

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, JULY 26, 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=mcc78fd95c9f90f546ea84a116f592266>

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: 2556 825 7484

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 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 **July 26, 2023** to be provided to the Commission prior to the meeting. Please submit your comment using this form 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 June 21, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

2. **PROJ-14939 – Guthrie Residence Coastal Development Permit and Variance located at 1153 Bath Ln.**

Request for a Coastal Development Permit and Variance to construct a 3,741 square-foot two and a half-story single-family residence and garage with a reduced corner side yard setback from 10 feet to 4 feet, 3 inches adjacent to a 42-inch high breakaway wall along the property line by Shore Drive, new concrete driveway, rear yard hardscape, 207 square feet of landscaping, and 846 cubic yards of grading and sand export on a vacant 0.08-acre site in the Two-Family Beach Zone (R-2-B) zoning district with a land use designation of Existing Urban in the Coastal Zone.

Recommendation: Approve the Coastal Development Permit and Variance, as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction).

Staff: Jamie Peltier, Principal Planner

Applicant: Brian Guthrie

Material: [staff report](#), [resolution](#), [project plans](#), [public comment](#)

3. **PROJ-23-0279 – VenturaWaterPure Program Reorganization, Pre-zoning, and Comprehensive Plan Designation located at Southeast corner of Harbor Boulevard and Olivas Park Drive (APN 138-0-050-090).**

Request for a change of organization (Reorganization) of jurisdictional service area and district boundaries between the City of Ventura and the County of Ventura, a pre-zoning (zone change) to H-C (Harbor-Commercial), and a General Plan/Comprehensive Plan designation change to Harbor Commercial for a project

site that will be used for a proposed development of an Advanced Water Purification Facility (AWPF) on a vacant 10-acre site in the Coastal Zone.

Recommendation: That the Planning Commission recommend the City Council approve:

1. Comprehensive Plan Amendment, General Plan Amendment, and Local Coastal Program Amendment (Attachment A).
2. Reorganization and Pre-zoning for a 10-acre property located at the southeast corner of Harbor Boulevard and Olivas Park Drive, known as the Ventura Water Harbor Boulevard site (APN 138-0-050-090). (Attachment B).

CEQA Determination: The California Environmental Quality Act of 1970 (CEQA) Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) provides that an addendum shall be prepared when only minor technical changes, or changes which do not create new significant impacts, would result.

Staff: Rachel Dimond, Interim Assistant Community Development Director
Hollie King Winegar, Contract Planner

Applicant: Ventura Water Department

Material: [staff report](#), [resolution for GP amendment](#), [resolution for reorganization](#), [addendum to the 2019 FEIR](#), [viewshed assessment](#), [public comment](#), [supplemental packet](#)

4. PROJ- 15335 - City of San Buenaventura 6th Cycle 2021-2029 Housing Element of the General Plan.

Request for readoption of the City of San Buenaventura 6th Cycle 2021-2029 Housing Element of the General Plan.

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

3. The City of Ventura 6th cycle 2021-2029 Housing Element of the General Plan with Technical Background Report; and
2. An Addendum to the 2005 General Plan Final Environmental Impact Report (EIR-2452).

CEQA Determination: An Addendum to the 2005 General Plan Final Environmental Impact Report (EIR-1-22-62118) was prepared for the Housing Element update.

Staff: Neda Zayer, Interim Community Development Director

Applicant: City of San Buenaventura

Material: [staff report](#), [resolution](#), [draft housing element](#), [draft technical background report](#), [addendum to EIR report](#), [HCD letter](#), public comment

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, July 20, 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.