

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 24, 2020 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Chair Farkas called the meeting to order at 6:05 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 June 10, 2020 Meeting Minutes.**

Recommendation: Approve, as presented.

Vice-Chair Comden made a motion to approve the June 10, 2020 Meeting Minutes with the following edits:

- Remove the Pledge of Allegiance on page 1 since it was not done.
- Correct Vice-Chair Comden's last name on page 3. His last name was spelled "Camden" instead of "Comden".

Commissioner McCarty seconded the motion.

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

- AYES: Commissioners 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.

FORMAL ITEMS

2. **PROJ-12960 – Cairns Residence Design Review, Planned Development Permit, Tentative Parcel Map located at 5450 Foothill Road.**

Request for Formal Design and Planned Development review of a Tentative Parcel Map for four new lots and remainder parcel on a vacant 1.5-acre site in the Single Family Residential – 1 Acre (R-1-1AC) zone district with a land use designation of Neighborhood Low. The proposed subdivision includes a Zone Change from the R-1-1AC, to Residential Planned Development – 4 units/acre (RPD-4).

Recommendation:

That the Planning Commission recommend the City Council approve the Zone Change from Single Family Residential – 1 acre (R-1-1AC) to Residential Planned Development – 4 units/acre (RPD-4).

AND

That the Planning Commission approve:

- a. The Mitigated Negative Declaration (MND) and Mitigation Monitoring Program.
- b. The Tentative Parcel Map, subject to conditions.
- c. The Planned Development Permit, subject to conditions.

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: Kevin Waldron, Jensen Design

SPEAKERS

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

Applicant: Kevin Waldron (applicant), Nancy and Chris Cairns (property owners)

Members of Public: Gina Cole, Sherri Van Orman, Andre Casanave, Chandra Beaton, Dale Hendrix, Jennifer McBain, Maureen Fisher, and Craig Borrell

Emails: Comments received via email before the meeting – Al Geller, Michael Schwartz, Thurop Van Orman, Mary Jo Thomas, Jim Anderson, Jessica Fleagane, Tom Higgins, Mike McBain, Jennifer McBain, Chandra Beaton, Ruth Stoneman, and Charlene Bouvet

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Commissioner McCarty made a motion to approve the Mitigated Negative Declaration and Mitigation Monitoring Program, the Tentative Parcel Map, and the Planned Development Permit per staff recommendation with additional Condition:

- Include a height limitation of 23 feet for a single-story structure as part of the Development Standards for the project.

Vice-Chair Comden seconded the motion.

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

AYES: Commissioners McCarty and Miller

NOES: Commissioners Davis, Francis, Vice-Chair Comden and Chair Farkas

RECUSED: None

ABSTAIN: None

ABSENT: Commissioner Zucker

Assistant City Clerk Oehler declared the motion failed 2-4-0; Commissioners Davis, Francis, Vice-Chair Comden and Chair Farkas dissenting and Commissioner Zucker absent.

Another motion proposed on the floor.

Commissioner Francis made a motion to approve the Planning Commission Resolution No. **CD-2020-08** entitled:

**ADOPTING A MITIGATED NEGATIVE DECLARATION
AND MITIGATION MONITORING AND REPORTING**

**PROGRAM FOR THE CAIRNS SUBDIVISION LOCATED
AT 5450 FOOTHILL ROAD**

**PROJECT – 12960
CASE NO. EIR-10-18-47475**

AND

Planning Commission Resolution No. **CD-2020-09** entitled:

**APPROVING A TENTATIVE PARCEL FOR CAIRNS
SUBDIVISION LOCATED AT 5450 FOOTHILL ROAD**

**PROJECT – 12960
CASE NO. TPM-10-18-37475**

AND

Planning Commission Resolution No. **CD-2020-10** entitled:

**APPROVING A PLANNED DEVELOPMENT PERMIT FOR
THE CAIRNS SUBDIVISION LOCATED AT 5450 FOOTHILL
ROAD**

**PROJECT – 12960
CASE NO. PD-09-19-52182**

Vice-Chair Comden seconded the motion.

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

AYES: Commissioners 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.

Commissioner Francis made a motion to approve the Planning Commission Resolution No. **CD-2020-11** entitled:

RECOMMENDING THAT THE CITY COUNCIL ADOPT A CHANGE OF ZONE ORDINANCE CHANING THE ZONING FROM R-1-1AC TO RPD-4U FOR THE CAIRNS SUBDIVISION PROJECT LOCATED AT 5450 FOOTHILL ROAD

**PROJECT – 12960
CASE NO. Z-10-18-37475**

Commissioner Miller seconded the motion.

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

AYES: Commissioners 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.

3. PROJ-14590 – Zoning Ordinance Amendment to remove the Call for Review by the City Council process.

Request for a Zoning Ordinance Amendment to remove the Call for Review by the City Council process from the City of San Buenaventura Municipal Code – Chapter 24.565, and all other sections that apply.

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

California Environmental Quality Act

The proposed Zoning Code Amendment is Exempt from California Environmental Quality Act (CEQA) review by the “General Rule” that CEQA applies only to projects that have a potential for causing a significant effect on the environment.

Staff: Andy Heglund, Senior Assistant City Attorney
Applicant: City of Ventura

SPEAKERS

Staff: Andy Heglund, Senior Assistant City Attorney
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-2020-12** 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 THE ZONING ORDINANCE TO REMOVE
THE CALL FOR REVIEW PROCESS, CHAPTER 24.565**

**PROJECT – 14590
CASE NO. OA-6-20-55490**

Commissioner Davis seconded the motion.

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

AYES: Commissioners 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 of the upcoming hearings: July 8 is cancelled, and July 22 is the next hearing.

Chair Farkas commended the Commissioners for a productive discussion on item #2 project and greeted everyone a happy 4th of July holiday.

ADJOURNMENT

There being no further items to discuss on the agenda, meeting is adjourned at 8:50 p.m.