

CITY OF VENTURA

DESIGN REVIEW COMMITTEE MINUTES

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

Dave Ward, Interim Community Development Director
Scott Kolwitz, Principal Planner
Julie Stuva, Recording Secretary

REGULAR MEETING
WEDNESDAY, APRIL 17, 2019 - 6:00 P.M.
COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Brodersen called the meeting to order at 6:03 pm in the Community Meeting Room.

ROLL CALL

PRESENT: Members Antelman, Cline, Ferrin, Vice-Chair Dunne and Chair Brodersen

ABSENT: None

STAFF: Iain Holt, Principal Planner
Don Nielsen, Associate Planner
Tim Rosenstein, Associate Planner
Julie Stuva, Recording Secretary

PUBLIC COMMUNICATIONS: None

AGENDA MANAGEMENT: None.

CONSENT ITEM

- 1. Approval of the DRC March 6, 2019 and the DRC March 20 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

Member Cline made a motion to approve the DRC March 6, 2019 Meeting Minutes as presented.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: Member Ferrin

ABSENT: None

Chair Brodersen declared the motion carried 4 – 0, with Member Ferrin abstained.

Member Ferrin made a motion to approve the DRC March 20, 2019 Meeting Minutes as presented.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, Ferrin, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

Chair Brodersen declared the motion carried 5 – 0.

CONTINUED FORMAL ITEM

- 2. PROJ-10662 – Formal Design Review for an Amendment to a previously approved Façade Modification for an existing two-story, 6,262 square foot commercial building on a 0.40-acre parcel located at 2301 South Victoria Avenue; Main Street Architects + Planners, Inc., applicant; Urban General (T4.9), Parkway Overlay zone.**

Case No.:

DRC-11-18-48014

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: Don Nielsen, Associate Planner

SPEAKERS:

Staff: Iain Holt, Principal Planner; Don Nielsen, Associate Planner

Applicant: Nicholas Deitch (Main Street Architects + Planners, Inc., Architect); Peter Kalaydjian (Building Owner)

Members of Public: Tom Harkins (Ventura)

Documents: PowerPoint by Staff

Ex-Parte Communication: Chair Brodersen recused himself as he has a business relationship with the architectural firm representing this project.

Member Antelman made a motion to approve the project as submitted finding the project to be Categorically Exempt from CEQA and approve the Notice of Decision for a Design Review Permit (Case No. DRC-11-18-48014) based on the Findings and subject to conditions in the Notice of Decision.

Member Cline seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, and Ferrin

NOES: Vice-Chair Dunne

RECUSED: Chair Brodersen

ABSTAIN: None

ABSENT: None

Vice-Chair Ferrin declared the motion carried 3 – 1, with Chair Brodersen recused.

CONFIRMATION OF DETAILS

- 3. PROJ-10256 – Formal Confirmation of Details for only Buildings “B” and “C” pursuant to Condition No. 25 of Notice and Order DRC-2018-02 for the site plan, elevations, colors/materials and landscape plans associated with the larger DeAnza 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 locate at 1995 North Ventura Avenue; MECD Ventura, LLC, applicant; Mixed-Use Development (MXD) zone.**

Case No.:

COD-7-18-45921

RECOMMENDED ACTION

Approve construction plans for only Buildings “B” and “C” by Minute Motion.

California Environmental Quality Act

Not required for this Action.

Staff: Don Nielsen, Associate Planner

SPEAKERS:

Staff: Iain Holt, Principal Planner; Don Nielsen, Associate Planner

Applicant: Brian Brodersen (Landscape Architect); Michael Deutsch (MECD Ventura, LLC, Applicant); Damion S. Scott (Todd Spiegel Architects, Architect); Todd Spiegel (Todd Spiegel Architects, Architect)

Members of Public: Tom Harkins (Ventura); Suz Montgomery (Ventura)

Documents: PowerPoint by Staff

Ex-Parte Communication: Member Ferrin met with applicant regarding the project. Chair Brodersen has recused himself as he is part of the applicant team and may present to the DRC as a sole-proprietor.

Member Cline made a motion to approve the Confirmation of Details subject to the following comments:

1. Windows will be either fiberglass, composite, or aluminum;
2. Add trees to the east side of the building B; and
3. Recommend increase container size of Catalina Ironwood tree to 24-inch box and Brisbane Box tree to 36-inch box.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, Ferrin and Vice-Chair Dunne

NOES: None

RECUSED: Chair Brodersen

ABSTAIN: None

ABSENT: None

Vice-Chair Dunne declared the motion carried 4 – 0, with Chair Brodersen recused.

FORMAL ITEMS

4. **PROJ-12757 – Formal Design Review for façade modifications with new materials and paint, plus a Sign Program and Sign Variance to allow up to six wall signs and three monument signs for two buildings with four tenants in excess of the 100 square-feet of total signage allowed in the zone, on an approximately 6,000 square-foot two-story showroom building with 11,000 square-feet of garage space attached, and one approximately 4,000 square-foot two-story building with 3,700 square-feet of garage space attached, on a 146,815 square-foot project area located at 3650 East Main Street; James Hann, KAJ Development Inc., applicant; General Commercial (C-2) zone.**

Case Nos.:

**SV-7-18-46216
DRC-7-18-46217**

RECOMMENDED QUASI-JUDICIAL ACTION

Provide Comments.

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

SPEAKERS:

Staff: Iain Holt, Principal Planner; Tim Rosenstein, Associate Planner

Applicant: James Hann, KAJ Development Inc., (Applicant)

Members of Public: None

Documents: PowerPoint by Staff

Ex-Parte Communication: Member Antelman has recused himself due to affiliations with property within 300 feet of the project site.

Member Ferrin made a motion to continue the project to a date uncertain subject to the following comments:

1. Façade Change
 - a. Blue is not supported on the front portions of the building;
 - b. Colors should support the architectural design of the building;
 - c. Checkerboard applied to curtain walls is not supported; and
 - d. Suggest applying branding elements in a measured and thoughtful manner.
2. Signage
 - a. DRC does not support two signs for the same business on one frontage;
 - b. Sign “D” in plans is considered unnecessary since sign “A” is visible from both street frontages;
 - c. Sign “G” is not supported;

- d. Scale of signs on office building should be reviewed in subsequent hearing; and
- e. Signs on showroom awning should be lower as when occupied by VW dealership.

Member Cline seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Ferrin, Vice-Chair Dunne, and Chair Brodersen
NOES: None
RECUSED: Member Antelman
ABSTAIN: None
ABSENT: None

Chair Brodersen declared the motion carried 4 – 0, with Member Antelman recused.

5. **PROJ-12929 – Formal Design Review for a new Sign Program and a Warrant to allow for a new sign to deviate from the locational criteria and be located above the first floor on a 6,440 square foot (0.14 acre) lot located at 60 South California Street; Michelle LaVallee, Trade Desk, applicant; Urban Core (T6.1) zone.**

Case Nos.:

**DRC-10-18-47325
W-10-18-47326**

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: Don Nielsen, Associate Planner

SPEAKERS:

Staff: Iain Holt, Principal Planner; Don Nielsen, Associate Planner

Applicant: Michelle LaVallee (The Trade Desk, Applicant), Justin Booth (Dave's Signs)

Members of Public: None

Documents: PowerPoint by Staff

Ex-Parte Communication: Member Antelman has recused himself.

Member Ferrin made a motion to continue the project to a date uncertain subject to the following comments:

1. Explore alternative locations for the sign;
2. Reduce scale of the sign;
3. Another sign on the south elevation is not supported; and
4. Signs above the top story windows is not supported on any side of the building.

DRC Comment: D.A. Davidson Minor Change to add “Wealth Management” under the approved variance sign was not advisable and sets a greater precedent that is hard to support.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Ferrin, Vice-Chair Dunne, and Chair Brodersen
NOES: None
RECUSED: None
ABSTAIN: None
ABSENT: Member Cline (left at 8:06)

Chair Brodersen declared the motion carried 4 – 0, with recognition that Member Cline left the public hearing at 8:06 P.M.

STAFF COMMUNICATION

Don Nielsen, Associate Planner, announced his departure from the City of San Buenaventura to join the City of Thousand Oaks.

Iain Holt, Principal Planner, announced the next meeting of the DRC will be on May 1, 2019, at 6:00 P.M. in Community Meeting Room.

ADJOURNMENT:

There being no further agenda items to discuss, Chair Brodersen adjourned the meeting at 8:20 P.M.