

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, MAY 12, 2021 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Chair Farkas called the meeting to order at 6:01 PM.

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

ABSENT: None

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

PUBLIC COMMUNICATIONS – Stuart Macdonald; Staff also received Mr. Macdonald's written public comment prior to the meeting and posted online.

CONSENT ITEM

1. **Approval of the Planning Commission April 28, 2021 Meeting Minutes.**

Recommendation: Approve, as presented.

Chair Farkas had correction on page one of the minutes under Roll Call – Commissioner Davis should be marked as present and Vice-Chair Comden as absent.

Commissioner Davis made a motion to approve the April 28, 2021 Meeting Minutes as corrected.

Commissioner Abbe 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: Vice-Chair Comden (*not at the meeting*)

ABSENT: None

Assistant City Clerk Oehler declared the motion passed 6-0, with Vice-Chair Comden abstained.

FORMAL ITEM

2. PROJ-14609 – Coastal Storage Design Review and Planned Development Permit located at 4451 Street.

Request for Formal Design Review, Planned Development Permit for a four-story 62,664 square-foot personal storage building with 44 on-site parking spaces on a 0.9-acre site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

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

Staff: Gene Burse, Senior Planner

Applicant: Coastal Storage Partners, LLC

SPEAKERS

Staff: Gene Burse, Senior Planner

Applicant: Mark Pettit of Lauterbach & Associates Architects, applicant's architect,
Chris Itule, applicant

Members of Public: None

Email: None

Documents: None

Ex-Parte Communication: None

Vice-Chair Comden made a motion to approve the Resolution as presented and subject to conditions, Planning Commission Resolution No. **CD-2021-06** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2021-06
APPROVING FORMAL DESIGN REVIEW, PLANNED DEVELOPMENT
PERMIT FOR THE COASTAL STORAGE PROJECT LOCATED AT 4451
MARKET STREET**

**PROJECT NO. 14609
CASE NOS.: DRC-7-20-55763 AND PD-7-20-55762**

With edits to the final resolution as follows:

- Findings No.6, line 3 – the word “insure” should be changed to “ensure”.
- Condition No. 4 – replace the Design Review Committee with Planning Commission as the approving body for the project.

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, 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.

INFORMATIONAL ITEM

3. General Plan Update.

Receive a presentation and information on the General Plan Update effort prepared by Raimi and Associates.

Recommendation: Receive a presentation and information on the General Plan Update and provide input and feedback.

Staff: Neda Zayer, Assistant Community Development Director

SPEAKERS

Staff: Neda Zayer, Assistant Community Development Director, Matt Raimi of Raimi and Associates

Members of Public: George Amandola, Alex Perez, and Anthony Ventura

Email: None

Documents: PowerPoint by staff

Ex-Parte Communication: None

The Commissioners provided the following input and feedback on the General Plan Update:

- Take into consideration and be proactive about our water resources with the General Plan update.
- Goals to think about in terms of housing – production of affordable housing, tenant’s protection, and preservation of existing, older affordable housing stock.
- Consider how to mitigate incompatible land use issues, i.e. heavy industrial next to high density residential.
- Economic plan for industrial areas that will be affected by State directives to phase out oil and gas drilling by 2045. How to bring clean industry, clean energy, and jobs to the City.
- Look at the General Plan Land Use map for other places in the City where industrial uses can go if they are moved out of the westside. It is very important for the City to have industrial uses for economic growth and sustainability. We need to be cautious and smart in addressing the transition of industrial areas. The General Plan Land Use map should be reviewed by different Committees, Commissions, and Council to ensure that important land uses like industrial areas are not eliminated.
- Review current traffic circulation in the Westside, especially in case of emergency.
- The General Plan Update should address community growth versus community character, building heights, density, where the growth should be, etc.
- Appreciate staff and consultant’s effort of getting the diverse population of the City to participate and provide input on the General Plan Update. Moving forward and as the plan progresses, continue these efforts and exhaust all available resources in getting the information out to the public, particularly so the public understands development standards such as the heights, density, etc.
- Look at the General Plan Land Use designations for Neighborhood Medium and Neighborhood High to see if the density range can be broken down further to provide more transitions of housing.
- Getting these issues right is very important:

- Housing;
- Circulation/transportation – traffic circulation;
- High traffic congestion;
- Limited parking;
- Poor transit services;
- Getting the Land Use right

STAFF COMMUNICATION

Assistant Community Development Director Zayer informed the Commission that the next regular meeting is scheduled on May 26.

Chair Farkas thanked everyone for great participation and inputs. Looking forward to seeing everyone at the next meeting.

ADJOURNMENT

There being no further items to discuss on the agenda, meeting is adjourned at 7:58 p.m.