

# 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 Gilli, Community Development Director  
 Peter Lyons, Interim Asst. Community Dev. Director  
 Kylee Otto, Legal Counsel  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

# DESIGN REVIEW COMMITTEE AGENDA

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

Peter Gilli, Community Development Director  
 Peter Lyons, Interim Asst. Community Dev. Director  
 Scott Kolwitz, Principal Planner  
 Julie Stuva, Recording Secretary

**JOINT MEETING  
 WEDNESDAY, JULY 17, 2019 – 6:00 P.M.  
 COUNCIL CHAMBERS, 501 POLI STREET**

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

**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	July 15, 2019 5:00 PM	July 17, 2019 5:00 PM	July 16, 2019, Noon (to test compatibility) July 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 Committee/Commission has adopted a five minutes limit on speaker presentations. The Committee/Commission may adjust the time limit if deemed appropriate. A final decision reached by the Committee/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.

**ROLL CALL – PLANNING COMMISSION**

## ROLL CALL – DESIGN REVIEW COMMITTEE

### 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.

### CONSENT ITEM – PLANNING COMMISSION ONLY

1. **Approval of the Planning Commission May 8, 2019 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

### CONSENT ITEM – DESIGN REVIEW COMMITTEE & PLANNING COMMISSION

2. **Approval of the Joint DRC and PC May 15, 2019, June 5, 2019 and June 19, 2019 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

### FORMAL ITEM – DESIGN REVIEW COMMITTEE & PLANNING COMMISSION

3. [PROJ-11817 – 58 Kellogg Street Apartments – Request for a Zone Change from Limited Industrial \(M-1\) to Multi-Family Residential \(R-3-1, 800-foot minimum lot area for each dwelling unit\), Formal Design Review, and a Planned Development Permit for the demolition of two industrial buildings \(approximately 4,200 square feet\) and constructing two 3-story residential apartment buildings containing 30 units totaling 21,826 square feet with 40 grade-level parking spaces located on a 33,800 square feet \(0.77 acre\) property located at 58 Kellogg Street in the Limited Industrial Zone \(M-1\); Miller Family Trust, applicant.](#)

Case Nos.:

DRC-9-17-42165

PD-10-17-42278

Z-3-18-44462

EIR-10-17-42279

## RECOMMENDED QUASI-JUDICIAL ACTION

### **Design Review Committee:**

- a. Approve the Mitigated Negative Declaration (MND) and Design Review Permit, subject to conditions of approval.

### **Planning Commission:**

- a. Approve the Mitigated Negative Declaration (MND), and Planned Development Permit, subject to conditions of approval.
- b. Forward an Approval Recommendation to the City Council to Approve the MND and Approve the Zone Change.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Adopt the Mitigated Negative Declaration (EIR-10-17-42279) which has been prepared pursuant to CEQA Guidelines Section 15070-15075. Significant but mitigable effects on the environment are anticipated in the following categories: Cultural Resources, Hazards and Hazardous Materials, and Tribal Cultural Resources.

Staff: Maruja Clensay, Senior 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.

- **Historic Preservation Committee (HPC)** – Nothing to report since HPC June 26 had been canceled. The next regular meeting of the HPC has been scheduled to occur on July 24, 2019.
- **Design Review Committee (DRC)** – Commissioner Ferrin will report on items discussed at the DRC July 3, 2019 meeting. The next regular meeting of the DRC has been scheduled to occur on August 7, 2019.
- **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.

## **ADJOURNMENT – PLANNING COMMISSION**

## RECONVENE DESIGN REVIEW COMMITTEE

### 4. Approval of the DRC April 17, 2019 and May 1, 2019 Meeting Minutes.

#### RECOMMENDED ACTION

Approve, as presented.

## CONTINUED FORMAL ITEM

5. [PROJ-8096 – Victoria Corporate Center Sign Program – Formal Design Review of a new Sign Program and a Sign Variance to allow 1-1/2 square-feet of signage per linear foot of frontage instead of 1 square-foot per linear foot of frontage and to allow three monument signs instead of two for an existing 43,696 square-foot 1-story, light industrial building on a 1.48 acre lot, situated within an approximately 16 acre development with the building and approximately 2.3 acres of parking lot and driveways constructed, located at 2879 Seaborg Avenue; Dave Tilsner, applicant; Mixed Use \(MXD\) zone.](#)

Case Nos.:

**DRC-11-18-47884  
SV-11-18-48146**

#### RECOMMENDED QUASI-JUDICIAL ACTION

Approve in part and Deny in part, 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: Tim Rosenstein, Associate Planner

**STAFF COMMUNICATION** – 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 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 Tuesday, July 9, 2019 by 6:45 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.