

# 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, AUGUST 23, 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=m8e472461aa8eaeab5e2a5e263427277b>

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: 2557 724 8568

### 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 **August 23, 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>

**Note: The presentation and public comment on the Preferred Land Use Map will occur on August 22. If you would like to provide public comment at the meeting on the Preferred Land Use Map, please attend Tuesday, August 22. The Planning Commission discussion on the Preferred Land Use Map may continue over on to Wednesday, August 23.**

## 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 and July 26, 2023 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Materials:** [June 21](#), [July 26](#)

## FORMAL ITEMS

2. **PROJ-23-0387 – Citywide Accessory Dwelling Unit Regulations.**

Request for a City-initiated Zoning Ordinance Amendment to amend Division 24, Chapter 24.430 Accessory Dwelling Unit Regulations to comply with State law.

**Recommendation:** That the Planning Commission:

1. Recommend that the City Council adopt the ordinance amendment to Chapter 24.430 Accessory Dwelling Unit Regulations; and
2. Authorize staff to adjust the ordinance if required or directed by California Coastal Commission (CCC) staff or the California Department of Housing and Community Development (HCD).

**CEQA Determination:** The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 21080.17.

**Staff:** Erica Hong, Senior Planner

**Applicant:** City of Ventura

**Material:** [staff report](#), [resolution](#), [proposed ADU ordinance](#), [AMPA Downtown](#), [AMPA Pierpont](#), [existing ADU ordinance](#), [public comment](#), [public comment](#)

## STAFF COMMUNICATION

## ADJOURNMENT

This agenda was posted on Wednesday, August 16, 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.