

PLANNING COMMISSION AGENDA

David Comden, Chair
 Jenny Lagerquist, Vice-Chair
 Mark Abbe, Commissioner
 Estelle Bussa, Commissioner
 Shanna Farley, Commissioner
 Scott McCarty, Commissioner
 Lucas Zucker, Commissioner

Neda Zayer, Interim Community Development Director
 Michael MacDonald, City Clerk

REGULAR MEETING

WEDNESDAY, MARCH 22, 2023 – 6:00 P.M.

COUNCIL CHAMBERS, 501 POLI STREET OR WEBEX EVENT

PROVIDE PUBLIC COMMENT AT THE HEARING:

The public has the opportunity to address the Planning Commission on any item on the agenda. Persons wishing to address the Planning Commission should fill out a “Speaker Form.” If you wish to comment on an item and do not want to speak before the Planning Commission, you may complete the “Comment” portion of the form. Forms can be found on the table by the door inside the Council Chambers.

Pursuant to the City Councils Rules of Procedures which all hearings follow, the Hearing Officer has a three-minute limit on public speakers. The Hearing Officer may adjust the time limit if deemed appropriate.

JOIN THE HEARING VIRTUALLY (LIVE):

Please use the following link to attend the hearing virtually using WebEx:

<https://cityofventura.webex.com/cityofventura/j.php?MTID=m669da6190309c4d0128dda0534066d2c>

Please Note: WebEx link only works while meeting is LIVE. WebEx recommends using Chrome, FireFox or Edge browser and downloading the WebEx App.

Join with only an “audio” connection: 1-408-418-9388/ Access Code: **2550 069 8220**

PROVIDE PUBLIC COMMENT VIRTUALLY (LIVE):

You must attend the WebEx Meeting with audio connected to your computer/device. You will see a Chat feature on your screen. You can write, “I would like to speak on Agenda Item #_ in the Chat feature. During the discussion of the 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 Planning Commission. You will be heard, but not visible on screen. You will have 3 minutes to provide your comments. When you finished, your mic will be muted.

SUBMIT PUBLIC COMMENT VIA EMAIL:

Submit your comments by **4:00 pm** on the Planning Commission hearing date of **March 22, 2023** to be provided to the Commission prior to the meeting. Please submit your comment using this form www.cityofventura.ca.gov/publicinput or you may also scan the QR Code to access the form. Your public comments will be placed into the item’s record at the meeting. All comments received by the conclusion of the agenda item will be made part of the record.



WATCH THE HEARING:

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, live and replayed as listed on CAPS media schedule.

The agenda, staff reports, project plans, and any materials related to an agenda item submitted to the Planning Commission 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.

CONSENT ITEMS

1. **Approval of the Planning Commission December 14, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

2. **Election of the Planning Commission Chair and Vice Chair for 2023.**

Materials: [staff report](#)

3. **PROJ-22-0098 – Lundring Residence Coastal Development Permit and Variances located at 1217 Cornwall Lane.**

Request for a Coastal Development Permit and Variance to demolish an existing two-story single-family residence to construct a two and a half story single-family residence with a variance to reduce the side yard setback from 10 feet to six feet and increase the lot coverage from 40% to 44.6% on a 0.09-acre site in the Single-Family Beach Zone (R-1-B) zone with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Coastal Development Permit and Variances, as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3, New Construction).

Staff: Tyler Walter, Associate Planner

Applicant: Mark Shellnut

Material: [staff report](#), [resolution](#), [project plans](#), public comment

4. **PROJ-13157 – The Garden Minor Design Review and Exception located at 1751-1767 East Main Street.**

Request for Minor Design Review and Exception to renovate two existing commercial properties including changes to the façade, construction of a new

courtyard and new restroom building on a 0.34-acre site in the General Urban (T4.5) zoning district of the Midtown Corridors Development Code and with a land use designation of Commerce.

Recommendation: Approve the Minor Design Review and Exception, as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

Staff: Jared Rosengren, Senior Planner

Applicant: Jeremy Ireland

Material: [staff report](#), [resolution](#), [project plans](#), [supplemental packet](#), public comment

5. PROJ-15290 – Mission Apartments Historic Preservation Design Review and Lot Line Adjustment located at 79-97 Oak Street.

Request for Historic Preservation Design Review and Lot Line Adjustment for improvements to an existing two-story 18,792 square-foot, mixed-use building on a 0.32-acre site in the Urban Core (T6.1) zoning district within in the Downtown Specific Plan and Coastal Zone.

Recommendation: Approve the Historic Preservation Design Review and Lot Line Adjustment, as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Class 31, Historic Resource Restoration/Rehabilitation).

Staff: Jamie Peltier, Principal Planner

Applicant: Erik DeArkland

Material: [staff report](#), [resolution](#), [project plans](#), [phase 2 impacts analysis](#), [standards](#), public comment

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Wednesday, March 15, 2023 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 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.