

PLANNING COMMISSION AGENDA

David Comden, Chair
 Jenny Lagerquist, Vice-Chair
 Mark Abbe, Commissioner
 Kara Davis, Commissioner
 Jane Farkas, Commissioner
 Scott McCarty, Commissioner
 Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Michael McDonald, City Clerk

REGULAR MEETING

WEDNESDAY, SEPTEMBER 28, 2022 – 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.” The Planning Commission has adopted a three-minute limit on public speakers. The Chair may adjust the time limit if deemed appropriate. 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.

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=m6b3bba59ed6dfd33b749571523298676>

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: 256 696 87997

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 via email by **4:00 pm** on the Planning Commission hearing date of September 28, 2022. Please submit your comment using this form using the following link or QR code www.cityofventura.ca.gov/publicinput. You can also send an email to permits@cityofventura.ca.gov (up to 1000 characters). When sending an email, please indicate in the Subject Line, the Agenda item number (i.e., Item No. 8A). Your form/email will be read by Hearing Officer and placed into the item’s 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 24, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

2. **PROJ-14570 – FRONT AND KALORAMA MAJOR DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT, AND WARRANT LOCATED AT 935 EAST FRONT STREET.**

Request for Major Design Review, Coastal Development Permit, Warrant, and Exceptions for a 4-story building with 88 multi-family residential units on a 0.9-acre site in the Urban General 3 (T4.3) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Planning Commission approve the Major Design Review, Coastal Development Permit, Warrant and Exceptions, as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, Infill Development Projects).

Staff: Gene Burse, Senior Planner

Applicant: Aldergate Investments, LLC

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

3. **PROJ-11836 – SOUTH GARDEN APARTMENT MAJOR DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT, WARRANT, EXCEPTIONS AND LOT LINE ADJUSTMENT LOCATED AT 102 SOUTH GARDEN STREET.**

Request for Major Design Review, Coastal Development Permit, Warrant, Exceptions, and Lot Line Adjustment for a 4-story building with 4 live/work units and 15 multi-family residential units on a 0.3-acre site in the Urban General 3 (T4.3) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Planning Commission approve the Major Design Review, Coastal Development Permit, Warrant, Exceptions, and Lot line Adjustment as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, Infill Development Projects).

Staff: Levi Hill, Acting Planning Manager

Applicant: Autumn Capital Management, LLC

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, September 22, 2022 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.