

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, FEBRUARY 5, 2020 - 6:00 P.M.
COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Brodersen called the meeting to order at 6:01 P.M. in the Community Meeting Room.

ROLL CALL

PRESENT: Members Cline, Saltee, Vice-Chair Dunne and Chair Brodersen

ABSENT: Member Antelman

STAFF: Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Elizabeth Richardson, Senior Planner
Maruja Clensay, Senior Planner
Julie Stuva, Recording Secretary

PUBLIC COMMUNICATIONS: None

AGENDA MANAGEMENT: None

CONSENT ITEM

- 1. Approval of the DRC January 22, 2020 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

Member Cline made a motion to approve the DRC January 22, 2020 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 Saltee

ABSENT: Member Antelman

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

FORMAL ITEMS

- 2. PROJ-13658 – 10-unit apartment development located at 637 Sheridan Way**
Formal Design Review for a new 10-unit apartment development with 13 on-site parking spaces, bicycle parking spaces, and landscaping proposed on a 12,500 square-foot (0.29 acre) project site. Access to the site exist from Sheridan Way via private driveway; Jason Rothman, applicant; Multiple Family (R-3-5) zone; Case No.: DRC-6-19-50708

RECOMMENDED ACTION

Approve the project based on the attached Notice of Decision and indicate design support of minor variances for yard encroachments to be approved by the Administrative Hearing Officer.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Staff: Maruja Clensay, Senior Planner

SPEAKERS:

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

Applicant: Eric Berg, (Pacific Coast Land Design), Tyson Cline, (Designer), Chris Horton, (Pacific Coast Land Design), Jason Rothman, (Applicant)

Members of Public: Paula Munoz, (Ventura)

Emails: None

Documents: None

Ex-Parte Communication: None

Member Saltee made a motion to approve the project as presented.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

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

NOES: None

RECUSED: Member Cline, (Designer, Sole-Proprietor, Limited Partner on this project)

ABSTAIN: None

ABSENT: Member Antelman

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

3. PROJ-12652 – Ventura Veterans Home located south of 10900 Telephone Road

Formal Design Review for a new 122-unit affordable supportive housing project called Ventura Veterans Homes. The project includes a large community center with a kitchen, property management office, computer room, TV lounge, gym, laundry facilities, community garden, BBQ and picnic area, walking paths and landscape sitting areas located on a vacant 9.7-acre site; Community of Friends, applicant; Civic District zone; Case No.: DRC-11-19-53132

RECOMMENDED ACTION

Provide conceptual comments to be incorporated into the ministerial approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Statutorily Exempt from the California Environmental Quality Act (CEQA) Guidelines Section AB-2162.

Staff: Elizabeth Richardson, Senior Planner

SPEAKERS:

Staff: Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Elizabeth Richardson, Senior Planner, Dawn Dyer, (Dyer, Sheehan Group), Paul Sheehan, (Dyer, Sheehan Group)

Applicant: Community of Friends, (Applicant), Janelle Brown, (Sr. Development Officer), Mee Heh Risdon, (Dir of Housing), Cesar Vergara, (DE Architects), Catherine Young, (RNT Architects)

Members of Public: Mary Anne Allen, (VA Home Ventura), Gerald Bondy, (VA Home), Ed Campbell, (Ventura), Tom Johnston, (VA Home – cede time to Ed Campbell),

Alexander Saenz, (VA Home – cede time to Ed Campbell), William R. Smith JR., (Ventura – cede time to Ed Campbell)

Emails: None

Documents: None

Ex-Parte Communication: None

STAFF COMMUNICATION: February 19, 2020 has been cancelled and next meeting is March 4, 2020.

ADJOURNMENT: There being no further agenda items to discuss, Chair Brodersen adjourned the meeting at 7:22 P.M.

FINAL