

# 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 5:00 PM	February 13, 2019 5:00 PM	February 12, 2019, Noon (to test compatibility) 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 – PLANNING COMMISSION

### 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 Planning Commission Chair and Vice Chair to serve for the year 2019.](#)

#### RECOMMENDED ACTION

Approve, as presented.

### CONTINUED FORMAL ITEM

2. [PROJ-12723 – Request for Code Amendment that would create a new use type and definitions for firearms and ammunition sales to permit firearm and ammunition sales in the Limited Industrial \(M-1\), General Industrial \(M-2\), and Manufacturing Planned Development \(MPD\) zones. To implement the project, various text amendments are proposed to the Zoning Ordinance including revisions to Definitions and the addition of a new Chapter 24.494 – Firearm and Ammunition Sales. There is no associated development project, only legislative changes to the City's Municipal Code.](#)

Case Nos.:

**OA-7-18-46110**

**EIR-7-18-46109**

#### RECOMMENDED QUASI-JUDICIAL ACTION

Forward an Approval Recommendation to the City Council to Adopt the Negative Declaration (ND) and to Approve the Firearms and Ammunition Zoning Code Amendment.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

A Negative Declaration (EIR-7-18-46109) has been prepared pursuant to CEQA Guidelines Section 15070-15075.

Staff: Dave Ward, AICP, Interim Community Development Director

**FORMAL ITEM**

3. [PROJ-04633 – Request for Zone Change, a Planned Development Permit, and a Tentative Parcel Map for a lot split on a 1.72-acres \(74,846 square feet\) property with an existing 3,927 square foot single-family residence, a 441 square foot attached garage, and a second 1,100 square foot detached garage located 5565 Foothill Road in the Single Family Residential \(R-1-1AC\) Zone. The proposed zone change is from R-1-1AC to RPD-2U. The Tentative Parcel Map includes an 8.042 square foot Building Envelope within a 13,723 square foot Development Envelope on proposed Parcel 2 to confine future development; Steve Tedesco and Mary Tedesco, applicants.](#)

[Transmittal Memo No. 1 – posted 2/12/2019](#)

**Case Nos.:**

**Z-926  
LD-1012  
PD-880  
EIR-2499**

RECOMMENDED QUASI-JUDICIAL ACTION

- a. Approve the Mitigated Negative Declaration (MND), Tentative Parcel Map, and Planned Development Permit subject to conditions of approval; and
- b. Forward an Approval Recommendation to the City Council to Approve the MND and Approve the Zone Change.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Adopt the Mitigated Negative Declaration (EIR-2499) which has been prepared pursuant to CEQA Guidelines Section 15070-15075. Significant but mitigable effects on the environment are anticipated in the following categories: Biological Resources, Cultural Resources, and Tribal Cultural Resources.

Staff: Maruja Clensay, Senior Planner

**CONCEPTUAL ITEM**

4. [PROJ-12979 – Conceptual Design Review for the demolition of an existing 84 space parking lot and associated landscaping, and the new construction of a 191,391-square foot six-level parking garage \(5 stories with parking on the roof\) with 460 vehicle parking spaces, 2,865-square feet of liner commercial spaces, two public restrooms, a bicycle repair shop and storage lockers, and a trash enclosure on two separate parcel totaling 0.85 acres located northeast corner of East Santa Clara Street and South Palm Street \(Downtown Parking Garage\); Urban Core \(T6.1\) and Coastal Zone.](#)

**Case No.:**

**CDRC-10-18-47550**

RECOMMENDED ACTION

Provide comments.

**California Environmental Quality Act**

Not required for this action.

Staff: Don Nielsen, Associate Planner

**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.](#)

[Transmittal Memo No. 1 – posted 2/13/2019](#)

**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.