

PLANNING COMMISSION MINUTES

Jane Farkas, Chair
David Comden, Vice-Chair
Mark Abbe, Commissioner
Kara Davis, Commissioner
Jenny Lagerquist, Commissioner
Scott McCarty, Commissioner
Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Acting City Attorney
Tracy Oehler, Recording Clerk

REGULAR MEETING WEDNESDAY, JANUARY 12, 2022 – 6:00 P.M. WEBEX EVENT

ROLL CALL

Chair Farkas called the meeting to order at 6:02 p.m.

PRESENT: Commissioners Abbe, Davis, Lagerquist, McCarty, and Zucker, Vice-Chair Comden and Chair Farkas

STAFF: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Kylee Otto, Consultant Attorney
Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS

One public comment was received by Glenn Overley, which was posted online in the Supplemental Packet.

Public Speakers: Trevor Gotsman

CONSENT ITEM

1-4. Approval of the Planning Commission October 27, 2021, November 03, 2021, November 17, 2021, and December 08, 2021 Meeting Minutes.

Recommendation: Approve, as presented.

Vice-Chair Comden made a motion to approve the Meeting Minutes with an amendment to the December 08, 2021 minutes to change the role call from 5-0 to 7-0 on Agenda Item # 2.

Commissioner Davis seconded the motion.

Upon call of the roll the vote was as follows:

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

NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Tracy Oehler declared the motion carried 7-0.

FORMAL ITEM

5. Election of Planning Commission Chair and Vice Chair for 2022.

Chair Farkas nominated Vice Chair Comden for Chair.

Commissioner Abbe made a motion to close the nominations for Chair.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Davis, Lagerquist, McCarty, and Zucker, Vice-Chair Comden, and Chair Farkas
NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Tracy Oehler declared the motion carried 7-0.

Vice Chair Comden nominated Commissioner Lagerquist for Vice-Chair.
Commissioner Abbe nominated Commissioner McCarty for Vice-Chair.

Commissioner Zucker made a motion to close the nominations for Vice-Chair.

Upon call of the roll for the nomination of Commissioner Lagerquist the vote was as follows:

AYES: Commissioners Abbe, Davis, Farkas, Lagerquist, McCarty, and Zucker, Chair Comden
NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Tracy Oehler declared the motion carried 7-0.

6. PROJ-15335 – 6th Cycle 2021-2029 Housing Element.

Request for the adoption of the City of San Buenaventura 6th Cycle 2021-2029 Housing Element of the General Plan.

Recommendation: That the Planning Commission, by resolution, recommend the City Council adopt:

1. The City of Ventura 6th cycle 2021-2029 Housing Element of the General Plan with Technical Background Report; and
2. An Addendum to the 2005 General Plan Final Environmental Impact Report (EIR-2452).

Case Planner: Peter Gilli, Community Development Director

Applicant: City of Ventura

SPEAKERS:

Staff: Peter Gilli, Community Development Director

Applicant: City of Ventura

Members of Public: Karen Flock, Sonja Flores, John Jones, Maria Navarro, Jeff Manson

Emails: [Supplemental Packet 01](#), [Supplemental Packet 02](#)

Documents: PowerPoint by Staff

Ex-Parte Communication: N/A

Commissioner McCarty made a motion to approve the language for Program 25, Objective 25.1 unchanged and vote on approving staff's recommendation separately.

Commissioner Abbe seconded the motion.

Upon call of the roll to approve the language for Program 25, Objective 25.1 unchanged the vote was as follows:

AYES: Commissioners McCarty and Abbe
NOES: Commissioners Davis, Farkas, and Zucker, Vice-Chair Lagerquist, and Chair Comden
ABSTAIN: None
ABSENT: None

Recording Clerk Tracy Oehler declared the motion failed 5-2.

The vote to approve staff's recommendation to recommend the City Council adopt:

1. The City of Ventura 6th cycle 2021-2029 Housing Element of the General Plan with Technical Background Report *(as amended by the prior slide)*; and
2. An Addendum to the 2005 General Plan Final Environmental Impact Report (EIR-2452)

With the following amendments:

- Modify text for Program 24: The City will continue to support 100% affordable housing as by right on lands that allow residential uses. The City’s intent for the Affordable Housing Overlay is to facilitate affordable housing projects that are at a minimum of 30 units per acre (or a higher ~~some other~~ threshold) as allowed by right on any parcel in areas suitable for residential development. ~~any land use designation that is in moderate or higher resource area.~~
- Modify text for Program 25, Objective 25.1: Assign responsibility for the oversight of Housing Element implementation to the Planning Commission, who will make recommendations ~~for prioritization and funding~~ to the City Council.
- Add Objective 29.3 to Program 29: Develop an expedited plan check process for all affordable multifamily projects by the end of 2022.

for Planning Commission Resolution No. **CD-2022-01** entitled:

CITY OF SAN BUENAVENTURA

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT TO ADOPT THE SIXTH CYCLE HOUSING ELEMENT

PROJ-15335

CASE NO. GPA-1-22-62117 EIR-1-22-62118

Upon call of the roll the vote was as follows:

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

Recording Clerk Tracy Oehler declared the motion carried 6-1.

STAFF COMMUNICATION

The Housing Element will go on to the January 31, 2022 City Council meeting for Council consideration and adoption. The next meeting of the Planning Commission is January 26, 2022. The Inclusionary Housing Program will be on this agenda for the Planning Commission's consideration.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 9:02 p.m.

FINAL