

DESIGN REVIEW COMMITTEE AGENDA

Brian Brodersen, Chair
 Fiona Dunne, Vice-Chair
 Albert Antelman, Member
 Tyson Cline, Member
 David Ferrin, Member

Dave Ward, Interim Community Development Director
 Scott Kolwitz, Principal Planner
 Julie Stuva, Recording Secretary

REGULAR MEETING

WEDNESDAY, APRIL 17, 2019 - 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	April 15, 2019 5:00 PM	April 17, 2019 5:00 PM	April 16, 2019 Noon (to test compatibility) April 16, 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 Design Review Committee has adopted a five 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.

CONSENT ITEM

1. Approval of the [DRC March 6, 2019](#) and the [DRC March 20, 2019](#) Meeting Minutes.

RECOMMENDED ACTION

Approve, as presented.

CONTINUED FORMAL ITEM

2. [PROJ-10662 – Formal Design Review for an Amendment to a previously approved Façade Modification for an existing two-story, 6,262 square foot commercial building on a 0.40-acre parcel located at 2301 South Victoria Avenue; Main Street Architects + Planners, Inc., applicant; Urban General \(T4.9\), Parkway Overlay zone.](#)

Case No.:

DRC-11-18-48014

RECOMMENDED QUASI-JUDICIAL ACTION

Approve, subject to conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Staff: Don Nielsen, Associate Planner

CONFIRMATION OF DETAILS

3. [PROJ-10256 – Formal Confirmation of Details for *only* Buildings “B” and “C” pursuant to Condition No. 25 of Notice and Order DRC-2018-02 for the site plan, elevations, colors/materials and landscape plans associated with the larger DeAnza Courts mixed-use project consisting of a 78-unit condominium residential project \(Buildings A, B, and C\), including two inclusionary units \(1 low income and 1 moderate income\) within two, three-story residential courtyard buildings and a three-story mixed-use building with 1,121 square feet of commercial retail floor area and the elimination of the subterranean garages on a vacant 2.71 acre site locate at 1995 North Ventura Avenue; MECD Ventura, LLC, applicant; Mixed-Use Development \(MXD\) zone.](#)

Case No.:

COD-7-18-45921

RECOMMENDED ACTION

Approve construction plans for only Buildings “B” and “C” by Minute Motion.

California Environmental Quality Act

Not required for this Action.

Staff: Don Nielsen, Associate Planner

FORMAL ITEMS

4. [PROJ-12757 – Formal Design Review for façade modifications with new materials and paint, plus a Sign Program and Sign Variance to allow up to six wall signs and three monument signs for two buildings with four tenants in excess of the 100 square-feet of total signage allowed in the zone, on an approximately 6,000 square-foot two-story showroom building with 11,000 square-feet of garage space attached, and one approximately 4,000 square-foot two-story building with 3,700 square-feet of garage space attached, on a 146,815 square-foot project area located at 3650 East Main Street; James Hann, KAJ Development Inc., applicant; General Commercial \(C-2\) zone.](#)

Case Nos.:

SV-7-18-46216

DRC-7-18-46217

RECOMMENDED QUASI-JUDICIAL ACTION

Provide Comments.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Staff: Tim Rosenstein, Associate Planner

5. [PROJ-12929 – Formal Design Review for a new Sign Program and a Warrant to allow for a new sign to deviate from the locational criteria and be located above the first floor on a 6,440 square foot \(0.14 acre\) lot located at 60 South California Street; Michelle LaVallee, Trade Desk, applicant; Urban Core \(T6.1\) zone.](#)

Case Nos.:

DRC-10-18-47325

W-10-18-47326

RECOMMENDED QUASI-JUDICIAL ACTION

Approve, subject to conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Staff: Don Nielsen, Associate Planner

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 Monday, April 8, 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.