

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

SPECIAL MEETING WEDNESDAY, MAY 5, 2021 – 6:00 P.M. WEBEX EVENT

ROLL CALL

Chair Farkas called the meeting to order at 6:06 PM.

PRESENT: Commissioners Abbe, Davis, Lagerquist, McCarty, Zucker, and Chair Farkas
 Vice-Chair Comden joined at 6:09 PM

ABSENT: None

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

PUBLIC COMMUNICATIONS – Received two public comments prior to the meeting and posted online.

CONSENT ITEM

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

Recommendation: Approve, as presented.

Commissioner McCarty made a motion to approve the March 10, 2021 Meeting Minutes.

Commissioner Zucker seconded the motion.

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

AYES: Commissioners McCarty, Zucker, Vice-Chair Comden 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: None

Assistant City Clerk Oehler declared the motion passed 4-0, with Commissioners Abbe, Davis, and Lagerquist abstained.

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 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 DMHA Architecture, Ryan Mills, Guillermo Gonzalez, applicant's architect team, Nick Gibson, A.J. Vido Family Trust, Bruce Jones, Advance Engineering (storm water etc.), James Merrit and Kelly Merrit

Members of Public: Wendy Sauter, Robert Guthrie, Pete Freeman (ceded time to Robert Guthrie), Carol Spector (ceded time to Todd Howeth), Lawrence Markworth, Susan Pollack (ceded time to Marty Wolter), Todd Howeth, Dominique Manasson, Karen Flock, Kelly Clark, Claudia Armann, George Amandola, Eileen Shaw (ceded tie to Marty Wolter) Anthony Ventura, and Anthony Ventura Jr.

Email: Staff received 28 public comments prior to the meeting and posted online and one public comment during the meeting

Documents: PowerPoint by staff

Ex-Parte Communication: None

Commissioner McCarty made a motion to approve the Alternative Resolution as presented and subject to conditions, with the additional findings listed by Peter Gilli, Community Development Director, at the hearing, Planning Commission Resolution No. **CD-2021-04** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2021-04
APPROVING A FORMAL DESIGN REVIEW, PLANNED DEVELOPMENT
PERMIT, AND AN EXCEPTION FOR PARKING PLACEMENT FOR
HAWAIIAN VILLAGE APARTMENTS LOCATED AT 998 CHURCH
STREET**

**PROJECT NO. 13740
CASE NOS.: DRC-7-19-51399, APD-7-19-51401, AND E-7-19-58813**

With the following additional Conditions:

- The applicant complies with the low downward facing light condition in perpetuity of the project.
- Soft Gray as roof top color.
- Delete Condition No. 55 from the Alternate Resolution

Vice-Chair Comden seconded the motion.

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

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

Assistant City Clerk Oehler declared the motion carried by a roll call of 7 – 0.

3. PROJ-10084 – Thompson Residential Apartment Design Review, Coastal Development Permit, and Exception located at 1926 Thompson Boulevard.

Request for Formal Design Review, Coastal Development Permit, and Exception for the construction of a three-story, 12-unit multi-family residential apartment

building including two live/work units, and 23 parking spaces on a 0.3-acre site in the General Urban (T4.5) zoning district with a land use designation of Commerce

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

Staff: Elizabeth Richardson, Senior Planner

Applicant: Bruce B. Mehdiani

SPEAKERS

Staff: Elizabeth Richardson, Senior Planner

Applicant: Bruce Mehdiani, applicant, Mark Pettit of Lauterbach & Associates Architects, applicant's architect,

Members of Public: None

Email: Staff received 1 public comment prior to the meeting and posted online

Documents: PowerPoint by staff

Ex-Parte Communication: Chair Farkas disclosed that she lives within the 1,600-foot radius of the project but will be allowed to participate since she is out of the Conflict of Interest 1,000-foot radius residence buffer. She is very familiar of the site as she walks there all the time.

Commissioner Davis made a motion to approve the Resolution as presented and subject to conditions, Planning Commission Resolution No. **CD-2021-05** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2021-05
APPROVING A FORMAL DESIGN REVIEW, COASTAL DEVELOPMENT
PERMIT AND EXCEPTION FOR THOMPSON MIXED USE (THOM CRUZ)
LOCATED AT 1926 E. THOMPSON BOULEVARD**

PROJECT NO. 10084

CASE NOS.: DRC-6-19-50645, CDP-6-19-50646, E-6-19-50647

With the following additional Condition:

- Applicant to provide a total of five bicycle parking spaces.
- Update the plans to clearly show only one affordable unit in the project.

Vice-Chair Comden seconded the motion.

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

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

Assistant City Clerk Oehler declared the motion carried by a roll call of 7 – 0.

STAFF COMMUNICATION

Assistant Community Development Director Zayer provided the Commission of the items for discussion on May 12 and the May 26 meeting.

Community Development Director Gilli provided some insights about the discussion of the compatibility and scales findings on the previous project that was approved.

Chair Farkas thanked everyone for their time and efforts tonight.

ADJOURNMENT

There being no further items to discuss on the agenda, meeting is adjourned at 9:47 p.m.