

# DESIGN REVIEW COMMITTEE AGENDA

Albert Antelman, Chair  
 Fiona Dunne, Vice-Chair  
 William Growdon, Member  
 Daniel Saltee, Member  
 Anthony Tomasello, Member

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

## REGULAR MEETING: WEDNESDAY, MARCH 17, 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.**

### JOIN A WEBEX MEETING LIVE:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e5fddcab7ec4720359fe3f496637f7664>

**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: **182 613 3273**

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 DRC meeting date of **March 17, 2021**. Please submit your comment using this form, [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput) or send an email to [devservices@cityofventura.ca.gov](mailto: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 Committee Members. 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 DRC after distribution of the agenda packet** are available on the City's website: <https://ca-ventura.civicplus.com/AgendaCenter/Design-Review-11>

## 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. 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

1. [Approval of the Design Review Committee March 3, 2021 Meeting Minutes.](#)

**Recommendation:** Approve, as presented.

## FORMAL ITEMS

2. **PROJ- 14778 – Haley Point Design Review, Planned Development Permit, Variances and Tentative Tract Map located at 2400 Channel Drive.**

Request for Formal Design Review, Planned Development Permit, Variances, and Tentative Tract Map for 72 townhomes on a 4.3-acre site in the Limited Industrial (M-1) zone with a land use designation of Neighborhood Medium.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Formal Design Review with the following design direction:

- A. Relocate the driveway to align with Arcade Drive or Evergreen Drive.
- B. Require additional landscaping or treatments for the sound wall.
- C. Step down the height of the sound wall along the eastern property line as it approaches Channel Drive.
- D. Any other design changes the DRC recommends.

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Warmington Residential

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

3. **PROJ- 14602 – Main Street Mixed-Use Development Design Review, Exception, and Lot Line Adjustment located at 1718 East Main Street.**

Request for Formal Design Review, Exception, and Lot Line Adjustment for a new 6,000 square-foot building and rehabilitation of an existing 4,300 square-foot building for 1,050 square feet of commercial and 8 residential units on a 16,820 square-foot site in the T4.5 (Urban General) zone with a land use designation of Commerce.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Formal Design Review with the following design direction:

- A. Enhance the interior courtyard and podium deck with additional landscaping, such as planters along fencing and guardrails, or vertical landscaping using lattice and vines along walls.
- B. Suggestions to reduce the visible impact of the parking located in the front 50% of the property, if possible.
- C. Any other design changes the DRC recommends.

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Ted O'Brien

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

**4. PROJ- 10084 – Thompson Residential Apartment Design Review, Coastal Development Permit, and Exception located at 1926 Thompson Boulevard.**

Request for Formal Design Review, Coastal Development Permit, and Exception for the construction of a three-story, 12-unit multi-family residential apartment building including two live/work units and two affordable units, and 23 parking spaces (covered) in the front 50% of the lot on a 0.3-acre site in the General Urban (T4.5) zoning district with a land use designation of Commerce.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Formal Design Review with the following design direction:

- A. Preferred color scheme.
- B. Any other design changes the DRC recommends.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** Bruce B. Mehdiani

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

## **STAFF COMMUNICATION**

## **ADJOURNMENT**

This agenda was posted on Thursday, March 11, 2021 at 6:00 p.m. on the City website, in the Public Meetings/Agenda Center:

<https://www.cityofventura.ca.gov/707/Design-Review-Committee>.

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.