

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 23, 2022 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Chair Comden called the meeting to order at 6:00 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
Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS

Public Speaker: Karen Flock, Katherine Piek, Liz Campos, Claudia Armann, Maria Navarro, Matt Bello, Judy Alexandre, Carl Morehouse, Sonya Flores

FORMAL ITEM

1. PROJ-15392 – Inclusionary Housing Ordinance.

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

Recommendation: That the Planning Commission take the following actions:

1. Suspend the timing rules governing motions for reconsideration;
2. Reconsider the vote of the original motion from February 9, 2022;
3. Consider any substitute motions, and if a substitute motion is made for additional analysis and a continuance, the staff recommendation is not to approve that motion;
4. Vote on the original motion to recommend City Council approve the Inclusionary Housing Ordinance with minor changes discussed on February 9, 2022.

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

Applicant: City of Ventura

Members of Public: None

Emails: [Supplemental Packet 01](#)

Documents: Staff PowerPoint Presentation

Ex-Parte Communication: N/A

Commissioner Abbe made a motion to suspend the timing rules governing motions for reconsideration.

Commissioner Lagerquist seconded the motion.

Upon call of the roll the vote was as follows:

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

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

Vice Chair Lagerquist made a motion to reconsider the vote of the original motion from February 9, 2022.

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

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

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

Commissioner Zucker made a substitute motion (Motion #2) to:

- Make the following amendments to PROJ-15392 Inclusionary Housing Ordinance:
 - 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”.
- Take further analysis from the consultant and staff to the City Council that includes low and very low income unit requirements in rental projects.

Commissioner Davis seconded the motion.

Commissioner Abbe made a substitute motion (Motion #3) to:

- Make the following amendments to PROJ-15392 Inclusionary Housing Ordinance:
 - 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”.
- Bring further analysis from the consultant and staff back to the Planning Commission that includes very low income unit requirements in rental projects and low income unit requirements in for sale projects.

Commissioner McCarty seconded the motion.

Upon call of the roll to vote on Motion #3, the vote was as follows:

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

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

STAFF COMMUNICATION

Next meeting of the Planning Commission of March 09, 2022 will be cancelled.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 7:09 p.m.