

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, MARCH 4, 2020 - 6:00 P.M.
COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Brodersen called the meeting to order at 6:05 P.M. in the Community Meeting Room.

ROLL CALL

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

ABSENT: Member Cline

STAFF: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Elizabeth Richardson, Senior Planner
Jamie Peltier, Associate Planner
Julie Stuva, Recording Secretary

PUBLIC COMMUNICATIONS: Written comment by Pat Guzik, (Ventura)

AGENDA MANAGEMENT: None

CONSENT ITEM

1. Approval of the DRC February 5, 2020 Meeting Minutes.

Recommendation: Approve, as presented.

Member Saltee made a motion to approve the DRC February 5, 2020 Meeting Minutes as presented.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

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

NOES: None

RECUSED: None

ABSTAIN: Member Antelman

ABSENT: Member Cline

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

FORMAL ITEMS

2. **PROJ-13683 – El Portal Building Design Review located at 1240 - 1280 North Ventura Avenue.**

Request for a Formal Design Review for the rehabilitation of an existing 24,096 square-foot, two-story, mixed-use building on a 25,494 square-foot site in the General Commercial (C-2) zoning district.

Case No.: DRC-6-19-50849

Recommendation: Approve, subject to conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

Staff: Jamie Peltier, Associate Planner

Applicant: Homecomings, Inc.

SPEAKERS:

Staff: Peter Gilli, Community Development Director, Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Jamie Peltier, Associate Planner

Applicant: Homecomings, Inc. (Applicant), Aramis Areiga, (RRM Design Group), Karen Flock, (Housing Authority), Detlev Peikert, (RRM Design Group)

Members of Public: Jim Gusick, (Ventura), Dominique Manasson, (Ventura)

Emails: None

Documents: None

Ex-Parte Communication: None

Member Antelman made a motion to approve the project as presented, with the following comment:

- Gutter and downspouts be reviewed by staff for appropriate design and materials.
- Additional trees be incorporated into the parking lot.

Member Saltee seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Saltee, and Vice-Chair Dunne

NOES: None

RECUSED: Chair Brodersen (Has done work for the Housing Authority within the last 12 months)

ABSTAIN: None

ABSENT: Member Cline

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

3. PROJ-13740 – Hawaiian Village Design Review located at 998 Church Street.

Request for a Formal Design Review for a Thomas Fire rebuild consisting of 63 new multi-family apartment units in four new buildings with 85 parking spaces on a 3.75-acre site in the Urban General (T4.1) and Multi-family Residential (R-3-5) zoning district within the Downtown Specific Plan. Case Nos.: DRC-7-19-51399, APD-7-19-51401, W-7-19-51398

Recommendation: Provide comments on the proposed plans.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Staff: Elizabeth Richardson, Senior Planner

Applicant: James Merritt for A.J. Vido, Inc.

SPEAKERS:

Staff: Peter Gilli, Community Development Director, Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Elizabeth Richardson, Senior Planner

Applicant: Nicole Horn, (CSMLA), Ryan Mills, (DMHA Architects), James Merritt for A.J. Vido, Inc., (Applicant), Jill Caine-Little, (A.J. Vido), Eddie Vicente, (DMHA Architects)

Members of Public: Gene Albrecht, (Ventura), Heather Baker, (Ventura), Ginny Claborn, (Ventura), Robert Guthrie, (Ventura), Doug Halter, (Ventura), Todd Howeth, (Ventura), Dominique Manasson, (Ventura), Paula Markgraf, (Ventura), Dan Phillips, (Ventura), Sue Pollack, (Ventura), Elga Lynn Pretin, (Ventura), Wendy Saute, (Ventura), Karen Stewart, (Ventura), Jamey Thornton, (Ventura), Marty Walter (cede time to Todd Howeth),

(Ventura), Shanna Wassan, (Ventura), Chris Weik, (Ventura), Andrew Welcher, (Ventura), Chuck Zamites, (Ventura)

Emails: Barbara & Frank Gallison, (Ventura), Robert Guthrie, (Ventura), Todd Howeth, (Ventura), Lawrence Markworth, (Ventura), Dan Phillips, (Ventura), Susan Pollack, (Ventura), Gayle Swanson, (Ventura), Wade Wisegarver, (Ventura), Marty Walter, (Ventura)

Documents: None

Ex-Parte Communication: None

General Comment

- The proposed density is supported
- There is not a great deal of support for the height variance. The design is too high and out of proportion with the surrounding residences. Consider dropping the plate height as a way to reduce the height of the building.
- The project is designed to be car oriented. Consider material changes to make the project more of a pedestrian development.

Site Plan

- Consider widening the narrow side court alley

Architecture

- Break the massing. Consider different roof and architecture style
- Look at massing in terms of all neighbors surrounding the site
- Rooftop mechanical equipment needs to be screened from neighbors above.
- The project is all about executing the hillside architecture

Landscape

- Allow the buildings to create space for landscaping
- Include more native plants

STAFF COMMUNICATION: Next Design Review meeting is March 18, 2020.

ADJOURNMENT: There being no further agenda items to discuss, Chair Brodersen adjourned the meeting at 9:10 P.M.