

# PLANNING COMMISSION AGENDA

Vacant, Chair  
 Jane Farkas, Vice-Chair  
 David Comden, Commissioner  
 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 Director  
 Andy Heglund, Senior Assistant City Attorney  
 Julie Stuva, Recording Secretary

The public has the opportunity to address the Commission on any item appearing on the agenda. Persons wishing to address the Commission should fill out a "Speaker Form." If you wish to comment on an item and do not want to speak before the Commission, you may complete the "Comment" portion of the form. This form is located on the table inside the Council Chambers door. The Chairperson will acknowledge comments for the record.

**The Planning Commission has adopted Protocols for how their meetings are run. These Protocols are available at <https://www.cityofventura.ca.gov/DocumentCenter/View/8414>**

Evidence may be submitted for agenda items provided they are compliant with the following specifications:

	Written Rebuttal Submissions	Written Day of Hearing Submissions	PowerPoint Presentations
Submittal Date & Time	October 28, 2019 5:00 PM	October 30, 2019 5:00 PM	October 29, 2019 Noon (to test compatibility) October 29, 2019, 5 PM
Page Limitation (Single-sided equivalent)	10 pages maximum, including exhibits	2 pages maximum, including exhibits	2 pages maximum, including exhibits
Number of copies to be submitted	15 copies	15 copies	10 copies

Pursuant to the Rules of Procedures, the Planning Commission has adopted a five minutes limit on speaker presentations. The Commission may adjust the time limit if deemed appropriate. A final decision reached by the Commission may be appealed to the City Council by filing required forms and paying the necessary fee to the City Clerk within ten calendar days after the action date.

**SPECIAL MEETING  
 WEDNESDAY, OCTOBER 30, 2019 - 6:00 P.M.  
 COUNCIL CHAMBERS, 501 POLI STREET**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMUNICATIONS** - Public Communications is the time set-aside during the Commission meetings for members of the public to address the Commission on planning related business other than scheduled agenda items. Persons wishing to address the Commission during the Public Communications period of the meeting should fill out a speaker form prior to the Commission reaching this point on the agenda.

**NEW BUSINESS** – Matters appearing under this section are particular to the Planning Commission's duties under the Municipal Code as it relates to determining organization and meeting times

1. **Nomination and selection of Chair and Vice Chair to serve for the remainder of year 2019.**

RECOMMENDED ACTION

Approve, as presented

**CONSENT ITEM**

2. **Approval of the August 21, 2019 Joint DRC and PC and October 9, 2019 PC Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented

**CONCEPTUAL ITEMS**

3. **PROJ-12960 – Cairns Subdivisions and Zone Change. Request for Conceptual Review of a proposed Zone Change, Tentative Parcel Map, Planned Development Permit, and Environmental Assessment for the development of a 5-lot subdivision for single family residential units on a 1.55 acre parcel located at 5450 Foothill Road and that is currently zoned R-1-1AC – one single family dwelling per acre. The Zone Change would be to RPD-4 – Residential Planned Development – 4 units per acre. The proposed project density would be 3.38 dwelling units per acre; Chris and Nancy Cairns, applicants.**

**Case Nos.:**

**Z-10-18-47476  
TPM-10-18-47474  
EIR-10-18-47475  
PD-9-19-52182**

RECOMMENDED ACTION

Continue to a date uncertain.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Not required for this action.

Staff: Maruja Clensay, Senior Planner

4. **PROJ-13730 – Anastasi Mixed-Use Development project. Request for Conceptual Review for a new mixed-use project that includes approximately 19,780 square feet of commercial space and 97 condominium units on a vacant 5.62 acres project site located at the northwest intersection of Harbor Boulevard and South Seaward Avenue. The development includes 18**

separate buildings, ranging from 3 to 4 stories in height with surrounding uses include a two-story motel to the north, a shopping center to the south, residential to the west and the 101 Freeway to the east. Access would be provided from Harbor Boulevard, Seaward Avenue, and Pierpont Boulevard; Anastasi Development Company, LLC, applicant; Coastal Mixed Use (CMXD) zone.

**Case No.:**

**CDRC-7-19-51283**

**RECOMMENDED ACTION**

Provide comments.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Not required for this action.

Staff: Neda Zayer, Assistant Community Development Director

**FORMAL ITEM**

5. PROJ-12863 – Olivas Park Specific Plan. Addendum to the Olivas Park Drive Extension Project Final Environmental Impact Reports, General Plan Amendment to amend Figure 3-5 General Plan Diagram and Figure 4-1 Bicycle Facilities, and Zoning Ordinance Text Amendment including the relocation of the previously approved levee/floodwall. The proposed Olivas Park Specific Plan area, located in the southeast portion of the city, south of the US 101, bounded on the north by Auto Center Drive and the southern boundary of the Ventura Auto Center, on the east by the Santa Clara River, on the west by the San Buenaventura Golf Course, and on the south by open space and the Santa Clara River; plus a portion of City-owned APN 179-0-050-050 for earthwork; Hofer Properties, LLC; Ventura Olivas Company, LLC; and MBL Golf Course, applicants; Zoned Commercial Planned Development (CPD), Manufacturing Planned Development (MPD) and Parks.

**Transmittal Memo No. 1 – posted 10/28/2019**

**Case Nos.:**

**GPA-9-18-46899**

**SP-9-18-46900**

**Z-9-18-46901**

**EIR-9-18-46898**

**DRC-9-18-46902**

**RECOMMENDED ACTION**

- A. Adopt a resolution recommending City Council adopt the Addendum to the Olivas Park Drive Extension Project Final Environmental Impact Report;

- B. Adopt a resolution recommending City Council approve the General Plan Amendment to amend Figure 3-5 General Plan Diagram and Figure 4-1 Bicycle Facilities;
- C. Adopt a resolution recommending City Council approve the Olivas Park Specific Plan;
- D. Adopt a resolution recommending City Council approve the Zoning Map Amendment; and
- E. Authorize staff to revise/amend the resolutions and attachments to incorporate Planning Commission recommended changes, or corrections or improvements staff identifies prior to the City Council meeting.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The Environmental Impact Report Addendum is consistent with CEQA Guidelines Section 15165.

Staff: Neda Zayer, Assistant Community Development Director  
 Peter Gilli, Community Development Director

**COMMISSION COMMUNICATION ITEMS** – One or more of the Planning Commissioners may report on and/or provide summary explanations regarding the following items; however, no action or further deliberation is scheduled on these items.

- 6. **Historic Preservation Committee (HPC)** – Staff will report on items discussed at the HPC October 23, 2019 meeting. The next HPC meeting will be on November 6, 2019.
- 7. **Design Review Committee (DRC)** – Staff will report on items discussed at the October 22, 2019 meeting. The next meeting will be on November 5, 2019.
- 8. **Other Commission Communications** – Commissioners may report on other recently attended advisory meetings or other recent or upcoming meetings, conferences, or programs that may be of interest to the Commission and the public.

**STAFF COMMUNICATION ITEMS** – Staff may report on and provide summary explanations on the following items; however, no action or further deliberation is scheduled on these items.

**ADJOURNMENT**

Staff Reports relating to this agenda are available in the Planning Division Office, Room 117, 501 Poli Street, Ventura, CA 93001 during normal business hours as well as on the City’s Web Site – <https://www.cityofventura.ca.gov/AgendaCenter/Planning-Commission-19>. Materials related to an agenda item submitted to the Planning Commission after distribution of the agenda packet are available for public review in the Planning Division Office, Room 117, 501 Poli Street, Ventura, CA 93001 or <https://www.cityofventura.ca.gov/AgendaCenter/Planning-Commission-19>

This agenda was posted on Thursday, October 24, 2019 by 5:30 pm, on the City Hall Public Notices Board, and on the Internet.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the staff at 654-7893 or the California Relay Service at [\(866\) 735-2929](tel:8667352929). Notification of 72 hours in advance of meeting will enable the City to make reasonable arrangements for accessibility to this meeting.