

CITY OF VENTURA

DESIGN REVIEW COMMITTEE MINUTES

Brian Brodersen, Chair
Fiona Dunne, Vice-Chair
Albert Antelman, Member
Tyson Cline, Member
Daniel Saltee, Member

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

REGULAR MEETING

WEDNESDAY, JANUARY 22, 2020 - 6:00 P.M.

COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Brodersen called the meeting to order at 6:08 P.M. in the Community Meeting Room.

ROLL CALL

PRESENT: Members Antelman, Cline (arrived 6:33), Vice-Chair Dunne and Chair Brodersen

ABSENT: Member Saltee

STAFF: Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Maruja Clensay, Senior Planner
Monique Gil, Associate Planner
Tim Rosenstein, Associate Planner
Julie Stuva, Recording Secretary

PUBLIC COMMUNICATIONS: None

AGENDA MANAGEMENT: Chair Brodersen – Waiting for another DRC member to arrive to hear Item number 3 because Member Antelman has to recuse himself. Also, will wait on selection of new Chair, Vice-Chair and approval of November 20, 2019 Meeting Minutes until Member Cline arrives.

NEW BUSINESS

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

Chair Brodersen opened the floor for the nomination of the 2020 Chair of the Design Review Committee.

Member Cline nominated Chair Brodersen to serve as Chair of the Design Review Committee for the 2020 calendar year. There being no further nominations presented, Chair Brodersen closed the nominations.

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: None

ABSENT: Member Saltee

Chair Brodersen declared the motion carried 4 – 0, with Member Saltee absent.

Chair Brodersen opened the floor for the nomination of the 2020 Vice-Chair of the Design Review Committee.

Member Antelman nominated Vice-Chair Dunne

Vice-Chair Dunne nominated Member Cline

Upon call of the roll for the nomination of Vice- Chair Dunne to remain seated in that position for 2020 Design Review, the vote was as follows:

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Member Saltee

Chair Brodersen declared the motion carried 4 – 0, with Member Saltee absent.

CONSENT ITEM

2. Approval of the DRC November 20, 2019 Meeting Minutes.

RECOMMENDED ACTION

Approve, as presented.

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

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Cline, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: Member Antelman

ABSENT: Member Saltee

Chair Brodersen declared the motion carried 3 – 0, with Member Antelman abstained and Member Saltee absent.

CONTINUED FORMAL ITEM

3. **PROJ-13726 – Target Beacon Sign and Drive-up Parking Sign Variance located at 245 South Mills Road Sign Variance to install an “Order Pick-up” beacon sign for Target near the southeast entrance of the parking lot adjacent to the drive-up parking spaces. The directional sign will be 12 square feet (12 feet tall by 1 foot wide), which exceeds the requirements for total square footage (4 square feet) and maximum height (4 feet) and on a 13.2 acre parcel lot that contains a portion of the parking (474 uncovered parking spaces and 4 drive-up spaces); Kacie Won, applicant; Limited Commercial (C-1A)/ Commerce (C) zone; Case No.: SV-7-19-51265**

RECOMMENDED ACTION

Approve the Sign Variance 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: Monique Gil, Associate Planner

SPEAKERS:

Staff: Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Monique Gil, Associate Planner

Applicant: Kacie Won, (Applicant)

Members of Public: None

Emails: None

Documents: None

Ex-Parte Communication: None

Vice-Chair Dunne made a motion to approve this project as presented.

Member Cline seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Cline, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: Member Antelman

ABSTAIN: None

ABSENT: Member Saltee

Chair Brodersen declared the motion carried 3 – 0, with Member Antelman recused and Member Saltee absent.

FORMAL ITEMS

4. PROJ-13941 – Sign Program & Variance for Portside Harbor Development located at 947 Schooner Drive

Formal Design Review of a new Sign Program and Sign Variance for the Portside Harbor Development project. The Sign Program and Sign Variance includes two monument signs and Buildings “W” tenant signage for four retail spaces and seventeen live/work units. Minor Change to the previously approved Coastal Development Permit is also required for the proposed Sign Program and Sign Variance. The project is located at Portside Ventura Harbor; Vogue Sign Company, applicant; Harbor Mixed Use/Harbor Commercial zone; Case Nos: DRC-10-19-52543, SV-12-19-53694, MC-10-19-52544

RECOMMENDED ACTION

Approve the Sign Program and Sign Variance 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: Maruja Clensay, Senior Planner

SPEAKERS:

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

Applicant: Bruce Rokos, (Applicant)

Members of Public: None

Emails: None

Documents: Powerpoint by Staff and Applicant

Ex-Parte Communication: None

Vice-Chair Dunne made a motion of approval of staff's recommendation of the sign program and sign variance with the addition of adding these comments:

Would like to have the sign program to have the addition of "Painted" sign types that are illuminated thru some other mechanism.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Antelman, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Members Cline and Saltee

Chair Brodersen declared the motion carried 3 – 0, with Members Cline and Saltee absent.

5. **PROJ-8647 – Ultra Storage Sign Variance located at 2701 Golf Course Drive Formal Design Review of a Sign Variance to allow an additional wall sign for a total of two all signs instead of the one allowed by code for a 78,359 square-foot self-storage facility located on a 3.6-acre lot; Michael Reese, applicant; Manufacturing Planned Development (MPD/ Industry (I) zone; Case No.: SV-10-19-52447**

RECOMMENDED ACTION

Conditionally approve the applicant's requested Sign Variance.

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: Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Tim Rosenstein, Associate Planner

Applicant: Michael Reese, (Applicant)

Members of Public: None

Emails: None

Documents: None

Ex-Parte Communication: None

Vice-Chair Dunne made a motion of approval with the Sign Variance to allow one 40 square-foot sign at either end of the complex.

Member Cline 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: None

ABSENT: Member Saltee

Chair Brodersen declared the motion carried 4 – 0, with Member Saltee absent

6. PROJ-13659 – Coffee Shop and Fitness Center located at 760 S. Seaward Avenue

Request for Conceptual Design Review for a commercial project that includes a 37,000 square-foot fitness facility and a 2,000 square-foot drive-through dining facility on 3.3 acres currently occupied by the Golden China Restaurant; Onpoint Development, applicant; Commercial Tourist Oriented (CTO)/Planned Commercial (CP) zone; Case No.: CDRC-9-19-51921

RECOMMENDED ACTION

Provide conceptual comments.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Not required for this action.

Staff: Tim Rosenstein, Associate Planner

SPEAKERS:

Staff: Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Tim Rosenstein, Associate Planner

Applicant: Onpoint Development, (Applicant), Scott Boydston, (Rasmussen & Assoc.), Chase McConnell, (OnPoint Development), Kacie Won, (Kimley-Horn)

Members of Public: Amy Cherrie, (Ventura), James Loree, (Ventura - written comment), Howard Stern, (Ventura – written comment)

Emails: Timur Taluy, (Ventura)

Documents: None

Ex-Parte Communication: None

7. Approval of the Design Review Committee 2020 Meeting Calendar and revised Rules of Procedure.

RECOMMENDED ACTION

Approve, as presented.

Staff: Neda Zayer, Assistant Community Development Director

Member Cline made a motion of approval with the following:

- Elimination of changes to section 5.3

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: None

ABSENT: Member Saltee

Chair Brodersen declared the motion carried 4 – 0, with Member Saltee absent.

STAFF COMMUNICATION: Neda Zayer – Next two Design Review Committee meetings will be February 5 and February 19, 2020.

ADJOURNMENT: There being no further agenda items to discuss, Chair Brodersen adjourned the meeting at 8:07 P.M.