

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, JANUARY 15, 2020 - 6:00 P.M.
COUNCIL CHAMBERS, 501 POLI STREET**

ROLL CALL

Chair Farkas called the meeting to order at 6:02 PM in the Council Chambers, Ventura City Hall.

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

Absent: Commissioners McCarty and Miller

Staff: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Director
Andy Heglund, Senior Assistant City Attorney
Jared Rosengren, AICP, Principal Planner
Jamie Peltier, Associate Planner
Julie Stuva, Recording Secretary

PLEDGE OF ALLEGIANCE

Chair Farkas led the Commission in the Pledge of Allegiance.

PUBLIC COMMUNICATIONS: None

NEW BUSINESS – None

- 1. Nomination and selection of Chair and Vice Chair to serve for the year 2020.**

RECOMMENDED ACTION

Approve, as presented

Chair Farkas opened the floor for the nomination of the 2020 Chair of the Planning Commission.

Commissioner Francis nominated Chair Farkas to serve as Chair of the Planning Commission for the 2020 calendar year. There being no further nominations presented, Chair Farkas closed the nominations.

Upon call of the roll, the vote of the Planning Commission for Chair Farkas to serve as Chair of the Planning Commission for the 2020 calendar year was as follows:

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners McCarty and Miller

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

Chair Farkas opened the floor for the nomination of the 2020 Vice-Chair of the Planning Commission.

Commissioner Francis nominated Vice-Chair Comden to serve as Vice-Chair for Planning Commission 2020. There being no further nominations presented, Chair Farkas closed the nominations.

Upon call of the roll, the vote of the Planning Commission for Vice-Chair Comden to serve as Vice-Chair of the Planning Commission for the 2020 calendar year was as follows:

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners McCarty and Miller

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

3 minute break for electronic difficulties.

CONSENT ITEMS

2. Approval of the October 30 and November 13, 2019 PC Meeting Minutes.

RECOMMENDED ACTION

Approve, as presented

Commissioner Francis made a motion to remove the word “afford” and replace with “forward” on the October 30, 2019, Planning Commission Meeting Minutes page 11 third line down from top of page.

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

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners McCarty and Miller

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

Commissioner Francis made a motion to correct four locations on the November 13, 2019 Planning Commission Meeting Minutes where her name is repeated as Commissioner and as Chair. (Roll call, Item #1, Item #2, Page 5)

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

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners McCarty and Miller

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

- 3. PROJ-13865 – Citrus II Multi-family Residential Project**
Request for an amendment to extend the entitlement permits for an additional two years to a previously approved 78-unit, multi-family residential project on a 2.7-acre site. The project site is located on the south side of Citrus Drive, 400 feet east of Wells Road; Chuck Miller, applicant; zoned Urban General (T4.10) and Commerce (C); Case Nos.: DRC-9-19-52259, E-9-19-52261, W-9-19-52264.

RECOMMENDED ACTION

Approve the Amendment extending the project for an additional two years effective from October 10, 2019 to October 10, 2021.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development).

Staff: Jared Rosengren, AICP, Principal Planner

SPEAKERS:

Staff: Neda Zayer; Assistant Community Director; Jared Rosengren, AICP, Principal Planner

Applicant: Chuck Miller, (Applicant)

Members of the Public: Ingrid Hernandez, (Ventura), Marina Lenney, (Santa Barbara)

Documents: PowerPoint by Staff, Correspondence from Candace Lenney, Marina Lenny & Laurie Holyoake, Jensen Design & Survey

Ex Parte Communication: None

Vice-Chair Comden made a motion to approve Staff's recommendation the Planning Commission approve the amendment for an additional two years effective October 10, 2019 to October 10, 2021, Planning Commission Resolution No. **CD-2020-01** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2020-01
APPROVING AN AMENDMENT TO A DESIGN REVIEW PERMIT, EXCEPTION AND
WARRANT FOR THE CITRUS II**

**PROJECT NO. 13865
CASE NO.: DRC-9-19-52259, E-9-19-52261, W-9-19-52264**

Commissioner Francis seconded the motion.

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

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

NOES: None

RECUSED: Commissioner Davis

ABSTAIN: None

ABSENT: Commissioners McCarty, and Miller

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

4. **PROJ-13866 – Citrus III Multi-family Residential Project**
Request for an Amendment to extend the entitlement permits for an additional two years to a previously approved 43-unit, multi-family residential project on a 1.6-acre site located at 11101 Carlos Street; Chuck Miller, applicant; zoned Urban General (T4.10) and Commerce (C); Case Nos.: DRC-9-19-52260, E-9-19-52262, W-9-19-52265.

RECOMMENDED ACTION

Approve the Amendment extending the permits for an additional two years effective from October 10, 2019 to October 10, 2021.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development).

Staff: Jared Rosengren, AICP, Principal Planner

SPEAKERS:

Staff: Neda Zayer; Assistant Community Director; Jared Rosengren, AICP, Principal Planner

Applicant: Chuck Miller, (Applicant)

Members of the Public: None

Documents: PowerPoint by Staff

Ex Parte Communication: None

Commissioner Francis made a motion to approve Staff's recommendation for Citrus III time extension, Planning Commission Resolution No. **CD-2020-02** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2020-02
APPROVING AN AMENDMENT TO A DESIGN REVIEW PERMIT, EXCEPTION AND
WARRANT FOR THE CITRUS III**

**PROJECT NO. 13866
CASE NO.: DRC-9-19-52260, E-9-19-52262, W-9-19-52265**

Vice-Chair Comden seconded the motion.

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

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

NOES: None

RECUSED: Commissioner Davis

ABSTAIN: None

ABSENT: Commissioners McCarty and Miller

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

FORMAL ITEMS

- 5. PROJ-10997- Appeal for 3034 Serano Avenue Administrative Variance Denial Request for an Appeal of the denial of an Administrative Variance to permit an existing, non-compliant fence and hedges exceeding the maximum allowed height on parcel located 3034 Sereno Avenue in the Single Family (R-1-6) zone; Khris Kircher, applicant; Case No.: APL-11-19-52977.**

RECOMMENDED ACTION

Uphold the Administrative Hearing Officer's denial of the Administrative Variance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Statutory Exempt from the California Environmental Quality Act (CEQA), projects which are disapproved.

Staff: Jamie Peltier, Associate Planner

SPEAKERS:

Staff: Neda Zayer, Assistant Community Development Director, Jamie Peltier, Associate Planner

Applicant: Khris Kircher, (Applicant)

Members of the Public: None

Documents: PowerPoint by Staff

Ex Parte Communication: None

Vice-Chair Comden made a motion to uphold the Administrative Hearing Officer's denial of the variance.

Commissioner Davis seconded the motion.

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

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

NOES: Commissioner Zucker

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners McCarty and Miller

Chair Farkas declared the motion carried by a roll call of 4 – 1, with Commissioners McCarty and Miller absent.

6. Planning Commission 2020 Meeting Calendar and revised Rules of Procedure.

RECOMMENDED ACTION

Approved, as presented.

Staff: Neda Zayer, Assistant Community Development Director

Commissioner Francis made a motion to adopt staff's recommendation with the 2020 Meeting Calendar and revised Rules and Procedure with the changes noted.

Vice-Chair Comden seconded the motion.

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

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners McCarty and Miller

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

STAFF AND COMMISSION COMMUNICATION ITEMS:

Peter Gilli will be giving feedback on the Olivas Park Specific Plan and the motion made regarding the bike lanes and the feedback on the Council's action.

Commissioner Zucker announced that he will be a dad this June 2020.

Neda Zayer - the next Planning Commission Hearing is January 29, 2020 and that meeting has been cancelled.

ADJOURNMENT - There being no further items to discuss, Chair Farkas adjourned the meeting at 7:59 P.M.