

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, JUNE 21, 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 6:02 p.m.

PRESENT: Commissioners Abbe, Bussa, McCarty, Vice-Chair Lagerquist, and Chair Comden

ABSENT: Commissioners Farley and Zucker

STAFF: Rachel Dimond, Interim Assistant Community Development Director
 Gene Burse, Senior Planner
 Christopher De La Vega, Assistant City Attorney I
 Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

1. Approval of the Planning Commission May 24, 2023 Meeting Minutes.

Recommendation: Approve, as presented.

Commissioner Abbe made a motion to approve the minutes as presented.

Commissioner Bussa seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Oehler declared the motion carried 5-0.

FORMAL ITEM

2. PROJ-13226 – 76 Station Redevelopment (Bliss Car Wash) Design Review, Use Permit, and Exception located at 11008 Citrus Drive.

Request for Design Review, Use Permit and Exception to construct a new 1,749 square-foot drive-through car wash at an existing gas station on a 0.8 acre site in the T4.10 (Urban General) zone in the Saticoy and Wells Development Code with a land use designation of Commerce.

Recommendation: Approve the Design Review, Use Permit, and Exception as conditioned.

Case Planner: Gene Burse, Senior Planner
Applicant: Bliss Car Wash

SPEAKERS:

Staff: Gene Burse, Senior Planner
Applicant: Ahmad Ghaderi
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Commissioner McCarty made a motion to approve the Resolution with a modification to condition #23 to say instead that all lighting is to be certified as dark sky friendly in accordance with the International Dark Sky Association standards, a modification to condition #28 correcting the sewer line verbiage, and subject to all other conditions, Planning Commission Resolution No. **CD-2023-33** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION CD-2023-33
APPROVING DESIGN REVIEW, USE PERMIT AND EXCEPTION FOR THE 76
STATION REDEVELOPMENT PROJECT LOCATED AT 11008 CITRUS DRIVE**

**PROJECT NO: 13226
CASE NOS.: DRC-12-18-48476, UP-12-18-48477 AND E-3-22-62154**

Chair Comden seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Bussa, McCarty, Vice-Chair Lagerquist and Chair Comden
NOES: None

ABSTAIN: None
ABSENT: Commissioners Farley and Zucker

Recording Clerk Oehler declared the motion carried 5-0.

STAFF COMMUNICATION

None

ADJOURNMENT

There being no further items on the agenda, the meeting is adjourned at 06:49 p.m.

FINAL