day of the hearing by using the [Electronic Agenda Public Comment Form](#). Please indicated the Subject Line, the Agenda item number (i.e. Item No. 8). Your written comment will be read into the record by the Design Review Committee Chair at the hearing.

ROLL CALL

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. Persons wishing to address the Committee during the Public Communications period of the meeting should fill out a speaker form prior to the Committee reaching this point on the agenda.

STAFF COMMUNICATION

[Transmittal Memo from Community Development Director](#) – posted 5/19/20

CONSENT ITEM

1. [Approval of the DRC March 4, 2020 Meeting Minutes.](#)

RECOMMENDED ACTION

Approve, as presented.

FORMAL ITEMS

2. [PROJ-7951 – Westview Village Phase 3 Confirmation of Details at 995 Riverside Street. Combined progress meeting at 50% completion of the Design Development Phase and formal Confirmation of Details pursuant to Condition Nos. 21 & 22, of Planning Commission Resolution No. CD-2015-30, for Phase 3 of 4 for the construction plans related to the redevelopment of Westview Village on 20.6-acres by property. Phase 3 includes 105 units ranging from one to four bedrooms. This project also includes a Minor Change and Minor Design Review request for the addition of 2,762 square-feet of carports \(12 parking spaces\) to allow Phase 3 to be 100% solar-powered.](#)

[Transmittal Memo](#) – posted 5/19/20

Recommended action: ~~(A) Approve construction plans for Phase 3 by Minute Motion; (B) Approve the Minor Change and Minor Design Review for the addition of carports, subject to conditions.~~ No action will be required by the Design Review Committee on this item.

California Environmental Quality Act

Not required for this action (Confirmation of Details)/ Addendum to MND (EIR-1-15-25950 for Minor Change/Minor Design Review.

Case Planner: Maruja Clensay, Senior Planner

Applicant: Mainstreet Architects/City of San Buenaventura Housing Authority

3. [PROJ-10006 – Starbucks Coffee Shop Design Review located at 3550 East Main Street.](#)
[Request for Design Review for the demolition of an existing 2,125 square foot restaurant and construction of a new 1,670 square foot restaurant with drive-through and a 1,357 square foot patio area on a 1.0-acre site in the General Commercial \(C-2\) zone.](#)

[Transmittal Memo](#) – posted 5/19/20

Recommended action: ~~Approve the Formal Design Review and the Mitigated Negative Declaration.~~ Forward design recommendation to the Planning Commission.

California Environmental Quality Act

Mitigated Negative Declaration; Mitigation identified to reduce potential impacts in the following categories to less than significant level: Biology, Cultural Resources, Geology/Soils, and Noise.

Case Planner: Maruja Clensay, Senior Planner

Applicant: Starbucks Coffee Company

4. [PROJ-14113 – Black Bear Diner Design Review located at 2401 East Harbor Boulevard.](#)
[Request for Formal Design Review for exterior modifications to an existing 7,756 square-foot commercial building and new landscaping on a 7.4-acre site in the Limited Commercial \(C-1\) zone.](#)

Recommended 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).

Case Planner: Tim Rosenstein, Associate Planner

Applicant: Kurt Jorgen for Black Bear Dinner

5. [PROJ-12768 – The Tides project Design Review at 5040 Telegraph Road – Vacant Lot.](#)
[Request for Formal Design Review for the construction of a three-story, 42-unit multi-family residential apartment building including two live/work units and four affordable units, and 65 parking spaces on a 1.3-acre site in the Single-Family Residential \(R-1-7 and R-1-1AC\) zone.](#)

[Transmittal Memo](#) – posted 5/19/20

Recommended action: ~~Approve, subject to conditions.~~ Forward design recommendations to the Administrative Hearing Officer.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill).

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Telegraph and Day Partners, LLC

6. [PROJ-14017 – Ventura VA Clinic Design Review and Planned Development Permit at 5250 Ralston Street.](#)

[Request for Formal Design Review and Planned Development Permit for a new 50,000 square foot, one-story outpatient medical clinic on an 8.0-acre site in the Manufacturing Planned Development \(MPD\) zone.](#)

Recommended action: Provide comments on the proposed plans.

California Environmental Quality Act

Mitigated Negative Declaration.

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Ventura VA, LLC

ADJOURNMENT

This agenda was posted on Thursday, May 14, 2020 at 5:00 pm on the City website, in the Public Meetings/Agenda Center: <https://www.cityofventura.ca.gov/707/Design-Review-Committee> and City Hall Public Notice Board.

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.