

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

REGULAR MEETING

WEDNESDAY, APRIL 26 – 6:00 P.M.

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

ROLL CALL

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

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

ABSENT: Commissioners McCarty and Zucker

STAFF: Neda Zayer, Interim Community Development Director
 Jamie Peltier, Principal Planner
 Gene Burse, Senior Planner
 Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS – None

FORMAL ITEMS

1. **PROJ-15382 – Poli 3 Units Design Review, Coastal Development Permit, and Exceptions located at 405 Poli Street.**

Request for a Design Review, Coastal Development Permit, and an Exception to construct three residential units on a 0.2-acre site in the Urban General 1 (T4.1) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Planning Commission approve the Design Review, Coastal Development Permit, and Exceptions, as conditioned.

Case Planner: Jamie Peltier, Principal Planner

Applicant: Doug Michie

SPEAKERS:

Staff: Jamie Peltier, Principal Planner

Applicant: Doug Michie

Members of Public: None

Emails: [public comment](#)
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Commissioner Bussa made a motion to approve Planning Commission Resolution No. **CD-2023-12** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION CD-2023-12
APPROVING DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT, AND
EXCEPTIONS LOCATED AT 405 POLI STREET**

PROJECT NO: 15382

CASE NOS.: DRC-12-21-62107; E-12-21-62109; ACDP-2-22-62137

Commissioner Farley seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Oehler declared the motion carried 5-0

2. PROJ-22-0092 – Two Eleven Major Design Review, Coastal Development Permit, and Lot Line Adjustment located at 211, 231, 245 Thompson Boulevard.

Request for a Major Design Review, Coastal Development Permit, and Lot Line Adjustment for a 6-story mixed use building with 94 multi-family residential units, including 13 very low-income units, 7 live/work units, 3,181 square feet of ground floor commercial space and 96 parking spaces in a podium parking structure on 0.9-acre site in the T5.1 (Neighborhood Center) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Planning Commission approve the Major Design Review, Coastal Development Permit, and Lot Line Adjustment, as conditioned.

Case Planner: Gene Burse, Senior Planner

Applicant: Vince Daly, Daly Group Inc.

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Vince Daly, Daly Group Inc.

Members of Public: Saria Kraft, Bob Guthrie, Eileen Shaw, Wendy Sauter, Pete Freeman, Carol Spector, Lucas Zabarsky, Judy Alexandre, David Wilkinson, Scott Spencer, Seth Wiener, April Rengstoif, Roni Rudell, Karen Flock, Amy Cherrie, Stephanie Caldwell, Melanie Petrishlen

Emails: [public comment](#), [public comment 2](#), [public comment 3](#), [public comments 4](#)

Documents: PowerPoint by Staff and applicant

Ex-Parte Communication: None

Commissioner Abbe made a motion to continue the item to the May 24, 2023 Planning Commission Hearing with the following information:

- Responses and the additional information requested by the Coastal Commission; and
- Provide heights of surrounding projects; and
- Clarification on how the base density was calculated; and
- A base density calculation that represents what the project intends to build, without the subterranean parking; and
- A base density calculation that does not have any parking included; and
- More information on the CEQA for the project, including information on the Downtown Specific Plan EIR.

Vice-Chair Lagerquist seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, Vice-Chair Lagerquist and Chair Comden

NOES: None

ABSTAIN: None

ABSENT: Commissioners McCarty and Zucker

Recording Clerk Oehler declared the motion carried 5-0

STAFF COMMUNICATION

Next meeting of the Planning Commission is May 24, 2023. The Clerk’s office will provide training on the Council Chamber devices to the Commissioners at 5:30 pm before the meeting.

ADJOURNMENT

There being no further items on the agenda, the meeting was adjourned at 9:09 p.m.