

CITY OF VENTURA

DESIGN REVIEW COMMITTEE MINUTES

Brian Brodersen, Chair
Fiona Dunne, Vice-Chair
Albert Antelman, Member
Tyson Cline, Member
David Ferrin, Member

Dave Ward, Interim Community Development Director
Scott Kolwitz, Principal Planner
Julie Stuva, Recording Secretary

REGULAR MEETING
WEDNESDAY, MAY 1, 2019 - 6:00 P.M.
COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Brodersen called the meeting to order at 6:00 pm in the Community Meeting Room.

ROLL CALL

PRESENT: Members Cline, Ferrin, Vice-Chair Dunne and Chair Brodersen

ABSENT: Members Antelman

STAFF: Scott Kolwitz, Principal Planner
Monique Gil, Assistant Planner
Tim Rosenstein, Associate Planner
Julie Stuva, Recording Secretary

PUBLIC COMMUNICATIONS: None

AGENDA MANAGEMENT: None

CONSENT ITEM

- 1. Approval of the DRC April 17, 2019 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

Vice-Chair Dunne made a motion to continue the DRC April 17, 2019 Meeting Minutes to May 15, 2019.

Member Ferrin seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Ferrin, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Member Antelman

Chair Brodersen declared the motion carried 4 – 0, with Member Antelman absent.

FORMAL ITEMS

- 1. PROJ-12725 – Formal Design Review to demolish an existing 3,043 square foot showroom and construct a new 10,185 square foot showroom addition. The project also includes a 2,080 square foot service bay addition and a new 162 square foot trash enclosure, to an existing 14,464 square foot Auto Dealership, on an existing 2.29 acres project site located at 3190 Perkin Avenue; Larry Rasmussen, applicant; Commercial Planned Development (CPD) zone.**

Case Nos.:

DRC-12-18-48208

PDA-12-18-48209

RECOMMENDED QUASI-JUDICIAL ACTION

Approve, subject to conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Staff: Monique Gil, Assistant Planner

SPEAKERS:

Staff: Scott Kolwitz, Principal Planner; Monique Gil, Assistant Planner

Applicant: Larry Rasmussen (Rasmussen & Associates, Architect)

Members of Public: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Member Ferrin made a motion to approve this project as submitted finding the project to be Categorically Exempt from CEQA, and approve the Notice of Decision for Case No. DRC-12-18-48208) based on the Findings and subject to conditions in the Notice of Decision with the following items to be added / edited to Condition No. 8:

1. Replace all of the existing turf and provide an updated landscape plan with all of the proposed plantings included in the plant list;
2. Plant list should contain some native plants; and

3. DRC appoints Vice Chair Dunne to be a DRC liaison to City staff to confirm the changes are incorporated.

Member Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Ferrin, Vice-Chair Dunne, Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Member Antelman

Chair Brodersen declared the motion carried 4 – 0, with Member Antelman absent.

Member Cline made a motion to add the following comment to the Minutes: It took five months to get the project to the first DRC meeting. The DRC does not believe this is a reflection on staff.

Vice-Chair Dunne seconded the added comment.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Ferrin, Vice-Chair Dunne, Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Member Antelman

Chair Brodersen declared the motion carried 4 – 0, with Member Antelman absent.

3. **PROJ-10908 – Formal Design Review for construction of new 2,500 square-foot rooftop covered patio above an existing building, an external stairway to the patio, a large tubular faux grain silo containing an elevator with a second stairway wrapping around it leading to the deck, and a working grain silo adjacent to the elevator silo. In addition, a change to approve roofing material on a previously entitled ground-floor patio cover, and installation of a new patio in the front of a second building, all within a five building**

complex on a 7,364 square-foot lot located at 1076-1098 East Front Street; Carey Jonker, applicant; Neighborhood Center (T5.1) zone.

Case No.:

DRC-12-18-48342

RECOMMENDED QUASI-JUDICIAL ACTION

Approve, subject to conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Staff: Tim Rosenstein, Associate Planner

SPEAKERS:

Staff: Scott Kolwitz, Principal Planner; Tim Rosenstein, Associate Planner

Applicant: Dylan Chappell (Dylan Chappell Architects, Architect); Carey Jonker (Applicant); Thomas Kjaersgaard (Dylan Chappell Architects, Architect); Bill Mellett (Bill Mellett Design, Landscape Architect)

Members of Public: None

Documents: PowerPoint by Staff

Ex-Parte Communication: Transmittal Memo No. 1.

Member Ferrin made a motion to approve the project as submitted finding the project to be Categorically Exempt from CEQA, and approve the Notice of Decision for a Design Review Permit (Case No. DRC-12-18-48342) based on the Findings and subject to conditions in the Notice of Decision with the following edited and new Conditions added:

1. Update Condition Nos. 1 through 3 to reference Exhibits "AA" through "HH" to incorporate plans submitted via Transmittal Memo No.1.
2. "This Design Review (DRC-12-18-48342) approval shall be contingent upon and not effective until approval of the associated Coastal Development Permit (ACDP-12-18-48343) are approved by the Administrative Hearing Officer. The Design Review timeframe would be effective upon final approval date of the Coastal Development Permit."
3. Delete Condition No. 11 subpart C ~~"FOR RESIDENTIAL: The "foundation inspection" and "concrete slab or underfloor inspection" as defined in the California Residential Code, Section R109 have been made and received approval from the Inspection Services Division, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. The California Residential Code is the currently adopted edition commencing with Section 12.110.010 of the City of San Buenaventura Municipal Code. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen."~~

4. Add the following text to Condition No. 1 “This approval is granted for the land or land use described in the application and any attachments thereto, and as shown on the plot plan, floor plan and elevations labeled Case No. DRC-12-18-48342, and dated May 1, 2019, Exhibit “AA” through “HH”, attached hereto and incorporated herein, and as modified according to the following comments to which the DRC appoints Member Ferrin to be a DRC liaison to City Staff to confirm the following comments are satisfied:
 - a. Incorporate a significant number of regional native plants into the landscape palette;
 - b. Consider incorporating landscape elements including trees into the building structure;
 - c. Look for methods to activate the flexible courtyard space with plantings; and
 - d. Look for opportunities to incorporate trees and plantings in other areas of pavement on the site.

Member Ferrin seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Ferrin, Vice-Chair Dunne and Chair Brodersen
NOES: None
RECUSED: None
ABSTAIN: None
ABSENT: None

Chair Brodersen declared the motion carried 4 – 0, with Member Antelman absent.

Member Cline made a motion to add the following comment to the Minutes: It took five months to get the project to the first DRC meeting. The DRC does not believe this is a reflection on staff

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Ferrin, Vice-Chair Dunne and Chair Brodersen
NOES: None
RECUSED: None
ABSTAIN: None

ABSENT: None

Chair Brodersen declared the motion carried 4 – 0, with Member Antelman absent.

STAFF COMMUNICATION

Scott Kolwitz, Principal Planner, announced the next meeting of the Design Review Committee will be a joint meeting with the Planning Commission on May 15, 2019, at 6:00 P.M. in the Council Chambers.

ADJOURNMENT:

There being no further agenda items to discuss, Chair Brodersen adjourned the meeting at 7:07 P.M.

FINAL