

PLANNING COMMISSION MINUTES

David Comden, Chair
 Jenny Lagerquist, Vice-Chair
 Mark Abbe, Commissioner
 Estelle Bussa, Commissioner
 Shanna Farley, Commissioner
 Scott McCarty, Commissioner
 Lucas Zucker, Commissioner

Neda Zayer, Interim Community Development Director
 Michael MacDonald, City Clerk

REGULAR MEETING

WEDNESDAY, MAY 24, 2023– 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL, 501 POLI STREET AND WEBEX EVENT

ROLL CALL

Chair Comden called the meeting to order at 6:01 p.m.

PRESENT: Commissioners Abbe, Bussa, Farley, McCarty, Zucker, and Chair Comden

ABSENT: Vice-Chair Lagerquist

STAFF: Neda Zayer, Interim Community Development Director
 Rachel Dimond, Interim Assistant Community Development Director
 Levi Hill, Principal Planner
 Gene Burse, Senior Planner
 Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

- Approval of the Planning Commission April 12, 2023 and April 26, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Commissioner Abbe made a motion to approve the April 12, 2023 Meeting Minutes as presented.

Commissioner Bussa seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, and Zucker
NOES: None
ABSTAIN: Commissioner McCarty and Chair Comden
ABSENT: Vice-Chair Lagerquist

Recording Clerk Oehler declared the motion carried 4-0.

Commissioner Bussa made a motion to approve the April 26, 2023 Meeting Minutes as presented.

Commissioner Farley seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, Farley, and Chair Comden
NOES: None
ABSTAIN: Commissioners McCarty and Zucker
ABSENT: Vice-Chair Lagerquist

Recording Clerk Oehler declared the motion carried 4-0.

FORMAL ITEMS

2. **PROJ-22-0092 – Two Eleven Major Design, Coastal Development Permit and Lot Line Adjustment Permit located at 221, 231, and 245 East Thompson Boulevard.**

Request for a Major Design Review, Coastal Development Permit, and Lot Line Adjustment for a 6-story mixed use building with 94 multi-family residential units, including 13 very low-income units, 7 live/work units, 3,181 square feet of ground floor commercial space and 96 parking spaces in a podium parking structure on 0.9-acre site in the T5.1 (Neighborhood Center) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: Approve the Major Design Review, Coastal Development Permit, and Lot Line Adjustment, as conditioned.

Case Planner: Gene Burse, Senior Planner

Applicant: Vince Daly, Daly Group, Inc.

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Jasch Jahovicz with Daly Group, Inc., Todd Nelson with Rand Pastor Nelson, LLP, and Nick Dietch with RRM Design

Members of Public: Carol Spector (ceded time from Pete Freeman and Connie Lantrip), Eileen Shaw (ceded time from Amy Cherie and David Lantrip), Christy Weir, Stephanie Caldwell, Mark Sirota, Karen Flock, Melan Parshlein, Judy Alexandre, Bob Guthrie (ceded time from Natalie Burton and Wendy Sauter)

Emails: [public comment](#), [public comment 2](#), [public comment 3](#), [public comment 4](#)

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Commissioner McCarty made a motion to deny the project based on Findings 5 and 6.

Commissioner Abbe seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe and McCarty
NOES: Commissioners Bussa, Farley, Zucker, and Chair Comden
ABSTAIN: None
ABSENT: Vice-Chair Lagerquist

Recording Clerk Oehler declared the motion failed 4-2.

Commissioner Bussa made a motion to approve the Resolution as presented and subject to conditions, Planning Commission Resolution No. **CD-2023-29** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION CD-2023-29
APPROVING A DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT AND
LOT LINE ADJUSTMENT, FOR THE TWO ELEVEN PROJECT LOCATED AT
211, 231, 245 THOMPSON BOULEVARD.**

**PROJECT NO: PROJ-22-0092
CASE NOS.: MDR-07-22-0005, CDP-07-22-0007 AND LLA-07-22 0002**

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Bussa, Farley, Zucker and Chair Comden
NOES: Commissioners Abbe and McCarty
ABSTAIN: None
ABSENT: Vice-Chair Lagerquist

Recording Clerk Oehler declared the motion carried 4-2.

3. PROJ-23-0320, PROJ-23-0321, PROJ-23-0322 – Housing Element Rezone Sites, Form-Based Code Overlay, and Zoning Text Amendments.

A request for Zoning Text Amendments and Zoning Map Amendments, pursuant to Municipal Code Chapter 24.540 as follows:

Zoning Text Amendments

- Amend Chapter 24.244 - M-X-D Mixed Use Zone to:
 - Reference the new overlay in Part 24F, Zoning Regulations.
 - Eliminate Single Family, Two-Family and Mobile Homes as land uses from the M-X-D District to ensure higher density residential on these sites.
- Establish Subpart 24F, Residential and Mixed-Use Overlay Development Code (LM and MU overlays), Zoning Ordinance to:
 - Establish development standards for LM, MU-3, MU-4, MU-5 and MU-6 overlay, including building types, height, setbacks, encroachment, parking, open space, and other development standards.

Zoning Map Amendments

- Rezone 4300 Telegraph Road from R-1 to R-3-3 with MU-3 Overlay Zone.
- Rezone seven Johnson Corridor sites from CPD to M-X-D with MU-4 Overlay.

Recommendation: That the Planning Commission, by resolution, recommend the City Council adopt:

- A Zoning Text Amendment to Chapter 24.244, M-X-D (Mixed Use Zone) of the San Buenaventura Municipal Code (see Attachment A); and
- A Zoning Text Amendment to establish Subpart 24F Residential and Mixed-Use Overlay Development Code (LM and MU overlays) to Chapter 24 of the San Buenaventura Municipal Code (see Attachment B); and
- A Zoning Map Amendment to:
 - Rezone 4300 Telegraph Road from R-1 (Single Family Zone) to R-3-3 (Multiple Family Zone) with MU-3 Overlay Zone
 - Rezone seven Johnson Corridor sites from CPD (Commercial Planned Development Zone) to M-X-D (Mixed Use Zone) with MU-4 Overlay (see Attachment C).

Staff: Rachel Dimond, Interim Assistant Community Development Director
Neda Zayer, Interim Community Development Director

Applicant: City of Ventura

SPEAKERS:

Staff: Rachel Dimond, Interim Assistant Community Development Director;
Neda Zayer, Interim Community Development Director

Members of Public: Amy Cherrie, Christy Weir, Craig Ian Banks, William Rajala, Barbara Kastel, and Michelle Annette Leveille.

Emails: [public comment](#)

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Commissioner McCarty made a motion to recommend the City Council approve the project with the following modifications:

- Staff will correct any typographical errors or formatting discrepancies in the document; and
- Staff will also include in the analysis for City Council whether it's possible to meet RHNA numbers with a 500-foot setback for residential from the Highway 101 freeway.

Commissioner Bussa seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Bussa, Farley, McCarty, Zucker, and Chair Comden
NOES: Commissioner Abbe
ABSTAIN: None
ABSENT: Vice-Chair Lagerquist

Recording Clerk Oehler declared the motion carried 5-1.

STAFF COMMUNICATION

None

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 10:37 p.m.