

PLANNING COMMISSION MINUTES

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, MARCH 22, 2023 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL, 501 POLI STREET AND WEBEX EVENT

ROLL CALL

Chair Comden called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Abbe, Bussa, Farley, McCarty, Zucker, Vice-Chair Lagerquist and Chair Comden

STAFF: Neda Zayer, Interim Community Development Director
 Levi Hill, Principal Planner
 Jared Rosengren, Senior Planner
 Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

- Approval of the Planning Commission December 14, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Commissioner McCarty made a motion to approve the minutes with corrections.

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Bussa, McCarty, Zucker, Vice-Chair Lagerquist and Chair Comden
NOES: None
ABSTAIN: Commissioner Abbe and Farley
ABSENT: None

Recording Clerk Oehler declared the motion carried 5-0.

FORMAL ITEMS

2. Election of the Planning Commission Chair and Vice Chair for 2023.

Chair Comden opened nominations for the 2023 Chair.

Commissioner Abbe nominated Chair Comden.

Commissioner McCarty nominated Vice-Chair Lagerquist.

Commissioner McCarty made a motion to close the nominations.

Chair Comden called the vote for David Comden as the 2023 Chair.

Upon call of the roll the vote was as follows:

AYES: Commissioners Bussa, Farley, McCarty, Zucker, Vice-Chair Lagerquist and Chair Comden
NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Oehler declared the motion carried 7-0.

Chair Comden opened nominations for the 2023 Vice-Chair.

Commissioner Zucker nominated Vice-Chair Lagerquist.

Commissioner Abbe made a motion to close nominations.

Chair Comden called the vote for Jenny Lagerquist as the 2023 Vice-Chair.

Upon call of the roll the vote was as follows:

AYES: Commissioners Bussa, Farley, McCarty, Zucker, Vice-Chair Lagerquist and Chair Comden
NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Oehler declared the motion carried 7-0.

3. PROJ-22-0098 – Lundryng Residence Coastal Development Permit and Variances located at 1217 Cornwall Lane.

Request for a Coastal Development Permit and Variance to demolish an existing two-story single-family residence to construct a two and a half story single-family residence with a variance to reduce the side yard setback from 10 feet to six feet and increase the lot coverage from 40% to 44.6% on a 0.09-acre site in the Single-Family Beach Zone (R-1-B) zone with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Coastal Development Permit and Variances, as conditioned.

Staff: Tyler Walter, Associate Planner
Applicant: Mark Shellnut

SPEAKERS:

Staff: Levi Hill, Principal Planner

Applicant: None

Members of Public: None

Emails: [public comment](#)

Documents: None

Ex-Parte Communication: Commissioner McCarty recused himself from the item due to proximity to the project site.

Commissioner Farley made a motion to continue the project to a date uncertain.

Commissioner Abbe seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, Zucker, Vice-Chair Lagerquist and Chair Comden

NOES: None

ABSTAIN: Commissioner McCarty

ABSENT: None

Recording Clerk Oehler declared the motion carried 6-0.

4. PROJ-13157 – The Garden Minor Design Review and Exception located at 1751-1767 East Main Street.

Request for Minor Design Review and Exception to renovate two existing commercial properties including changes to the façade, construction of a new courtyard and new restroom building on a 0.34-acre site in the General Urban

(T4.5) zoning district of the Midtown Corridors Development Code and with a land use designation of Commerce.

Recommendation: Approve the Minor Design Review and Exception, as conditioned.

Staff: Jared Rosengren, Senior Planner

Applicant: Jeremy Ireland

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: Jason Herber

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Commissioner Abby made a motion to approve the Resolution with an additional condition to add as many legal parking spaces as possible at the rear of the property, Planning Commission Resolution No. **CD-2023-07** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION APPROVING A MINOR
DESIGN REVIEW AND EXCEPTION FOR
THE GARDEN COMMERCIAL RENOVATION
LOCATED AT 1751-1767 EAST MAIN STREET**

PROJECT NO. 13157

CASE NO. DRC-11-18-48091, E-11-18-48092

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Bussa, Farley, McCarty, Zucker, Vice-Chair Lagerquist and Chair Comden

NOES: None

ABSTAIN: None

ABSENT: None

Recording Clerk Oehler declared the motion carried 7-0.

5. PROJ-15290 – Mission Apartments Historic Preservation Design Review and Lot Line Adjustment located at 79-97 Oak Street.

Request for Historic Preservation Design Review and Lot Line Adjustment for improvements to an existing two-story 18,792 square-foot, mixed-use building on a 0.32-acre site in the Urban Core (T6.1) zoning district within in the Downtown Specific Plan and Coastal Zone.

Recommendation: Approve the Historic Preservation Design Review and Lot Line Adjustment, as conditioned.

Staff: Jamie Peltier, Principal Planner
Applicant: Erik DeArkland

SPEAKERS:

Staff: Levi Hill, Principal Planner
Applicant: Erik DeArkland and Kevin Moore
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Commissioner Farley made a motion to approve the Resolution as presented and subject to the conditions, Planning Commission Resolution No. **CD-2023-08** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION APPROVING A HISTORIC
PRESERVATION DESIGN REVIEW AND LOT LINE
ADJUSTMENT FOR THE MISSION HOTEL PROJECT
LOCATED AT 79-97 S. OAK STREET**

**PROJECT NO: 15290
CASE NOS.: HPDR-8-21-61620 AND LLA-2-22-62140**

Commissioner McCarty seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, McCarty and Vice-Chair Lagerquist.
NOES: Commissioner Zucker and Chair Comden
ABSTAIN: None
ABSENT: None

Recording Clerk Oehler declared the motion carried 5-2

STAFF COMMUNICATION

- The Inclusionary Housing Ordinance was approved by City Council with modifications.
- There was information provided regarding the topics at upcoming GPAC meetings.
- There will be a special meeting of the Planning Commission on April 12, 2023.

ADJOURNMENT

There being no further items on the agenda, the meeting was adjourned at 07:55 p.m.

FINAL