

# PLANNING COMMISSION MINUTES

David Comden, Chair  
 Jenny Lagerquist, Vice-Chair  
 Mark Abbe, Commissioner  
 Estelle Bussa, Commissioner  
 Shanna Farley, Commissioner  
 Scott McCarty, Commissioner  
 Lucas Zucker, Commissioner

Neda Zayer, Interim Community Development Director  
 Michael MacDonald, City Clerk

## SPECIAL MEETING

**WEDNESDAY, APRIL 12, 2023 – 6:00 P.M.**

**COUNCIL CHAMBERS, CITY HALL, 501 POLI STREET AND WEBEX EVENT**

## ROLL CALL

Vice-Chair Lagerquist called the meeting to order at 6:03 p.m.

**PRESENT:** Commissioners Abbe, Bussa, Farley, Zucker, and Vice-Chair Lagerquist

**STAFF:** Neda Zayer, Interim Community Development Director  
 Peter Sheydayi, City Engineer  
 Chandra Chandrashaker, Associate Engineer  
 Darrick Ryser, Recording Clerk

**PUBLIC COMMUNICATIONS** – None

## CONSENT ITEM

### 1. **Approval of the Planning Commission March 22, 2023 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Upon call of the roll the vote was as follows:

**AYES:** Commissioners Abbe, Bussa, Farley, Zucker, and Vice-Chair Lagerquist  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner McCarty and Chair Comden

Recording Clerk Ryser declared the motion carried 5-0

### 2. **Approval of the Planning Commission Protocols.**

**Recommendation:** That the Planning Commission adopt the Planning Commission Protocols

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, Zucker, and Vice-Chair Lagerquist  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioner McCarty and Chair Comden

Recording Clerk Ryser declared the motion carried 5-0

## FORMAL ITEMS

### 3. 2024-2028 Capital Improvement Plan.

Request for a General Plan Conformance Review of the proposed 2024-2028 Capital Improvement Plan.

**Recommendation:** Approve by Resolution finding that the 2024-2028 Capital Improvement Plan (2nd Year) is in conformance with the General Plan.

1. Project No. 91158
2. Project No. 96971
3. Project No. 96973
4. Remaining Projects

**Case Planner:** Peter Sheydayi, City Engineer

**Applicant:** City of Ventura, Public Works Department

#### SPEAKERS:

**Staff:** Peter Sheydayi, City Engineer and Chandra Chandrashaker, Associate Engineer

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

### 3. Project No. 96973

Commissioner Zucker recused himself from this item due to the item's proximity to his residence.

Commissioner Abbe made a motion to approve Planning Commission Resolution No. **CD-2023-19** as presented and subject to conditions, entitled:

## CITY OF SAN BUENAVENTURA

### PLANNING COMMISSION RESOLUTION NO. CD-2023-19 A RESOLUTION OF THE PLANNING COMMISSION OF

**THE CITY OF SAN BUENAVENTURA ADOPTING A  
STATEMENT OF CONFORMANCE FOR PROJECT  
NUMBER 96973 IN THE 2024 – 2028 PROPOSED  
CAPITAL IMPROVEMENT PLAN**

Commissioner Bussa seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, and Vice-Chair Lagerquist  
NOES: None  
ABSTAIN: Zucker  
ABSENT: Commissioner McCarty and Chair Comden

Recording Clerk Ryser declared the motion carried 4-0.

**2. Project No. 96971**

Commissioner Bussa made a motion to approve Planning Commission Resolution No. **CD-2023-20** as presented and subject to conditions, entitled:

**CITY OF SAN BUENAVENTURA  
PLANNING COMMISSION RESOLUTION NO. CD-2023-20  
A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SAN BUENAVENTURA ADOPTING A  
STATEMENT OF CONFORMANCE FOR PROJECT  
NUMBER 96971 IN THE 2024 – 2028 PROPOSED  
CAPITAL IMPROVEMENT PLAN**

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, Zucker, and Vice-Chair Lagerquist  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioner McCarty and Chair Comden

Recording Clerk Ryser declared the motion carried 5-0.

**4. Project Nos. 90109, 91157, 92928, 92950, 93960, 96974, & 97011**

Commissioner Zucker made a motion to approve Planning Commission Resolution No. **CD-2023-21** as presented and subject to conditions, entitled:

**PLANNING COMMISSION RESOLUTION NO. CD-2023-21  
A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SAN BUENAVENTURA ADOPTING A  
STATEMENT OF CONFORMANCE FOR PROJECT  
NUMBERS 90109, 91157, 92928, 92950, 93960, 96974, &  
97011 IN THE 2024 – 2028 PROPOSED CAPITAL  
IMPROVEMENT PLAN**

Commissioner Abbe seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, Zucker, and Vice-Chair  
Lagerquist  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioner McCarty and Chair Comden

Recording Clerk Ryser declared the motion carried 5-0.

**1. Project No. 91158**

Due to the lack of a quorum, this item will be re-noticed and heard at a future Planning Commission hearing date.

**INFORMATIONAL ITEMS**

**4. Brown Act and Procedures Training.**

**Staff:** Christopher De La Vega, Assistant City Attorney I  
**Members of Public:** None  
**Documents:** PowerPoint by Staff

The City Attorney's Office presented the Brown Act and Procedures training and the Planning Commission asked staff questions and discussed the topic.

**5. State Density Bonus Training.**

**Staff:** Christopher De La Vega, Assistant City Attorney I  
**Members of Public:** Judy Alexandre, Claudia Arman, Amy Cherrie, and Sonia Flores  
**Documents:** PowerPoint by Staff

The City Attorney's Office presented the State Density Bonus training and the Planning Commission asked staff questions and discussed the topic.

## **6. Community Development Department 2022 Recap and 2023 Workplan.**

A PowerPoint presentation of the Community Development Department 2022 accomplishments and 2023 workplan was provided to City Council for the 2023 goal setting session and being provided to the Committee for information.

**Staff:** Neda Zayer, Interim Community Development Director

**Members of Public:** Licia Marquez, Judie Alexandre, George Amendola, and Carol Spector

**Documents:** PowerPoint by Staff

The Interim Community Development Director presented the Community Development Updates and the Planning Commission asked staff questions and discussed the topic.

### **STAFF COMMUNICATION**

- The next meeting of the Planning Commission will be on April 26, 2023.
- Update provided on the topics for the next General Plan Advisory Committee Meeting.

### **ADJOURNMENT**

There being no further items on the agenda, the meeting was adjourned at 07:43 p.m.