

CITY OF VENTURA
PLANNING COMMISSION MINUTES

Jane Farkas, Chair
David Comden, Vice-Chair
Kara Davis, Commissioner
Nancy Butler Francis, Commissioner
Scott McCarty, Commissioner
Jennifer Miller, Commissioner
Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Director
Andy Heglund, Senior Assistant City Attorney
Julie Stuva, Recording Secretary

**REGULAR MEETING
WEDNESDAY, FEBRUARY 26, 2020 - 6:00 P.M.
COUNCIL CHAMBERS, 501 POLI STREET**

ROLL CALL

Chair Farkas called the meeting to order at 5:59 PM in the Council Chambers, Ventura City Hall.

Present: Commissioners Davis, McCarty, Zucker, Vice-Chair Comden and Chair Farkas

Absent: Commissioners Francis and Miller

Staff: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Director
Andy Heglund, Senior Assistant City Attorney
Maruja Clensay, Senior Planner
Julie Stuva, Recording Secretary

PLEDGE OF ALLEGIANCE

Chair Farkas led the Commission in the Pledge of Allegiance.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. Approval of the January 15, 2020 Planning Commission Meeting Minutes.

Recommendation: Approve, as presented

Commissioner Davis said to remove Zucker's name from absent on item #2 in two places. With those two corrections, Commissioner Davis made a motion to approve the Planning Commission January 15, 2020 Meeting Minutes.

Commissioner Comden seconded the motion.
Upon call of the roll, the vote of the Planning Commission was as follows:

AYES: Commissioners Davis, Zucker, Vice-Chair Comden and Chair Farkas

NOES: None

RECUSED: None

ABSTAIN: Commissioner McCarty

ABSENT: Commissioners Francis and Miller

Chair Farkas declared the motion carried by a roll call of 4 – 0, with Commissioner McCarty abstained, Commissioners Francis and Miller absent.

FORMAL ITEM

2. **PROJ-13364 – Morris Residence Variance located at 1877 Hillcrest Drive.**

Request for a Variance to exceed the height limit to add a 1,451 square-foot addition to an existing 2,207 square-foot single family residence. Upon completion, the single-family residence will be 4,657 square-feet, 23 feet in height, and will have approximately 26% building lot coverage. The Variance also includes a request to continue the previously permitted reduced rear yard setback. The single-family residence is located on a 17,990 square-foot property in the Single Family (R-1-7) zone; Case No. V-3-19-49598.

Recommendation: Approve the Resolution, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (e) (1) (Class 1, Existing Facilities) and 15303 (a) (New Construction).

Case Planner: Maruja Clensay, Senior Planner

Applicant: Guy Gniadek

SPEAKERS:

Staff: Neda Zayer; Assistant Community Director; Andy Heglund, Senior Assistant City Attorney, Maruja Clensay, Senior Planner

Applicant: Guy Gniadek, (Applicant)

Members of the Public: None

Documents: PowerPoint by staff – written comment forwarded by email to the commissioners.

Ex Parte Communication: None

Vice-Chair Comden made a motion to approve the Resolution adopting the height and rear yard setback variance requests, subject to conditions, Planning Commission Resolution No. **CD-2020-04** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2020-04
APPROVING A HILLSIDE HEIGHT VARIANCE AND REAR SETBACK VARIANCE
FOR 1877 HILLCREST DRIVE**

**PROJECT NO. 13364
CASE NO.: V-3-19-4958**

Commissioner Davis seconded the motion.

Upon call of the roll, the vote of the Planning Commission was as follows:

AYES: Commissioners Davis, McCarty, Zucker, Vice-Chair Comden and Chair Farkas
NOES: None
RECUSED: None
ABSTAIN: None
ABSENT: Commissioners Francis and Miller

Chair Farkas declared the motion carried by a roll call of 5 – 0, with Commissioners McCarty and Miller absent

STAFF AND COMMISSION COMMUNICATION ITEMS:

Commissioner Zucker wanted to remind people to get out and vote on Tuesday, March 3, 2020.

Neda Zayer - the next Planning Commission Hearing is March 11, 2020 and that meeting has been cancelled, will be having a March 25, 2020 meeting.

Commissioner Davis will not be at the March 25, 2020 meeting.

ADJOURNMENT - There being no further items to discuss, Chair Farkas adjourned the meeting at 6:18 P.M.