

PLANNING COMMISSION AGENDA

Jane Farkas, Chair
 David Comden, Vice-Chair
 Kara Davis, Commissioner
 Nancy Butler Francis, Commissioner
 Scott McCarty, Commissioner
 Lucas Zucker, Commissioner
 VACANT, Commissioner

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Antoinette Mann, Recording Secretary

REGULAR MEETING

WEDNESDAY, MARCH 10, 2021 – 6:00 P.M.

WEBEX EVENT

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND BE WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19), CITY HALL IS CLOSED TO THE PUBLIC.

WATCH THE MEETING:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=ec52514080ae7ff6e6b9dcd1d2f3388>

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 to provide Public Comment.**

Join with only an "audio" connection: 1-408-418-9388/ Access code: **182 644 3474**

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 **March 10, 2021**. Please submit your comment using this form, <http://www.cityofventura.ca.gov/publicinput> or send an email to devservices@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 the Virtual Meeting Host and placed into the item's record at the meeting. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. 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 Commission. 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.

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

1. [Election of Planning Commission Chair and Vice-Chair for 2021.](#)

CONSENT ITEM

2. [Approval of the Planning Commission December 9, 2020 Meeting Minutes.](#)

Recommendation: Approve, as presented.

FORMAL ITEMS

3. **General Plan Conformance Review of the 2020-2026 Capital Improvement Plan (2nd Year).**

Request for a General Plan Conformance Review of two new Work Plans (Project 72156 - City Hall East Boiler Replacement and Project 74103 - Upgrade of Co-Generation System) to the 2020-2026 Capital Improvement Plan (2nd Year).

Recommendation: Adopt a resolution finding the two new Work Plans in the 2020-2026 Capital Improvement Plan (2nd Year) are in conformance with the General Plan.

Staff: V.S. Chandrashaker, Associate Engineer
Brad Starr, Deputy City Engineer

Materials: [staff report](#), [resolution](#)

4. **PROJ-12080 Garden Estates Design Review, Coastal Development Permit Amendment, and Exception located at 32 S. Garden Street.**

Request for Formal Design Review, Coastal Development Permit Amendment, and Exception to construct two 3-story apartment buildings totaling 11 units and convert two existing apartments to low-income units within an existing 7 building, 48-unit apartment complex on a 2.1-acre site in the T4.3 zone within the Downtown Specific Plan.

Recommendation: Approve the Formal Design Review, Coastal Development Permit Amendment, and Exception, subject to the conditions.

Staff: Neda Zayer, Assistant Community Development Director
Applicant: Garden Estates, LLC/ Tony Tomasello

Materials: [staff report](#), [resolution](#), [project plans](#), [public comments](#)

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Friday, March 5, 2021 at 1:00 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.