

CITY OF VENTURA

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# DESIGN REVIEW COMMITTEE MINUTES

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Brian Brodersen, Chair  
Fiona Dunne, Vice-Chair  
Albert Antelman, Member  
Tyson Cline, Member  
Daniel Saltee, Member

Peter Gilli, Community Development Director  
Neda Zayer, Assistant Community Development Director  
Andy Heglund, Senior Assistant City Attorney  
Julie Stuva, Recording Secretary

**REGULAR MEETING:  
WEDNESDAY, MAY 20, 2020 – 6:00 P.M.  
WEBEX EVENT**

Chair Brodersen called the meeting to order at 6:03 P.M. in the Community Meeting Room.

**ROLL CALL**

**PRESENT:** Members Antelman, Cline, Saltee, Vice-Chair Dunne and Chair Brodersen

**ABSENT:** None

**STAFF:** Peter Gilli, Community Development Director  
Neda Zayer, Assistant Community Development Director  
Andy Heglund, Senior Assistant City Attorney  
Maruja Clensay, Senior Planner  
Elizabeth Richardson, Senior Planner  
Tim Rosenstein, Associate Planner  
Antionette Mann, Recording Secretary

**PUBLIC COMMUNICATIONS:** Written comment by HelenChtourou, (Ventura)

**AGENDA MANAGEMENT:** Peter Gilli went over the emergency ordinance, explained new process and highlighted new ordinance approved by City Council.

**CONSENT ITEM**

**1. Approval of the DRC March 4, 2020 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Vice-Chair Dunne made a motion to approve the DRC February 5, 2020 Meeting Minutes as presented.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

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

Antionette Mann declared the motion carried 4 – 0, with Member Cline abstained.

## FORMAL ITEMS

### 2. PROJ-7951 – Westview Village Phase 3 Confirmation of Details at 995 Riverside Street.

Combined progress meeting at 50% completion of the Design Development Phase and formal Confirmation of Details pursuant to Condition Nos. 21 & 22, of Planning Commission Resolution No. CD-2015-30, for Phase 3 of 4 for the construction plans related to the redevelopment of Westview Village on 20.6-acres by property. Phase 3 includes 105 units ranging from one to four bedrooms. This project also includes a Minor Change and Minor Design Review request for the addition of 2,762 square-feet of carports (12 parking spaces) to allow Phase 3 to be 100% solar-powered.

**Recommendation:** No action will be required by the Design Review Committee on this item.

#### **California Environmental Quality Act**

Not required for this action (Confirmation of Details)/ Addendum to MND (EIR-1-15-25950 for Minor Change/Minor Design Review.

**Case Planner:** Maruja Clensay, Senior Planner

**Applicant:** Mainstreet Architects/City of San Buenaventura Housing Authority

#### **SPEAKERS:**

**Staff:** Neda Zayer, Assistant Community Development Director

**Applicant:** Mainstreet Architects and City of San Buenaventura Housing Authority

**Members of Public:** None

**Emails:** None

**Documents:** None

**Ex-Parte Communication:** None

This item was removed from the public hearing to be processed administratively based on the emergency ordinance and since it does not require a public hearing.

**3. PROJ-10006 – Starbucks Coffee Shop Design Review located at 3550 East Main Street.**

Request for Design Review for the demolition of an existing 2,125 square foot restaurant and construction of a new 1,670 square foot restaurant with drive-through and a 1,357 square foot patio area on a 1.0-acre site in the General Commercial (C-2) zone.

**Recommended action:** Forward design recommendations to the Planning Commission.

**California Environmental Quality Act**

Mitigated Negative Declaration; Mitigation identified to reduce potential impacts in the following categories to less than significant level: Biology, Cultural Resources, Geology/Soils, and Noise.

**Case Planner:** Maruja Clensay, Senior Planner

**Applicant:** Starbucks Coffee Company

**SPEAKERS:**

**Staff:** Maruja Clensay, Senior Planner

**Applicant:** Starbucks Coffee Company, (Applicant), Slade Blanchard, Scott Boydstun, Elizabeth Valerio, (Valerio Architects)

**Members of Public:** Cherie Egbert, (Ventura)

**Emails:** None

**Documents:** None

**Ex-Parte Communication:** None

Member Cline made a motion to forward design recommendations to be forwarded onto the Planning Commission.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Members Antelman, Cline, Saltee, Vice-Chair Dunne and Chair Brodersen

**NOES:** None

**RECUSED:** None

**ABSTAIN:** None

ABSENT: None

Antionette Mann declared the motion carried 5 – 0.

4. **PROJ-14113 – Black Bear Diner Design Review located at 2401 East Harbor Boulevard.**  
**Request for Formal Design Review for exterior modifications to an existing 7,756 square-foot commercial building and new landscaping on a 7.4-acre site in the Limited Commercial (C-1) zone.**

**Recommendation:** Approve, subject to conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

**Case Planner:** Tim Rosenstein, Associate Planner

**Applicant:** Kurt Jorgen for Black Bear Dinner

**SPEAKERS:**

**Staff:** Neda Zayer, Assistant Community Development Director; Tim Rosenstein, Associate Planner

**Applicant:** Kurt Jorgen, (Applicant)

**Members of Public:** Cherie Egbert, (Ventura)

**Emails:** Cherie Egbert, (Ventura), Kioran Moss, (Ventura)

**Documents:** None

**Ex-Parte Communication:** None

Chair Brodersen recused himself as the landscape architect on this project so he recused himself.

Member Antelman made a motion to conditionally approve the Design Review.

- Remove stone on columns – paint the slump block and put stone along base wall.

Member Antelman withdrew his motion.

Member Cline made a motion to conditionally approve the Design Review with the following comment:

- No cultured stone allowed, bears placed according to staff's suggestion

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, Saltee, and Vice-Chair Dunne

NOES: None

RECUSED: Chair Brodersen

ABSTAIN: None

ABSENT: None

Antionette Mann declared the motion carried 4 – 0, with Chair Brodersen recused.

**5. PROJ-12768 – The Tides project Design Review at 5040 Telegraph Road – Vacant Lot.**

**Request for Formal Design Review for the construction of a three-story, 42-unit multi-family residential apartment building including two live/work units and four affordable units, and 65 parking spaces on a 1.3-acre site in the Single-Family Residential (R-1-7 and R-1-1AC) zone.**

**Recommendation:** Forward design recommendations to the Administrative Hearing Officer.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill).

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** Telegraph and Day Partners, LLC

**SPEAKERS:**

**Staff:** Peter Gilli, Community Development Director, Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Elizabeth Richardson, Senior Planner

**Applicant:** Telegraph and Day Partners, LLC, (Applicant)

**Members of Public:** Nick Semolich, (Ventura)

**Emails:** None

**Documents:** None

**Ex-Parte Communication:** None

Chair Brodersen is part of the applicant team and is recused. Andy Heglund – Read into the record that conflict of interest laws allow Brian Brodersen to speak as a member of the applicant team since the Design Review Committee is only making recommendations and not approving them.

Member Antelman made a motion to forward design recommendations to the Administrative Hearing Officer.

Member Cline seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, Saltee, and Vice-Chair Dunne

NOES: None

RECUSED: Chair Brodersen

ABSTAIN: None

ABSENT: None

Antionette Mann declared the motion carried 4 – 0, with Chair Brodersen recused.

**6. PROJ-14017 – Ventura VA Clinic Design Review and Planned Development Permit at 5250 Ralston Street.**

Request for Formal Design Review and Planned Development Permit for a new 50,000 square foot, one-story outpatient medical clinic on an 8.0-acre site in the Manufacturing Planned Development (MPD) zone.

**Recommendation:** Provide comments on the proposed plans.

**California Environmental Quality Act**  
Mitigated Negative Declaration.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** Ventura VA, LLC

**SPEAKERS:**

**Staff:** Peter Gilli, Community Development Director, Neda Zayer, Assistant Community Development Director, Andy Heglund, Senior Assistant City Attorney, Elizabeth Richardson, Senior Planner

**Applicant:** Ventura VA, LLC, (Applicant), Brian Brodersen, Matt Connolly, Bruce Moore

**Members of Public:** None

**Emails:** Robert Schafer (phone message)

**Documents:** None

**Ex-Parte Communication:** None

Chair Brodersen is part of the applicant team and is recused. Andy Heglund – Read into the record that conflict of interest laws allow Brian Brodersen to speak as a member of the applicant team since the Design Review Committee is only making recommendations and not approving them.

Provided comments to the applicant on the overall site plan, architecture and landscaping.

**STAFF COMMUNICATION:** Neda Zayer – Thank you - Next Design Review Committee Meeting is scheduled for June 3, 2020.

## **ADJOURNMENT**

No further items on the agenda, meeting is adjourned at 8:47 p.m.

FINAL