

DESIGN REVIEW COMMITTEE AGENDA

Brian Brodersen, Chair
 Fiona Dunne, Vice-Chair
 Albert Antelman, Member
 Tyson Cline, Member
 Daniel Saltee, Member

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

REGULAR MEETING

WEDNESDAY, MARCH 18, 2020 - 6:00 P.M.

COMMUNITY MEETING ROOM, 501 POLI STREET

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

	Written Rebuttal Submissions	Written Day of Hearing Submissions	PowerPoint Presentations
Submittal Date & Time	March 16, 2020 5:00 PM	March 18, 2020 5:00 PM	March 17, 2020 Noon (to test compatibility) March 17, 2020, 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	10 copies	10 copies	10 copies

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

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.

AGENDA MANAGEMENT – The DRC shall be provided a brief overview of the agenda, and the DRC Chair may entertain any requests to continue items and/or to rearrange the order of items appearing on this agenda. Applicants and interested parties are advised that 6:00 PM is the potential starting time for all hearing items.

CONFIRMATION OF DETAILS

1. [PROJ-7951 – Westview Village Phase 3 Confirmation of Details, Minor Change, and Minor Design Review located at 995 Riverside Street. Combined progress meeting at 50% completion of the Design Development Phase and formal Confirmation of Details pursuant to Condition Nos. 21 and 22, of Planning Commission resolution CD-2015-30, for Phase 3 of 4 for the construction plans related to the redevelopment of Westview Village on 20.6-acres property. Phase 3 includes 105 units ranging from one to four bedrooms. This project also includes a Minor Change and Minor Design Review request for the addition of 2,762 square-feet of carports \(12 parking spaces\) to allow Phase 3 to be 100% solar-powered in the Multi-Family \(R-3-5\) zone.](#)
Case Nos.: COD-1-20-54060. MDRC-1-20-24061

RECOMMENDED ACTION

- A. Approve construction plans for Phase 3 by Minute Motion.
- B. Approve the Minor Change and Minor Design Review for the addition of carports, subject to conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Not required for this action (Confirmation of Details). Addendum to Mitigated Negative Declaration (EIR-1-15-25950) for the Minor Design Review.

Staff: Maruja Clensay, Senior Planner

Applicant: Mainstreet Architects / San Buenaventura Housing Authority

FORMAL ITEMS

2. [PROJ-11006 – Starbucks Design Review located at 3550 East Main Street. Formal Design Review for the demolition of an existing 2,125 square foot restaurant and the construction of a new 1,670 square foot restaurant with drive-through and a 1,357 square foot patio, on a one-acre site in the General Commercial \(C-2\) and Commerce \(C\) zoning districts.](#)
Case Nos. DRC-10-17-42613 and EIR-1-20-54120

RECOMMENDED ACTION

Approve the Formal Design Review and the Mitigated Negative Declaration.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Mitigated Negative Declaration; Mitigations identified to reduce potential impacts in the following categories to less than significant level: Biology, Cultural Resources, Geology/Soils, and Noise.

Staff: Maruja Clensay, Senior Planner

Applicant: Starbucks Coffee Company

3. [PROJ-12768 – The Tides Design Review located at 5040 Telegraph Road. Formal Design Review for the construction of a three-story, 42 units multi-family residential apartment building including two live/work units and four affordable units, and 65 parking spaces on a 1.3-acre site in the Single Family Residential \(R-1-1AC\) zoning district.](#)
Case Nos.: 8-18-46378 and PD-8-18-46380

RECOMMENDED ACTION

Approve the project based on the Notice of Decision.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-fill Development project).

Staff: Elizabeth Richardson, Senior Planner
Applicant: Telegraph and Day Partners, LLC

4. [PROJ-14017 – Veterans Outpatient Medical Clinic Design Review located at 5250 Ralston Street. Formal Design Review for a new 50,000 square foot, one-story outpatient medical clinic on an 8.0-acre site in the Manufacturing Planned Development \(MPD\) and Industry \(I\) zoning districts.](#)
Case Nos.: PD-11-19-53017, DRC-11-19-53021, EIR-11-19-53022

RECOMMENDED ACTION

Provide comments on the proposed plans.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Mitigated Negative Declaration.

Staff: Elizabeth Richardson, Senior Planner
Applicant: Ventura VA, LLC

STAFF COMMUNICATION

ADJOURNMENT

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 Wednesday, March 11, 2020 by 5:30 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.