

PLANNING COMMISSION AGENDA

David Ferrin, Chair
 Jane Farkas, Vice-Chair
 Mark Abbe, Commissioner
 Rob Corley, Commissioner
 Laura Kay Dunbar, Commissioner
 Nancy Butler Francis, Commissioner
 Dan Long, Commissioner

Peter Lyons, Interim Community Development Director
 Kylee Otto, Special Counsel
 Scott Kolwitz, Principal Planner
 Julie Stuva, Recording Secretary

The public has the opportunity to address the Commission on any item appearing on the agenda. Persons wishing to address the Commission should fill out a "Speaker Form." If you wish to comment on an item and do not want to speak before the Commission, 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 Planning Commission has adopted Protocols for how their meetings are run. These Protocols are available at <https://www.cityofventura.ca.gov/DocumentCenter/View/8414>

Evidence may be submitted for agenda items provided they are compliant with the following specifications:

	Written Rebuttal Submissions	Written Day of Hearing Submissions	PowerPoint Presentations
Submittal Date & Time	May 6, 2019 5:00 PM	May 8, 2019 5:00 PM	May 7, 2019 Noon (to test compatibility) May 7, 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	15 copies	15 copies	10 copies

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

**REGULAR MEETING
 WEDNESDAY, MAY 8, 2019 - 6:00 P.M.
 COUNCIL CHAMBERS, 501 POLI STREET**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATIONS - Public Communications is the time set-aside during the Commission meetings for members of the public to address the Commission on planning related business other than scheduled agenda items. Persons wishing to address the Commission during the Public Communications period of the meeting should fill out a speaker form prior to the Commission reaching this point on the agenda.

FORMAL ITEM

1. [PROJ-12758 – Request for an Amendment to a Planned Development Permit for the demolition of a 15,650 square-foot portion of an existing 153,204 square-foot building in its place to house an ALDI grocery store, resulting in a 156,907 square foot shopping center. The project includes a concurrent minor variance request to reduce the rear yard setback from 20 feet to 2 feet along the western property line and a variance to allow an 8-foot-high wall in the same location to accommodate and screen the new loading dock associated with the ALDI addition. The parking lot would be modified to incorporate a pedestrian path that would reduce the number of vehicle parking spaces from 626 to 615 vehicle parking spaces while providing 54 bike parking spaces. Work also includes comprehensive façade refurbishments for the remaining buildings and comprehensive landscaping improvements throughout the approximately 11.66 acres project site across 4 parcels located at 4250-4360 East Main Street and 4673-4731 Telephone Road in the Commercial Planned Development \(CPD\) zone; Sean Unsell, applicant.](#)

Case No.:

PDA-12-18-48185

RECOMMENDED ACTION

Provide comments.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Not required for this Action.

Staff: Tim Rosenstein, Associate Planner

COMMISSION COMMUNICATION ITEMS – One or more of the Planning Commissioners may report on and/or provide summary explanations regarding the following items; however, no action or further deliberation is scheduled on these items.

2. **Historic Preservation Committee (HPC)** – Staff will report on items discussed at the HPC April 24, 2019 meeting. The next HPC meeting will be on May 22, 2019.
3. **Design Review Committee (DRC)** – Commissioner Ferrin will report on items discussed at the DRC April 17 and May 1, 2019 meetings. The next meeting will be a Joint DRC and PC meeting on May 15, 2019.
4. **Other Commission Communications** – Commissioners may report on other recently attended advisory meetings or other recent or upcoming meetings, conferences, or programs that may be of interest to the Commission and the public.

STAFF COMMUNICATION ITEMS – Staff may report on and provide summary explanations on the following items; however, no action or further deliberation is scheduled on these items.

ADJOURNMENT

Staff Reports relating to this agenda are available in the Planning Division Office, Room 117, 501 Poli Street, Ventura, CA 93001 during normal business hours as well as on the City's Web Site – <https://www.cityofventura.ca.gov/AgendaCenter/Planning-Commission-19>. Materials related to an agenda item submitted to the Planning Commission after distribution of the agenda packet are available for public review in the Planning Division Office, Room 117, 501 Poli Street, Ventura, CA 93001 or <https://www.cityofventura.ca.gov/AgendaCenter/Planning-Commission-19>

This agenda was posted on Wednesday, May 1, 2019 by 11:00 am, on the City Hall Public Notices Board, and on the Internet.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the staff at 654-7893 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.