

# PLANNING COMMISSION AGENDA

David Ferrin, Chair  
 Jane Farkas, Vice-Chair  
 Mark Abbe, Commissioner  
 Rob Corley, Commissioner  
 Laura Kay Dunbar, Commissioner  
 Nancy Butler Francis, Commissioner  
 Dan Long, Commissioner

Dave Ward, Interim Community Development Director  
 Kylee Otto, Legal Counsel  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

# DESIGN REVIEW COMMITTEE AGENDA

Brian Brodersen, Chair  
 David Ferrin, Vice-Chair  
 Albert Antelman, Member  
 Tyson Cline, Member  
 Fiona Dunne, Member

Dave Ward, Interim Community Development Director  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

## SPECIAL JOINT MEETING WEDNESDAY, FEBRUARY 13, 2019 – 6:00 P.M. COUNCIL CHAMBERS, 501 POLI STREET

The public has the opportunity to address the Commission/Committee on any item appearing on the agenda. Persons wishing to address the Commission/Committee should fill out a "Speaker Form." If you wish to comment on an item and do not want to speak before the Commission/Committee, 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>**

**The Design Review Committee has adopted Protocols for how their meetings are run. These Protocols are available at <https://www.cityofventura.ca.gov/DocumentCenter/View/8415>**

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                     | February 11, 2019<br>5:00 PM         | February 13, 2019<br>5:00 PM        | February 12, 2019, Noon (to test compatibility)<br>February 12, 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          | 20 copies                            | 20 copies                           | 10 copies  |

Pursuant to the Rules of Procedures, the Committee/Commission has adopted a five minutes limit on speaker presentations. The Committee/Commission may adjust the time limit if deemed appropriate. A final decision reached by the Committee/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.

## ROLL CALL – DESIGN REVIEW COMMITTEE

**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. Persons wishing to address the Committee during the Public Communications period of the meeting should fill out a speaker form prior to the Committee reaching this point on the agenda.

### CONSENT ITEM

5. [Approval of Approval of the Joint DRC/PC December 19, 2018, Meeting Minutes.](#)

RECOMMENDED ACTION

Approve, as presented.

### CONTINUED CONCEPTUAL ITEMS – DESIGN REVIEW COMMITTEE AND PLANNING COMMISSION

6. [PROJ-11836 – Conceptual Design Review to demolish an existing 2,160 square foot carwash and the abandonment of a portion of the public right-of-way \(including 16 parking spaces\) for the new construction of a four-story building consisting of 19 multifamily apartment units with 27,550 square feet of residential space \(1 live/work unit, 1 studio and 17 2-bedroom units\) which includes areas dedicated to circulation, lobby/mail, and “other”, 6,610 square feet of patio \(private and community\) and a 7,305 covered at grade parking lot with a total of 19 auto parking spaces and 4 bicycle parking spaces on a 10,311 square foot site \(with a request for approximately 4,500 square feet of adjacent public right-of-way to be dedicated to the project site\) at 102 South Garden Street; Afshin Samet, applicant; Urban General 3 \(T4.3\), Coastal Zone.](#)

Case No.:

CDRC-10-18-47483

RECOMMENDED ACTION

Provide comments.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

Not required for this action.

Staff: Don Nielsen, Associate Planner

7. [PROJ-12768 – Conceptual Design Review to construct a new three-story mixed-use building consisting of a 42-unit multi-family apartment building including 2 live/work units and 3 affordable units and 63 parking spaces contained in a mix of carports and open parking and shared vehicular access with westerly property located on a 54,285 square foot lot located at 5040 Telegraph Road; Telegraph and Day Partners, LLC, applicant; Single Family Residential \(R-1-1AC\) Zone.](#)

**Case No.:**

**CDRC-12-18-48178**

RECOMMENDED ACTION

Provide comments.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Not required for this action.

Staff: Elizabeth Richardson, Senior Planner

**STAFF COMMUNICATION**

**ADJOURNMENT – DESIGN REVIEW COMMITTEE**

**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.

- **Historic Preservation Committee (HPC)** – Staff will report on items discussed at the January 23, 2019 meeting. The next HPC meeting will be on February 27, 2019.
- **Design Review Committee (DRC)** – Commissioner Ferrin will report on items discussed at the Joint DRC/HPC/PRC February 6, 2019 meeting. The next DRC meeting will be on February 20, 2019.
- **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.

**ADJOURNMENT – PLANNING COMMISSION**

Staff Reports relating to this agenda are available in the Planning Counter, 501 Poli Street, Room 117, Ventura, during normal business hours as well as on the City's Web Site – <https://ca-ventura.civicplus.com/AgendaCenter/Design-Review-Committee-11>. Materials related to an agenda item submitted to the Planning Division after distribution of the agenda packet are available for public review at the Planning Public Counter, 501 Poli Street, Room 117, Ventura CA 93001.

This agenda was posted on Thursday, January 31, 2019 by 6:00 p.m. on the City Hall Public Notices Board and on the Internet.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Office at 654-7894 or the California Relay Service at (866) 735-2929. Notification of 72 hours in advance of meeting will enable the City to make reasonable arrangements for accessibility to this meeting.