

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, JULY 26, 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 6:01 p.m.

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

ABSENT: Commissioners Farley and McCarty

STAFF: Neda Zayer, Interim Community Development Director
 Rachel Dimond, Interim Assistant Community Development Director
 Jamie Peltier, Principal Planner
 Tracy Oehler, Recording Clerk

PUBLIC COMMUNICATIONS – Pete Freeman and Bob Guthrie

CONSENT ITEM

1. **Approval of the Planning Commission June 21, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Commissioner Abbe made a motion to approve the minutes.

Commissioner Bussa seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Oehler declared the motion carried 3-0.

***This motion does not pass and will be brought at the next meeting for approval

FORMAL ITEMS

2. PROJ-14939 – Guthrie Residence Coastal Development Permit and Variance located at 1153 Bath Ln.

Request for a Coastal Development Permit and Variance to construct a 3,741 square-foot two and a half-story single-family residence and garage with a reduced corner side yard setback from 10 feet to 4 feet, 3 inches adjacent to a 42-inch high breakaway wall along the property line by Shore Drive, new concrete driveway, rear yard hardscape, 207 square feet of landscaping, and 846 cubic yards of grading and sand export on a vacant 0.08-acre site in the Two-Family Beach Zone (R-2-B) zoning district with a land use designation of Existing Urban in the Coastal Zone.

Recommendation: Approve the Coastal Development Permit and Variance, as conditioned.

Case Planner: Jamie Peltier, Principal Planner

Applicant: Brian Guthrie

SPEAKERS:

Staff: Jamie Peltier, Principal Planner

Applicant: Mark Shelman

Members of Public: Robert Myman, Deborah Myman, Cheryl Heitmann, and Dennis Heitmann

Emails: [public comment](#)

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Commissioner Abbe made a motion to approve the Resolution with the following changes:

- Modifying condition #10 such that construction activities shall be limited to Monday through Friday and not occur on weekends or observe City holidays. The applicant shall notify and provide the residents on Bath Lane with a schedule of when the hauling of sand will occur on the site with at least a 7-day notice of the first haul; and
- Modification to condition #22 to say instead that all lighting is to be certified as dark sky friendly in accordance with the International Dark Sky Association standards.

and subject to all other conditions, Planning Commission Resolution No. **CD-2023-44** entitled:

CITY OF SAN BUENAVENTURA

PLANNING COMMISSION RESOLUTION CD-2023-44

**APPROVING COASTAL DEVELOPMENT PERMIT AND VARIANCE FOR THE
GUTHRIE RESIDENCE LOCATED AT 1153 BATH LANE**

**PROJECT NO.: 14939
CASE NOS.: CDP-2-21-58678, V-2-21-58679**

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Oehler declared the motion carried 5-0.

3. PROJ-23-0279 – VenturaWaterPure Program Reorganization, Pre-zoning, and Comprehensive Plan Designation located at Southeast corner of Harbor Boulevard and Olivas Park Drive (APN 138-0-050-090).

Request for a change of organization (Reorganization) of jurisdictional service area and district boundaries between the City of Ventura and the County of Ventura, a pre-zoning (zone change) to H-C (Harbor-Commercial), and a General Plan/Comprehensive Plan designation change to Harbor Commercial for a project site that will be used for a proposed development of an Advanced Water Purification Facility (AWPF) on a vacant 10-acre site in the Coastal Zone

Recommendation: That the Planning Commission recommend the City Council approve:

1. Comprehensive Plan Amendment, General Plan Amendment, and Local Coastal Program Amendment (Attachment A).
2. Reorganization and Pre-zoning for a 10-acre property located at the southeast corner of Harbor Boulevard and Olivas Park Drive, known as the Ventura Water Harbor Boulevard site (APN 138-0-050-090). (Attachment B).

Case Planner: Rachel Dimond, Interim Assistant Community Development Director
Hollie King Winegar, Contract Planner

Applicant: Ventura Water Department

SPEAKERS:

Staff: Hollie King Winegar, Contract Planner

Applicant: Linda Sumansky, Ventura Water Pure

Members of Public: None

Emails: [public comment](#)

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Commissioner Abbe made a motion to approve the Resolutions as presented and subject to conditions, Planning Commission Resolution Nos. **CD-2023-45 and CD-2023-48** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. 2023-45
RECOMMENDING THE CITY COUNCIL RESOLUTION INITIATING
PROCEDURES FOR REORGANIZATION OF TERRITORY**

**PROJECT NO.: 23-0279
CASE NO.: ANEX-03-23-0001**

And

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION NO. 2023-48
RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT,
AND COMPREHENSIVE PLAN AMENDMENT AND LOCAL IMPLEMENTATION
PLAN AMENDMENT TO THE CITY'S LOCAL COASTAL PROGRAM**

**PROJECT NO.: 23-0279
CASE NO.: GPA-03-23-0001**

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Oehler declared the motion carried 5-0.

4. PROJ- 15335 - City of San Buenaventura 6th Cycle 2021-2029 Housing Element of the General Plan.

Request for readoption of the City of San Buenaventura 6th Cycle 2021-2029 Housing Element of the General Plan.

Recommendation: That the Planning Commission, by resolution, recommend the City Council readopt:

1. The City of Ventura 6th cycle 2021-2029 Housing Element of the General Plan with Technical Background Report; and
2. An Addendum to the 2005 General Plan Final Environmental Impact Report (EIR-2452).

Staff: Neda Zayer, Interim Community Development Director
Applicant: City of San Buenaventura

SPEAKERS:

Staff: Neda Zayer, Interim Community Development Director

Members of Public: Karen Flock and Kyler Carlson

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Commissioner Zucker made a motion to approve the Resolution as presented and subject to conditions, Planning Commission Resolution No. **CD-2023-46** entitled:

PLANNING COMMISSION RESOLUTION NO. CD-2023-46

**A RESOLUTION OF THE PLANNING COMMISSION
RECOMMENDING APPROVAL OF A GENERAL PLAN
AMENDMENT TO ADOPT THE SIXTH CYCLE HOUSING ELEMENT**

PROJ-15335

CASE NO. GPA-1-22-62117 EIR-1-22-62118

Commissioner Bussa seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Oehler declared the motion carried 4-1.

STAFF COMMUNICATION

- Project 211 (PROJ-22-0092) was appealed and will be heard by the City Council on August 07, 2023.
- The Housing Element will move on from here with the recommendation of the Planning Commission to the August 7, 2023 City Council agenda for their consideration of the re-adoption.
- The next Planning Commission meeting in August will be to discuss the General Plan Update Preferred Land Use Map.

ADJOURNMENT

There being no further items on the agenda, the meeting is adjourned at 09:23 p.m.

FINAL