

PLANNING COMMISSION AGENDA

Jane Farkas, Chair
 David Comden, Vice-Chair
 Kara Davis, Commissioner
 Nancy Butler Francis, Commissioner
 Scott McCarty, Commissioner
 Jennifer Miller, Commissioner
 Lucas Zucker, Commissioner

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

**REGULAR MEETING:
 WEDNESDAY, SEPTEMBER 23, 2020 – 6:00 P.M.
 WEBEX EVENT**

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=e5162eea270077d987831f2f70e0bbe24>

Note: WebEx link only works while meeting is LIVE. After meeting has ended, use the Archived Video link to view the meeting. You must join the WebEx Meeting to provide Public Comment Live - see below.

To Submit Public Comment Live:

You must attend the WebEx Meeting with audio connected to your computer/device, you will see 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 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 are finished, your mic will be muted.

To Join the Hearing via Telephone:

You can join with only an "audio" connection: **1-408-418-9388 / Access Code: 126 284 4909**

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 4:00 pm of the day of the hearing. Please indicate you are calling about the September 23rd Planning Commission hearing and which Agenda item you are referencing.

To Watch the Meeting:

You can watch live streaming or an Archived Video <https://www.cityofventura.ca.gov/718/Videos> Cable TV- Channel 15, live and replayed as listed on CAPS media schedule.

To Submit Written Public Comment:

Submit your written comments by 4:00 p.m. on the Planning Commission meeting day by using the [Electronic Agenda Public Comment Form](#). Please indicate in the Subject Line, the Agenda item number (i.e. Item No. 8). Your written comment will be read by Planning Commission Chair and placed into the item's record at the hearing.

Public Hearing Notices and any materials related to an agenda item submitted to the Planning Commission after distribution of the agenda packet 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 ITEM

1. **Approval of the Planning Commission [July 22](#) and [August 12, 2020](#) Meeting Minutes.**

Recommendation: Approve, as presented.

FORMAL ITEM

2. **PROJ-8105 – Anacapa Courts Design Review, Coastal Development Permit, and Tentative Tract Map located at 297-299 East Main Street.**

Request for Formal Design Review, Historic Preservation Design Review, Coastal Development Permit, and a Tentative Tract Map for the preservation and rehabilitation of an existing historic resource (Top Hat) and construction of a 4-story mixed use building with 3,850-square feet of ground floor commercial, 24 residential condominium units, including 4 affordable units, and 41 space parking garage on a 21,845 square -foot site in the Urban Core(T6.1) zone within the Downtown Specific Plan.

Recommendation:

That the Planning Commission, by resolution, approve:

- a. The Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, subject to conditions.
- b. Coastal Development Permit, Formal Design Review, and Historic Preservation Design Review, subject to conditions.
- c. The Tentative Tract Map, subject to conditions.

California Environmental Quality Act

Mitigated Negative Declaration: Mitigations identified in the following categories: Biology, Cultural Resources, and Geology/Soils.

Case Planner: Maruja Clensay, Senior Planner

Applicant: Downtown Ventura Properties III, LLC

Materials: [staff report](#), [environmental resolution](#), [coastal development and design review resolution](#), [tentative tract map resolution](#), [project plans](#)

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, September 17, 2020 at 4pm 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 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.