

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, APRIL 26 – 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 Planning Commission Protocols, the Planning Commission has a three-minute limit on public speakers. The Chair 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=m2ef9745dc706472a98fb5f4824fd9117>

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: **2558 359 7603**

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 **April 26, 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 a <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.

FORMAL ITEMS

1. PROJ-15382 – Poli 3 Units Design Review, Coastal Development Permit, and Exceptions located at 405 Poli Street.

Request for a Design Review, Coastal Development Permit, and an Exception to construct three residential units on a 0.2-acre site in the Urban General 1 (T4.1) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Planning Commission approve the Design Review, Coastal Development Permit, and Exceptions, as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development).

Staff: Jamie Peltier, Principal Planner

Applicant: Doug Michie

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

2. PROJ-22-0092 – Two Eleven Major Design Review, Coastal Development Permit, and Lot Line Adjustment located at 211, 231, 245 Thompson Boulevard.

Request for a Major Design Review, Coastal Development Permit, and Lot Line Adjustment for a 6-story mixed use building with 94 multi-family residential units, including 13 very low-income units, 7 live/work units, 3,181 square feet of ground floor commercial space and 96 parking spaces in a podium parking structure on 0.9-acre site in the T5.1 (Neighborhood Center) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Planning Commission approve the Major Design Review, Coastal Development Permit, and Lot Line Adjustment, as conditioned.

CEQA Determination: The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development).

Staff: Gene Burse, Senior Planner

Applicant: Vince Daly, Daly Group Inc.

Material: [staff report](#), [resolution](#), [project plans](#), [lot line adjustment](#), [DTSP standards](#), [public comment](#), [public comment 2](#), [public comment 3](#)

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, April 20, 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 arrangements to ensure accessibility to the meeting.