

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 26, 2021 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Vice-Chair Comden called the meeting to order at 6:02 PM.

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

ABSENT: Commissioner McCarty and Chair Farkas

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

PUBLIC COMMUNICATIONS – None.

CONSENT ITEM

- Approval of the Planning Commission May 5, 2021, and May 12, 2021, Meeting Minutes.**

Recommendation: Approve, as presented.

Commissioner Abbe made a motion to approve the May 5 and May 12, 2021, Meeting Minutes.

Commissioner Davis seconded the motion.

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

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

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioner McCarty and Chair Farkas

Assistant City Clerk Oehler declared the motion passed 5-0, with Commissioner McCarty and Chair Farkas absent.

FORMAL ITEM

2. **PROJ-14788 – Haley Point Design Review, Planned Development Permit, Variances and Tentative Tract Map located at 2400 Channel Drive.**

Request for Formal Design Review, Planned Development Permit, Variances, and Vesting Tentative Tract Map for 72 townhomes on a 4.3-acre site in the Limited Industrial (M-1) zone with a land use designation of Neighborhood Medium.

Recommendation: Approve the Formal Design Review, Planned Development Permit, Variances, and Vesting Tentative Tract Map, subject to the conditions

Staff: Jamie Peltier, Associate Planner

Applicant: Warmington Residential

SPEAKERS

Staff: Jamie Peltier, Associate Planner

Applicant: Joe Oftelie of Warmington Residential
Chris Itule, applicant

Members of Public: Patty Overley, Dacia “Marie” Hayslip, Frank Angel (*Wendy Sauter and Robert Guthrie ceded time to Frank Angel*), Glenn Overley (*Hans Hormann and Rebecca Zitella ceded time to Glenn Overley*), Karen Flock, Shane Morales (*Liana Lucey ceded time to Shane Morales*), Bruce Black, Chris Roberts, R. Falcone, Liam Lenehan, Jim Gibson, Terence Geoghegan, Miles Glazner, Eric Berg, Alex Mangone, Maureen, Jackson Piper, Max Ghenis, Kristin Ellison, Ann Troxell, Cherie Egbert, and Mark Sirota

Email: Staff received 86 public comments prior to the meeting and posted online

Documents: PowerPoint by staff and members of the public - Patty and Glenn Overley

Ex-Parte Communication: Commissioner Davis disclosed that she was contacted by members of the public about the project. She advised them to submit their comments at the designated public comments portal – where she and the rest of the Commissioners will read their comments. Commissioner Lagerquist received an email from the member of the public congratulating her on her appointment to Planning Commission and advised

her that she should take it seriously. There was no specific project discussed in the email and she did not reply.

Commissioner Zucker made a motion to approve the Resolution as presented and subject to conditions found in Planning Commission Resolution No. **CD-2021-06** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. CD-2021-07
APPROVING A FORMAL DESIGN REVIEW, PLANNED DEVELOPMENT
PERMIT, TENTATIVE TRACT MAP, AND VARIANCES FOR THE HALEY
POINT PROJECT LOCATED AT 2400 CHANNEL DRIVE**

**PROJECT NO. 14778
CASE NOS.: DRC-10-20-57025, PD-10-20-57027, TTM-10-20-57028,
AND V-4-21-59563**

With the realignment of the driveway on Channel Drive with Evergreen Drive with a four-way stop.

Commissioner Davis seconded the motion.

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

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

NOES: None

RECUSED: Commissioner Abbe spoke before the Design Review Committee about the Haley Point project prior to his appointment to the Planning Commission on March 17, 2021.

ABSTAIN: None

ABSENT: Commissioner McCarty and Chair Farkas

Assistant City Clerk Oehler declared the motion carried by a roll call of 4 – 0, with Commissioner Abbe recused, and Commissioner McCarty and Chair Farkas absent.

STAFF COMMUNICATION

Assistant Community Development Director Zayer provided the Commission updates in Community Development for the month of April -- held five public meetings (PC, DRC,

AH, GPAC); 9 projects and initiatives to public hearing; received and reviewing 25 new planning projects.

Vice-Chair Comden appreciates the community's participation in the project. He encouraged everyone to participate and provide their thoughts in any way they can in the General Plan Update as it will be the guiding document for City of Ventura's future development.

ADJOURNMENT

There being no further items to discuss on the agenda, meeting is adjourned at 9:06 p.m.

FINAL