

PLANNING COMMISSION MINUTES

David Comden, Chair
Jenny Lagerquist, Vice-Chair
Mark Abbe, Commissioner
Kara Davis, Commissioner
Jane Farkas, 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 Secretary

REGULAR MEETING

WEDNESDAY, FEBRUARY 09, 2022 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Chair Comden called the meeting to order at 6:01 p.m.

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

STAFF: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Megan Lorenzen, Assistant City Attorney II
Falak Zaidi, Associate Planner
Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS

One public comment was received which was posted online in the Supplemental Packet.

Public Speaker: Trevor Gottsman

CONSENT ITEM

- 1. Approval of the Planning Commission January 12, 2022 and January 26, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Commissioner Farkas made a motion to approve the January 12, 2022 Meeting Minutes with:

- Amending the Vice Chair nomination from Commissioner Farkas to Chair Comden
- Amending the title of the Housing Element item from Accessory Dwelling Units to Housing Element

And to approve the January 26, 2022 Meeting minutes to add Glenn Overlay as a public comment speaker.

Commissioner McCarty seconded the motion.

Upon call of the roll the vote was as follows:

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

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

FORMAL ITEM

2. PROJ-15353 – Stoepker Residence Exception located at 263 South Pacific Avenue.

Request for an Exception to construct a rooftop deck over an existing 322 square foot attached garage for a single-family residence on a 0.06-acre site in the Urban General (T4.5) zone with a land use designation of Commerce.

Recommendation: That the Planning Commission approve the Exception, as conditioned.

SPEAKERS:

Staff: Falak Zaidi, Associate Planner

Applicant: Marta Stoepker

Members of Public: None

Emails: None

Documents: Staff PowerPoint Presentation

Ex-Parte Communication: None

Commissioner Zucker made a motion to approve PROJ-15353 Stoepker Residence with the removal of Conditions 17, 23, 24, 25, 27, 30, 31.

Commissioner Abbe seconded the motion.

Upon call of the roll the vote was as follows:

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

ABSTAIN: None
ABSENT: None

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

3. PROJ-15392 – Inclusionary Housing Ordinance.

Request for Municipal Code Text Amendments to amend Division 25 (Interim Inclusionary Housing Program) updating the inclusionary housing regulations.

Recommendation: That the Planning Commission recommend the City Council adopt ordinance amendments to Division 25 Inclusionary Housing Program, to replace it in its entirety.

CEQA Determination: The proposed amendments qualify for the General Rule or Common Sense Exemption to the California Environmental Quality Act (CEQA). State CEQA Guidelines Section 15061(b)(3).

Case Planner: Peter Gilli, Community Development Director

Applicant: City of Ventura

SPEAKERS:

Staff: Peter Gilli, Community Development Director and Kathy Head, Keyser Marston Associates, INC.

Applicant: City of Ventura

Members of Public: Karen Flock, Sonja Flores, Judy Alexander, Claudia Armann, Matt Bello, Carl Morehouse

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

Documents: Staff PowerPoint Presentation

Ex-Parte Communication: N/A

Commissioner McCarty made a motion to approve PROJ-15392 Inclusionary Housing Ordinance with the following amendments:

- Amend Section 5 of the resolution to add “to amend Division 25 in its entirety” to the end of the text.
- Add recommendation related to the in-lieu fees by adding Section 6 to the resolution to add “The Planning Commission of the City of San Buenaventura HEREBY RECOMMENDS the City Council adopt the per square-foot in-lieu fees as set forth in the document entitled “Inclusionary Housing: In-Lieu Fee Analysis,”

dated December 13, 2021, attached as Exhibit “B” and incorporated by this reference.”

- Minor text changes to Division 25 as follows:
 1. Change 60 days to 30 days in subsection B.1 of the “Compliance Procedures” section (Section 25.200.080);
 2. Fix the numbering of the sections to address 25.200.110 showing up twice, which would result in changing the numbering of the sections following; and
 3. Remove the reference to W-2s from subsection D of “Restrictions on rental units”.

Commissioner Farkas seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Tracy Oehler declared the motion carried 4-3.

STAFF COMMUNICATION

Next meeting of the Planning Commission is February 23rd and will be cancelled and the Commission will be notified if there are any items for March.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 10.01 p.m.