

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, SEPTEMBER 27, 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.

The hearing is conducted pursuant to the [Planning Commission Protocols](#).

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=m9602aea91f1df5fa364450910c72e89b>

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: 2553 800 8499

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 **September 27, 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 August 22 & 23, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [Aug 22 minutes](#), [Aug 23 minutes](#)

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 S. Hong, Senior Planner

Applicant: City of Ventura

Material: [staff report](#), [resolution](#), [ADU ordinance](#), [downtown map](#), [pierpont map](#), public comment

3. **PROJ-23-0265 – Stardust Mobile Home Estates Planned Development Permit, Major Variance and Minor Variance located at 11100 Telegraph Road.**

Request for a Planned Development Permit, Major Variance, and Minor Variance to construct two new mobile homes and a new 3,480 square foot recreation area to include a barbeque area with seating in an existing mobile home park on an approximately 0.2-acre site in the Mobile Home Park (MHP) zone with a land use designation of Neighborhood Medium.

Recommendation: Approve the Planned Development Permit, Major Variance and Minor Variances as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures).

Staff: Erica S. Hong, Senior Planner

Applicant: Dmitriy Kazakov

Material: [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), [public comment](#), [continuance memo](#)

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, September 21, 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 arrangements to ensure accessibility to the meeting.