

# PLANNING COMMISSION MINUTES

Jane Farkas, Chair  
 David Comden, Vice-Chair  
 Kara Davis, Commissioner  
 Nancy Butler Francis, Commissioner  
 Scott McCarty, Commissioner  
 Jennifer Miller, 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, JUNE 10, 2020 – 6:00 P.M.**

## WEBEX EVENT

## ROLL CALL

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

**PRESENT:** Commissioners Davis, Francis, McCarty, Miller, Vice-Chair Comden and Chair Farkas

**ABSENT:** Commissioner Zucker

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

**PUBLIC COMMUNICATIONS – None**

## CONSENT ITEM

### 1. Approval of the Planning Commission February 26, 2020 Meeting Minutes.

**Recommendation:** Approve, as presented.

Vice-Chair Comden made a motion to approve the February 26, 2020 Meeting Minutes. Commissioner McCarty seconded the motion.

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

**AYES:** Commissioner Davis, McCarty, Vice-Chair Comden and Chair Farkas

**NOES:** None

**RECUSED:** None

**ABSTAIN:** Commissioners Francis and Miller

**ABSENT:** Commissioner Zucker

Assistant City Clerk Oehler declared the motion carried 4-0, with Commissioners Francis and Miller abstained and Commissioner Zucker absent.

**2. PROJ-11006 – Starbucks Coffee Shop Design Review located at 3550 East Main Street.**

Request for Formal Design Review Use Permit, and Variance to demolish an existing 2,125 square foot restaurant and construct a new 1,670 square foot restaurant with a drive-thru and 1,357 square foot patio on a 1.0-acre site in the General Commercial (C-2) zone.

**Recommendation:**

That the Planning Commission approve the Mitigated Negative Declaration (MND), the Formal Design Review, the Use Permit, and Variance, as conditioned.

OR

That the Planning Commission not approve the Mitigated Negative Declaration (MND), and deny the Formal Design Review Design Review, the Use Permit, and Variance.

**California Environmental Quality Act**

Mitigated Negative Declaration; Mitigation identified in the following categories: Biology, Cultural Resources, Geology/Soils, and Noise.

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

**Applicant:** Starbucks Coffee Company

**SPEAKERS**

**Staff:** Neda Zayer, Assistant Community Development Director and Maruja Clensay, Senior Planner

**Applicant:** Elizabeth Valerio (Starbucks Coffee Co. Representative)

**Members of Public:** None

**Emails:** Comments received via email before the meeting – Michael Downes of Karney Properties, Jeanne Hunt, Kathy Bremer and Cherie Egbert

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

Commissioner Francis made a motion to approve the Planning Commission Resolution No. **CD-2020-05** entitled:

**ADOPTING A MITIGATED NEGATIVE DECLARATION  
AND MITIGATION MONITORING AND REPORTING  
PROGRAM FOR THE STARBUCKS PROJECT LOCATED  
AT 3550 E. MAIN STREET**

**PROJECT – 11006  
CASE NO. EIR-1-20-54120**

AND

Planning Commission Resolution No. **CD-2020-06** entitled:

**APPROVING A FORMAL DESIGN REVIEW, USE PERMIT,  
AND VARIANCE FOR THE STARBUCKS PROJECT  
LOCATED AT 3550 E. MAIN STREET**

**PROJECT – 11006  
CASE NOS. DRC-10-17-42613, UP-10-17-42614,  
V-5-20-55238**

Vice-Chair Comden seconded the motion.

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

**AYES:** Commissioner Davis, Francis, Vice-Chair Comden and Chair Farkas  
**NOES:** Commissioner Miller  
**RECUSED:** Commissioner McCarty (Conflict of Interest)  
**ABSTAIN:** None  
**ABSENT:** Commissioner Zucker

Assistant City Clerk Oehler declared the motion carried 4-1, with Commissioner McCarty recused and Commissioner Zucker absent.

**3. PROJ-14521 – Zoning Ordinance Amendment in Manufacturing Planned Development Zone – Citywide.**

Request for a Zoning Ordinance Amendment to include Animal Sales and Services: Grooming and Pet Stores in Manufacturing Planned Development (M-P-D) Zone – Section 24.264.030 – Subject to a use permit.

**Recommendation:** Forward recommendation to the City Council to approve the Zoning Ordinance Amendment.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (3) and 15308.

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** City of Ventura

**SPEAKERS**

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

**Applicant:** None

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

Commissioner Francis made a motion to approve the Planning Commission Resolution No. **CD-2020-07** entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SAN BUENAVENTURA RECOMMENDING  
THAT THE CITY COUNCIL APPROVE TEXT  
AMENDMENTS TO THE ZONING ORDINANCE  
PERTAINING TO MANUFACTURING PLANNED  
DEVELOPMENT ZONE – USE PERMITS AMENDING  
SECTION 24.264.030**

**PROJECT – 14521  
CASE NO. OA-3-20-54793**

Commissioner Davis seconded the motion.

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

**AYES:** Commissioner Davis, Francis, McCarty, Miller, Vice-Chair Comden and Chair Farkas

NOES: None  
RECUSED: None  
ABSTAIN: None  
ABSENT: Commissioner Zucker

Assistant City Clerk Oehler declared the motion carried 6-0, with Commissioner Zucker absent.

### **STAFF COMMUNICATION**

Assistant Community Development Director Zayer informed the Commissioners that they will be reviewing two items on the June 24 PC hearing.

Commissioner Francis expressed her challenges on dealing with electronic documents provided by staff for review. She asked staff to find some ways to make it easier for them to navigate the documents in the future. Chair Farkas concurred with Commissioner Francis statement.

Commissioner Miller mentioned that she received few emails from the public regarding upcoming project in the City and that she forwarded the comments to staff. Assistant Community Development Director Zayer disclosed that it was the Front Street Mixed-used project coming to PC for final action on July 22. She informed the Commissioners that that all the public comments/emails received for the project will be included in the packet that will be provided to them and posted online before the hearing in July. She also encouraged the Commissioners, in case they encounter other residents who wish to comment or send emails on the project, to direct them to the City's website, <https://www.cityofventura.ca.gov/FormCenter/CM-12/Electronic-AgendaPublic-Comment-Form-92>, where they can fill-out an electronic agenda public comment form so their comments and emails can be accounted properly.

Senior Assistant City Attorney Heglund reminded the Commissioners to refrain from giving or discussing their opinion about projects they receive comments from various sources, i.e. social media, emails, personal conversation, etc., other than receiving a comment. He explained that it might create conflict for them in the future when the project goes to Planning Commission for approval.

Chair Farkas congratulated Commissioner Zucker for having a new baby.

### **ADJOURNMENT**

There being no further items to discuss on the agenda, meeting is adjourned at 7:32 p.m.