

PLANNING COMMISSION MINUTES

Jane Farkas, Chair
David Comden, Vice-Chair
Mark Abbe, Commissioner
Kara Davis, Commissioner
Jenny Lagerquist, Commissioner
Scott McCarty, Commissioner
Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Tracy Oehler, Assistant City Clerk

REGULAR MEETING

WEDNESDAY, APRIL 28, 2021 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Chair Farkas called the meeting to order at 6:05 PM.

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

ABSENT: Vice-Chair Comden

STAFF: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Tracy Oehler, Assistant City Clerk

OATH OF OFFICE FOR NEW PLANNING COMMISSIONERS – Assistant City Clerk Oehler presided the oath of Office for the new Planning Commissioners Abbe and Lagerquist.

PUBLIC COMMUNICATIONS – None.

CONSENT ITEM

- 1. Approval of the Planning Commission March 10, 2021 Meeting Minutes.**

Recommendation: Approve, as presented.

Commissioner McCarty had a correction on page 3 related to the motion which should read “motion carried 4-0” instead of “motion carried 4-1” as four Commissioners voted yes and none voted no.

Commissioner McCarty made a motion to approve the minutes as amended.

Commissioner Zucker seconded the motion.

Upon call of the roll, the vote of the Planning Commission was as follows:

- AYES: Commissioners McCarty, Zucker, and Chair Farkas
- NOES: None
- RECUSED: None
- ABSTAIN: Commissioners Davis (*not at the meeting*), Abbe and Lagerquist (*both are not Planning Commissioners at the time of the meeting*)
- ABSENT: Vice-Chair Comden

Assistant City Clerk Oehler declared the motion failed as too many Commissioners abstained and the absence of Vice-Chair Comden.

Chair Farkas recommended to continue the approval of the minutes to the next Planning Commission hearing date. All the Planning Commissioners agreed.

FORMAL ITEMS

2. **PROJ-13740 – Hawaiian Village Design Review, Planned Development Permit and Exceptions located at 998 Church Street.**

Request for Formal Design Review, Planned Development Permit, and Exceptions for a Thomas Fire rebuild consisting of 64 multi-family apartment units in four new buildings with 81 parking spaces on a 3.4-acre site in the T4.1 (Urban General) and the Multiple Family Residential (R-3-5) zoning districts within the Downtown Specific Plan.

Recommendation: Approve the Formal Approve the Formal Design Review, Planned Development Permit and Exceptions, subject to the conditions.

Staff: Elizabeth Richardson, Senior Planner

Applicant: James Merrit

SPEAKERS

Staff: Elizabeth Richardson, Senior Planner

Applicant: Ed DeVicente of DMH Associates, applicant's architect

Members of Public: None

Email: Staff received 39 public comments prior to the meeting and posted online

Documents: None

Ex-Parte Communication: Commissioner Abbe confirmed he received 3 emails from the public about the project and those emails are the same as to what was in the supplemental information packets received by the rest of Commissioners and he did not

respond to any of the emails. Commissioners Zucker, Lagerquist, McCarty confirmed the same situation.

Assistant Community Development Director Zayer introduced the applicant's architect, Ed DeVicente. Mr. DeVicente requested to continue the project to the next available meeting so his teams could have enough time to review and understand the conditions of approval provided by staff for the project.

Commissioner McCarty made a motion to continue Project-13740 to a date certain of May 5, 2021 Planning Commission meeting.

Commissioner Davis seconded the motion.

Upon call of the roll, the vote of the Planning Commission was as follows:

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

Assistant City Clerk Oehler declared the motion carried by a roll call of 6 – 0, with Vice-Chair Comden absent.

3. PROJ-14602 – Main Street Mixed-Use Development Design Review, Exception, and Lot Line Adjustment located at 1718 East Main Street.

Request for Formal Design Review, Exception, and Lot Line Adjustment for a new 6,000 square-foot building and rehabilitation of an existing 4,300 square-foot building for 1,050 square feet of commercial and 8 residential units on a 16,820 square-foot site in the T4.5 (Urban General) zone with a land use designation of Commerce.

Recommendation: Approve the Formal Design Review, Exception, and Lot Line Adjustments, subject to the conditions.

Staff: Jamie Peltier, Associate Planner

Applicant: Ted O'Brien

SPEAKERS

Staff: Neda Zayer, Assistant Community Development Director
Applicant: Nicole Harding of Onyx Creative, applicant’s architect
Members of Public: Errol Berk, Karen Flack, and Claudia Armann
Email: None
Documents: PowerPoint by staff
Ex-Parte Communication: None

Commissioner McCarty made a motion to approve Project-14602 to include the Design Review Committee recommendations as stated by the DRC and add a Condition to provide appropriate signage to direct commercial and residential tenants where to park.

Commissioner Zucker seconded the motion.

Upon call of the roll, the vote of the Planning Commission was as follows:

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

Assistant City Clerk Oehler declared the motion failed by a roll call of 3 – 3, with Commissioners Davis, Lagerquist and Chair Farkas dissenting and Vice-Chair Comden absent.

Commissioner Abbe made a new motion to approve the Resolution as presented and subject to conditions, Planning Commission Resolution No. **CD-2021-03** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2021-03
APPROVING FORMAL DESIGN REVIEW, EXCEPTION AND LOT LINE
ADJUSTMENT FOR THE PROJECT LOCATED AT 1718 E. MAIN
STREET**

**PROJECT NO. 14602
CASE NOS.: DRC-6-20-55690, E-9-20-56775, and LLA-2-21-58668**

With an additional condition to provide appropriate signage to direct commercial and residential tenants where to park.

Commissioner Davis seconded the motion.

Upon call of the roll, the vote of the Planning Commission was as follows:

AYES: Commissioners Abbe, Davis, Lagerquist, McCarty, Zucker, and Chair Farkas

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Vice-Chair Comden

Assistant City Clerk Oehler declared the motion carried by a roll call of 6 – 0, with Vice-Chair Comden absent.

STAFF COMMUNICATION

Commissioner McCarty invited fellow Commissioners and the public to virtually attend the General Plan Advisory Committee workshop on April 29 at 6:00 pm. The workshop is an opportunity for the public to provide input for the upcoming General Plan Update.

Commissioner Zucker reminded the public that people age 16+ are now eligible to receive Covid-19 vaccine. He encouraged everyone to go and get the vaccine.

Assistant Community Development Director Zayer provided the Commission the March 2021 Planning Updates.

ADJOURNMENT

There being no further items to discuss on the agenda, meeting is adjourned at 7:52 p.m.