

# 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  
 Andy Heglund, Acting City Attorney  
 Tracy Oehler, Recording Clerk

## REGULAR MEETING

WEDNESDAY, FEBRUARY 09, 2022 – 6:00 P.M.

## WEBEX EVENT

**IN ACCORDANCE WITH AB 361, THIS MEETING WILL BE HELD BY TELECONFERENCE, AND THERE WILL NOT BE A PHYSICAL LOCATION FROM WHICH THE PUBLIC MAY ATTEND. THE PUBLIC MAY ONLY ELECTRONICALLY ATTEND THE MEETING AND MAY PROVIDE PUBLIC COMMENT THROUGH THE VIRTUAL MEETING. COUNCIL CHAMBERS WILL NOT BE OPEN FOR THE PUBLIC FOR THIS MEETING. THE PUBLIC WILL HAVE ACCESS TO REMOTELY OBSERVE THE MEETING AND ADDRESS THE PLANNING COMMISSION AS OUTLINED BELOW. TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE PLANNING COMMISSION MEETING AND PROVIDE PUBLIC COMMENT PLEASE REFER TO THE PROCESS BELOW.**

## WATCH THE MEETING:

<https://cityofventura.webex.com/cityofventura/j.php?MTID=m67ea5e7de9371eb8348e48c7b869cb00>

*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 LIVE to provide Public Comment.*

Join with only an “audio” connection: 1-408-418-9388/ Access code: **2556 731 8747**

WebEx recommends using Internet Explorer or Edge when provide live comment at the meeting.

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.

**SUBMIT PUBLIC COMMENT VIA EMAIL:** Submit your comments via email by **4:00 pm** on the PC meeting date of **FEBRUARY 09, 2022**. Please submit your comment using this form, <http://www.cityofventura.ca.gov/publicinput> or send an email to [permits@cityofventura.ca.gov](mailto: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). All comments received by the conclusion of the agenda item will be made part of the record.



You may also scan the QR Code below to access the form to submit public comments or comments related to a specific agenda item via email before the meeting or during the meeting.

**TO PROVIDE 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 that 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 Commissioners. 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.

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 January 12, 2022 and January 26, 2022 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Materials:** [01/12/22 Minutes](#), [01/26/22 Minutes](#)

## FORMAL ITEM

2. **PROJ-15353 – Stoepker Residence Exception located at 263 South Pacific Avenue.**

Request for an Exception to construct a rooftop deck over an existing 322 square foot attached garage for a single-family residence on a 0.06-acre site in the Urban General (T4.5) zone with a land use designation of Commerce.

**Recommendation:** That the Planning Commission approve the Exception, as conditioned.

**CEQA Determination:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities – Class 01) of the CEQA Guidelines.

**Case Planner:** Falak Zaidi, Associate Planner

**Applicant:** Marta Stoepker

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

3. **PROJ-15392 – Inclusionary Housing Ordinance.**

Request for Municipal Code Text Amendments to amend Division 25 (Interim Inclusionary Housing Program) updating the inclusionary housing regulations.

**Recommendation:** That the Planning Commission recommend the City Council adopt ordinance amendments to Division 25 Inclusionary Housing Program, to replace it in its entirety.

**CEQA Determination:** The proposed amendments qualify for the General Rule or Common Sense Exemption to the California Environmental Quality Act (CEQA). State CEQA Guidelines Section 15061(b)(3).

**Case Planner:** Peter Gilli, Community Development Director  
**Applicant:** City of Ventura

**Material:** [staff report](#), [resolution](#), [Exhibit A - IHO](#), [Exhibit B - Existing IHO](#), [Exhibit C - Policy](#), [Exhibit D - In-Lieu Fee](#), [Exhibit E - Table 16](#), public comment

## STAFF COMMUNICATION

### ADJOURNMENT

This agenda was posted on Friday, February 04, 2022 at 12:00 pm 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.