

# DESIGN REVIEW COMMITTEE AGENDA

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

Peter Lyons, Interim Community Development Director  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

# HISTORIC PRESERVATION COMMITTEE AGENDA

Pamela Huckins, Chair  
 Ann Huston, Vice-Chair  
 Tyson Cline, Member  
 Dena Mercer, Member  
 Sherry Schafer, Member

Peter Lyons, Interim Community Development Director  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

## JOINT MEETING

**WEDNESDAY, JUNE 5, 2019 - 4:00 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 Commission, you may complete the "Comment" portion of the form. This form is located on the table inside the Community Meeting Room 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>**

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	June 3, 2019 5:00 PM	June 5, 2019 5:00 PM	June 4, 2019, Noon (to test compatibility) June 4, 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, 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 – HISTORIC PRESERVATION COMMITTEE

**PUBLIC COMMUNICATIONS** - Public Communications is the time set-aside during the Committee meetings for members of the public to address the Committee on items of planning related business other

than scheduled agenda items. Persons wishing to address the Committee during the Public Communications period should fill out a speaker form prior to the Committee reaching this point on the agenda.

**AGENDA MANAGEMENT** – The HPC shall be provided a brief overview of the agenda, and the HPC 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 4:00 PM is the potential starting time for all hearing items.

**CONTINUED ITEM – HISTORIC PRESERVATION COMMITTEE ONLY** – Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon by the Committee at one time, without discussion, unless a member of the Committee, public or staff requests an opportunity to address any given items. Items removed from the Consent Calendar will be discussed in more detail. Approval by the Committee of Consent items means that the recommendation of the staff is approved along with the terms and conditions described in the administrative report.

1. **Approval of the Historic Preservation Committee January 23, 2019 and March 27, 2019 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

**FORMAL ITEMS – HISTORIC PRESERVATION COMMITTEE**

2. [PROJ-13241 – Request for Historic Preservation Design Review for a façade remodel to an existing eligible historic landmark. The façade remodel will include removal of an existing aluminum store front system and replacement with a new aluminum store front system including reconfiguration of window and door openings; removal of existing stucco on the north and south elevation to expose existing masonry, resize the existing windows on the north and south elevations and add three new windows for a total of five windows on each elevation, add new black gooseneck led lights to the north, south and west elevations on an existing commercial block building on a 13,000 square foot lot located at 54 – 70 South Oak Street; Erik Dearkland, applicant; Urban Core \(T6.1\) Zone.](#)

**Case No.:**

**HPDR-1-19-48780**

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) and 15331 (Historical Resource Restoration/Rehabilitation).

Staff: Elizabeth Richardson, Senior Planner

## ROLL CALL – DESIGN REVIEW COMMITTEE – TIME CERTAIN AT 6:00 PM

**PUBLIC COMMUNICATIONS** - Public Communications is the time set-aside during the Committee meetings for members of the public to address the Committee on items of planning related business other than scheduled agenda items. Persons wishing to address the Committee during the Public Communications period 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.

## FORMAL ITEMS – DESIGN REVIEW & HISTORIC PRESERVATION COMMITTEE

- 3. [PROJ-11549 – Request for Historic Preservation Design Review to demolish an existing 80 square-foot shed and construct a new 750 square-foot Accessory Dwelling Unit \(ADU\) and 431 square-foot single-car garage in front of an existing 670 square-foot single-family residence on a 5,833 square-foot lot located at 271 West Prospect Street; Jesse and Ariel Carmody, applicants; Multiple Family \(R-3-5\) Zone.](#)**

**Case Nos.:**

**HPDR-4-17-40154  
DRC-8-17-41769**

### RECOMMENDED QUASI-JUDICIAL ACTION

HPC: Provide recommendation to Design Review Committee.

DRC: Approve, subject to conditions.

### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures) and 15332 (Infill Development).

Staff: Tim Rosenstein, Associate Planner

- 4. [PROJ-12419 – Request for Historic Preservation Design Review to demolish an existing 285 square-foot garage and construct a new 750 square-foot Accessory Dwelling Unit with an attached 710 square-foot garage behind an existing 713 square-foot 1-story single family residence on a 5,833 square-foot lot located at 305 West Prospect Street; Juan Godinez, applicant; Multiple Family \(R-3-5\) Zone.](#)**

**Case Nos.:**

**HPDR-4-18-45031  
DRC-4-18-44941**

RECOMMENDED QUASI-JUDICIAL ACTION

HPC: Provide recommendation to Design Review Committee.

DRC: Approve, subject to conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures) and 15332 (Infill Development Projects).

Staff: Tim Rosenstein, Associate Planner

**ADJOURNMENT – HISTORIC PRESERVATION COMMITTEE**

**RECONVENE – DESIGN REVIEW COMMITTEE**

**CONSENT ITEM**

5. **Approval of the Design Review Committee April 17, 2019 and May 1, 2019 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

**CONFIRMATION OF DETAILS ITEMS**

6. [PROJ-10256 – Request for a combined progress meeting at 50% completion of the Design Development phase and Final Confirmation of Details for only Building “A” pursuant to Condition Nos. 24 and 25 of Notice and Order DRC-2018-02 for the site plan, elevations, colors/materials and landscape plans associated with the larger De Anza 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 located at 1995 North Ventura Avenue; MECD Ventura, LLC, applicant; Mixed Use \(MXD\) Zone.](#)

[PROJ-10256 – Attachment D – Construction Architectural & Landscape Plans](#)

**Case No.: COD-7-18-45921**

RECOMMENDED ACTION

Approve construction plans for Building “A” by Minute Motion.

**California Environmental Quality Act**

Not required for this action.

Staff: Maruja Clensay, Senior Planner

7. [PROJ-11655 – Request for Final Confirmation of Details pursuant to Condition No. 24 of Planning Commission Resolution No. CD-2018-11 for the site plan, elevations, colors/materials and landscape plans associated with the “Kal Thom” mixed-use project consisting of a 45 unit residential project, including five inclusionary units \(1 Very Low income, 2 Low Income, and 2 Moderate Income\) within three, 2 ½ -story residential courtyard buildings with a 545 square foot commercial area on the corner of Kalorama and Thompson, and the provision of a 46-space semi-subterranean garage on a vacant 0.51 acre \(22,475 square-foot\) site located at 918 East Thompson Boulevard; The Daly Group, applicant; Thompson Corridor \(T4.4\) Zone.](#)

[PROJ-11655 – Attachment G- Construction Architectural & Landscape Plans](#)

[Transmittal Memo No. 1 – posted 6/4/2019](#)

**Case No.:**

**COD-4-19-50011**

RECOMMENDED ACTION

Approve construction plans by Minute Motion.

**California Environmental Quality Act**

Not required for this action.

Staff: Maruja Clensay, Senior Planner

**FORMAL ITEM**

8. [PROJ-13350 – Request for Formal Design Review for a facade remodel consisting of a new paint scheme applied to nine \(9\) commercial buildings, and the construction of 3,700 square feet of new trellis structure and 1,560 square feet of awnings and a Minor Change to the existing Planned Development Permit to reduce the rear yard setback from 25 feet to 12 feet to the proposed trellis structures located on three parcels within the Harbor Commercial \(HC\) Zone with a land use designation of Harbor Commercial. All of the buildings are located at 1431, 1449, 1559, 1567, 1575, 1583, 1591 and 1691 Spinnaker Drive along the Ventura Harbor and are collectively described as “The Ventura Harbor Village”; Jeff Zook, applicant.](#)

**Case Nos.:**

**DRC-3-19-49522**

**MC-3-19-49524**

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: Monique Gil, Assistant Planner

### **STAFF COMMUNICATION ITEM**

### **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 Friday, May 31, 2019 by 1:00 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.