JOINT MEETING
WEDNESDAY, JULY 17, 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:

<table>
<thead>
<tr>
<th>Written Rebuttal Submissions</th>
<th>Written Day of Hearing Submissions</th>
<th>PowerPoint Presentations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submittal Date &amp; Time</td>
<td>5:00 PM</td>
<td>July 16, 2019, Noon (to test compatibility)</td>
</tr>
<tr>
<td>10 pages maximum, including exhibits</td>
<td>July 17, 2019, 5:00 PM</td>
<td>July 16, 2019, 5 PM</td>
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<td>2 pages maximum, including exhibits</td>
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<td>Number of copies to be submitted</td>
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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
ROLL CALL – DESIGN REVIEW COMMITTEE

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 – PLANNING COMMISSION ONLY

1. Approval of the Planning Commission May 8, 2019 Meeting Minutes.

RECOMMENDED ACTION
Approve, as presented.

CONSENT ITEM – DESIGN REVIEW COMMITTEE & PLANNING COMMISSION

2. Approval of the Joint DRC and PC May 15, 2019, June 5, 2019 and June 19, 2019 Meeting Minutes.

RECOMMENDED ACTION
Approve, as presented.

FORMAL ITEM – DESIGN REVIEW COMMITTEE & PLANNING COMMISSION

3. PROJ-11817 – 58 Kellogg Street Apartments – Request for a Zone Change from Limited Industrial (M-1) to Multi-Family Residential (R-3-1, 800-foot minimum lot area for each dwelling unit), Formal Design Review, and a Planned Development Permit for the demolition of two industrial buildings (approximately 4,200 square feet) and constructing two 3-story residential apartment buildings containing 30 units totaling 21,826 square feet with 40 grade-level parking spaces located on a 33,800 square feet (0.77 acre) property located at 58 Kellogg Street in the Limited Industrial Zone (M-1); Miller Family Trust, applicant.

Case Nos.: DRC-9-17-42165
PD-10-17-42278
Z-3-18-44462
EIR-10-17-42279

Transmittal Memo 1 – posted 7/12/2019
Transmittal Memo 2 – posted 7/16/2019
RECOMMENDED QUASI-JUDISICIAL ACTION

Design Review Committee:
a. Approve the Mitigated Negative Declaration (MND) and Design Review Permit, subject to conditions of approval.

Planning Commission:
a. Approve the Mitigated Negative Declaration (MND), and Planned Development Permit, subject to conditions of approval.
b. Forward an Approval Recommendation to the City Council to Approve the MND and Approve the Zone Change.

CALIFORNIA ENVIRONMENTAL QUALITY ACT
Adopt the Mitigated Negative Declaration (EIR-10-17-42279) which has been prepared pursuant to CEQA Guidelines Section 15070-15075. Significant but mitigable effects on the environment are anticipated in the following categories: Cultural Resources, Hazards and Hazardous Materials, and Tribal Cultural Resources.

Staff: Maruja Clensay, 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) – Nothing to report since HPC June 26 had been canceled. The next regular meeting of the HPC has been scheduled to occur on July 24, 2019.

- Design Review Committee (DRC) – Commissioner Ferrin will report on items discussed at the DRC July 3, 2019 meeting. The next regular meeting of the DRC has been scheduled to occur on August 7, 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