

# PLANNING COMMISSION AGENDA

David Comden, Chair  
 Jenny Lagerquist, Vice-Chair  
 Mark Abbe, Commissioner  
 Estelle Bussa, Commissioner  
 Shanna Farley, Commissioner  
 Scott McCarty, Commissioner  
 Lucas Zucker, Commissioner

Neda Zayer, Interim Community Development Director  
 Michael MacDonald, City Clerk

## REGULAR MEETING

**WEDNESDAY, MAY 24, 2023 – 6:00 P.M.**

**COUNCIL CHAMBERS, 501 POLI STREET OR WEBEX EVENT**

### PROVIDE PUBLIC COMMENT AT THE HEARING:

The public has the opportunity to address the Planning Commission on any item on the agenda. Persons wishing to address the Planning Commission should fill out a “Speaker Form.” If you wish to comment on an item and do not want to speak before the Planning Commission, you may complete the “Comment” portion of the form. Forms can be found on the table by the door inside the Council Chambers.

Pursuant to the [Planning Commission Protocols](#), the Planning Commission has a three-minute time limit on public speakers. If there are more than 10 speakers on an item, the Chair may adjust the time limit.

### JOIN THE HEARING VIRTUALLY (LIVE):

Please use the following link to attend the hearing virtually using WebEx:

<https://cityofventura.webex.com/cityofventura/j.php?MTID=m72aea825bb63bbe46b3ccdc31114fb5a>

Please Note: WebEx link only works while meeting is LIVE. WebEx recommends using Chrome, FireFox or Edge browser and downloading the WebEx App.

Join with only an “audio” connection: 1-408-418-9388/ Access Code: **2555 914 3571**

### PROVIDE PUBLIC COMMENT VIRTUALLY (LIVE):

You must attend the WebEx Meeting with audio connected to your computer/device. You will see a Chat feature on your screen. You can write, “I would like to speak on Agenda Item #\_” in the Chat feature. During the discussion of the 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 Planning Commission. You will be heard, but not visible on screen. You will have 3 minutes to provide your comments. When you finished, your mic will be muted.

### SUBMIT PUBLIC COMMENT VIA EMAIL:

Submit your comments by **4:00 pm** on the Planning Commission hearing date of **May 24, 2023** to be provided to the Commission prior to the meeting. Please submit your comment using this form [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput) or you may also scan the QR Code to access the form. Your public comments will be placed into the item’s record at the meeting. All comments received by the conclusion of the agenda item will be made part of the record.



### WATCH THE HEARING:

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, live and replayed as listed on CAPS media schedule.

The agenda, staff reports, project plans, and any materials related to an agenda item submitted to the Planning Commission are available on the City’s website:

<https://ca-ventura.civicplus.com/AgendaCenter/Planning-Commission-19>

## 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.

## CONSENT ITEMS

1. **Approval of the Planning Commission April 12, 2023 and April 26, 2023 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Materials:** [April 12](#), [April 26](#)

## FORMAL ITEMS

2. **PROJ-22-0092 – Two Eleven Major Design, Coastal Development Permit and Lot Line Adjustment Permit located at 221 231 and 245 E Thompson Boulevard**

Request for Major Design Review, Coastal Development Permit, and Lot Line Adjustment for a 6-story mixed use building with 94 multi-family residential units, including 13 very low-income units, 7 live/work units, 3,181 square feet of ground floor commercial space and 96 parking spaces in a podium parking structure on 0.9-acre site in the T5.1 (Neighborhood Center) zoning district within the Downtown Specific Plan and Coastal Zone.

**Recommendation:** Approve the Major Design Review, Coastal Development Permit, and Lot Line Adjustment, as conditioned.

**CEQA Determination:** The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, Infill Development).

**Staff:** Gene Burse, Senior Planner

**Applicant:** Vince Daly, Daly Group Inc.

**Material:** [staff report](#), [resolution](#), [project plans](#), [lot line adjustment](#), [view and density study](#), [design guidelines](#), [public comment](#), [public comment 2](#), [public comment 3](#), [public comment 4](#)

3. **PROJ-23-0320, PROJ-23-0321, PROJ-23-0322 – Housing Element Rezone Sites, Form-Based Code Overlay, and Zoning Text Amendments.**

A request for Zoning Text Amendments and Zoning Map Amendments, pursuant to Municipal Code Chapter 24.540 as follows:

### Zoning Text Amendments

- Amend Chapter 24.244 - M-X-D Mixed Use Zone to:
  - Reference the new overlay in Part 24F, Zoning Regulations.
  - Eliminate Single Family, Two-Family and Mobile Homes as land uses from the M-X-D District to ensure higher density residential on these sites.
- Establish Subpart 24F, Residential and Mixed-Use Overlay Development Code (LM and MU overlays), Zoning Ordinance to:
  - Establish development standards for LM, MU-3, MU-4, MU-5 and MU-6 overlay, including building types, height, setbacks, encroachment, parking, open space, and other development standards.

### Zoning Map Amendments

- Rezone 4300 Telegraph Road from R-1 to R-3-3 with MU-3 Overlay Zone.
- Rezone seven Johnson Corridor sites from CPD to M-X-D with MU-4 Overlay.

**Recommendation:** That the Planning Commission, by resolution, recommend the City Council adopt:

- A Zoning Text Amendment to Chapter 24.244, M-X-D (Mixed Use Zone) of the San Buenaventura Municipal Code (see Attachment A); and
- A Zoning Text Amendment to establish Subpart 24F Residential and Mixed-Use Overlay Development Code (LM and MU overlays) to Chapter 24 of the San Buenaventura Municipal Code (see Attachment B); and
- A Zoning Map Amendment to:
  - Rezone 4300 Telegraph Road from R-1 (Single Family Zone) to R-3-3 (Multiple Family Zone) with MU-3 Overlay Zone
  - Rezone seven Johnson Corridor sites from CPD (Commercial Planned Development Zone) to M-X-D (Mixed Use Zone) with MU-4 Overlay (see Attachment C).

**CEQA Determination:** The project uses the Addendum (dated December 2021) to the 2005 Ventura General Plan EIR (EIR-2452, dated and certified August 2005) that was utilized for the 6<sup>th</sup> cycle Housing Element (2021-2029).

**Staff:** Rachel Dimond, Interim Assistant Community Development Director  
Neda Zayer, Interim Community Development Director

**Applicant:** City of Ventura

**Material:** [staff report](#), [resolution for mixed use zone](#), [resolution for overlays](#), [resolution for zoning map](#), [addendum](#), [tracked changes overlays](#), [public comment](#)

## **STAFF COMMUNICATION**

## **ADJOURNMENT**

This agenda was posted on Thursday, May 18, 2023 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 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.