

# PLANNING COMMISSION MINUTES

David Comden, Chair  
 Jenny Lagerquist, Vice-Chair  
 Mark Abbe, Commissioner  
 Kara Davis, Commissioner  
 Jane Farkas, Commissioner  
 Scott McCarty, Commissioner  
 Lucas Zucker, Commissioner

Peter Gilli, Community Development Director  
 Neda Zayer, Assistant Community Development Director  
 Megan Lorenzen, Assistant City Attorney II  
 Michael McDonald, City Clerk

## REGULAR MEETING

**WEDNESDAY, MAY 25, 2022 – 6:00 P.M.**

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

## ROLL CALL

Chair Comden called the meeting to order at 6:00 p.m.

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

**ABSENT:** None

**STAFF:** Peter Gilli, Community Development Director  
 Neda Zayer, Assistant Community Development Director  
 Megan Lorenzen, Assistant City Attorney II  
 Levi Hill, Acting Planning Manager  
 Gene Burse, Senior Planner  
 Courtney Deppen, Recording Clerk

## PUBLIC COMMUNICATIONS

None

## CONSENT ITEM

- Approval of the Planning Commission March 21, 2022 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Commissioner Abbe made a motion to approve the March 21, 2022 Meeting Minutes.

Commissioner McCarty made edits to the minutes regarding his absence at that meeting.

Commissioner Farkas seconded the motion.

Upon call of the roll the vote was as follows:

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

NOES: None  
ABSTAIN: Commissioner McCarty  
ABSENT: None

Recording Clerk Deppen declared the motion carried 6-0 with Commissioner McCarty abstained.

## FORMAL ITEM

**2. PROJ-15323 - Del Sol Design Review, Warrants, Exceptions, and Lot Line Adjustments located at the southwest corner of Wells Road between Blackburn and Telegraph Road.**

Request for Major Design Review, Warrants, Exceptions and Lot Line Adjustments for a residential development with 89 townhome units and 112 single-family homes on a 38-acre site located in the Neighborhood Edge (T3.1) and Neighborhood General (T3.2) zones within the Parklands Specific Plan.

**Recommendation:** That the Planning Commission approve the Major Design Review, Warrants, Exceptions, and Lot Line Adjustments, as conditioned.

**CEQA Determination:** Under the provisions of the California Environmental Quality Act (CEQA) this project is covered under the Final Environmental Impact Report (EIR-2459) for the Parklands Specific Plan adopted by City Council on August 3, 2009 (Resolution 2009-052).

**Staff:** Gene Burse, Senior Planner  
**Applicant:** Judi MacLean, Shea Homes

### SPEAKERS:

**Staff:** Gene Burse, Senior Planner  
**Applicant:** Brooke Doi, Shea Homes  
**Members of Public:** Bill McReynolds, Stephanie Caldwell  
**Emails:** None  
**Documents:** Staff and Applicant PowerPoint Presentation  
**Ex-Parte Communication:** None

Commissioner McCarty made a motion to approve the resolution for PROJ-15323 with the removal of Condition 35, Planning Commission Resolution No. CD-2022-020 entitled:

**CITY OF SAN BUENAVENTURA**

**PLANNING COMMISSION RESOLUTION CD-2022-020**

**APPROVING DESIGN REVIEW, EXCEPTIONS, WARRANTS AND LOT LINE  
ADJUSTMENTS THE DEL SOL PROJECT LOCATED SOUTHWEST OF WELLS  
ROAD BETWEEN BLACKBURN AND TELEGRAPH ROAD**

**PROJECT-15323**

**CASE NOS. DRC-12-21-62110, W-12-21-62111, E-12-21-62112 AND LLA-12-21-  
62113**

And a motion for staff to confirm that Phase 1 of the Del Sol project constructed all the affordable housing requirements of the Parklands Specific Plan. If found not to be in compliance, that it will be enforced.

Commissioner Farkas seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Courtney Deppen declared the motion carried 6-1 with Commissioner Davis voting against.

**3. PROJ-15322 – Permanent Streamlining Ordinance Amendments.**

Request for a Municipal Code Text Amendment to amend Division 24 (Zoning Regulations) for streamlining purposes.

**Recommendation:** That the Planning Commission, by resolution, recommend that the City Council adopt ordinance amendments to Division 24 for streamlining purposes.

**CEQA Determination:** The proposed amendments qualify for the General Rule or Common-Sense Exemption to the California Environmental Quality Act (CEQA) (Section 15061(b)(3)) because there is no possibility that the ordinance could have a significant effect on the environment, thus the activity is not subject to CEQA.

**Staff:** Peter Gilli, Community Development Director

**Applicant:** City of Ventura

**SPEAKERS:**

**Staff:** Peter Gilli, Community Development Director

**Applicant:** City of Ventura

**Members of Public:** Brian Pendleton, Terry Foley

**Emails:** [public comment](#)

**Documents:** Staff PowerPoint Presentation

**Ex-Parte Communication:** None

Commissioner McCarty made a motion to approve the resolution for PROJ-15322, with adjustments to any typos, Planning Commission Resolution No. CD-2022-031 entitled:

**CITY OF SAN BUENAVENTURA**

**PLANNING COMMISSION RESOLUTION CD-2022-031**

**RECOMMENDING APPROVAL OF SECTION 24.105.300 “STREAMLINING  
PRCEDURES” TO DIVISON 24 OF THE MUNICIPAL CODE**

**PROJECT-15322  
CASE NOS. OA-5-22-62217**

Commissioner Farkas seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Commissioners Abbe, Davis, Farkas, McCarty, and Zucker, Vice-Chair Lagerquist, and Chair Comden  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

Recording Clerk Courtney Deppen declared the motion carried 7-0.

**4. 2021-2029 Housing Element Update.**

A verbal update on the progress of the 2021-2029 Housing Element since its adoption by the City Council on January 31, 2022 will be provided at the meeting. There is no staff report associated with this item.

**Staff:** Peter Gilli, Community Development Director

**SPEAKERS:**

**Staff:** Peter Gilli, Community Development Director

**Applicant:** City of Ventura

**Members of Public:** Miguel Rodriguez, Karen Flock, Judy Alexander, Trevor Gotsman

**Emails:** None

**Documents:** Staff PowerPoint Presentation

**Ex-Parte Communication:** None

### **STAFF COMMUNICATION**

First Planning Commission Meeting in June will be cancelled.

### **ADJOURNMENT**

There being no further items on the agenda, meeting is adjourned at 8:58 p.m.