

PLANNING COMMISSION MINUTES

David Comden, Chair
 Jenny Lagerquist, Vice-Chair
 Mark Abbe, Commissioner
 Kara Davis, Commissioner
 Jane Farkas, Commissioner
 Scott McCarty, Commissioner
 Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Michael McDonald, City Clerk

REGULAR MEETING

WEDNESDAY, JULY 27, 2022 – 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, Davis, McCarty, Zucker, Vice-Chair Lagerquist and Chair Comden

ABSENT: Commissioner Farkas

STAFF: Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Miles Hogan, Senior Assistant City Attorney
 Levi Hill, Acting Planning Manager
 Gene Burse, Senior Planner
 Courtney Deppen, Recording Clerk

PUBLIC COMMUNICATIONS – NONE

CONSENT ITEM

1. Approval of the Planning Commission July 13, 2022 Meeting Minutes.

Recommendation: Approve, as presented.

Commissioner Abbe made a motion to approve the July 13, 2022 Meeting Minutes.

Commissioner McCarty made edits to the minutes regarding spelling of his name.

Commissioner Abbe suggestion to add the word “Fire” to ADU’s add information line to minutes and typos corrected.

Commissioner Zucker seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Davis, McCarty, Zucker and Chair Comden
NOES: None
ABSTAIN: Vice Chair Lagerquist
ABSENT: Commissioner Farkas

Recording Clerk Deppen declared the motion carried 5-0 with 1 abstain.

FORMAL ITEM

2. **PROJ-14608 – PACIFIC WAVE DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT, AND EXCEPTIONS LOCATED AT 1342 E THOMPSON BLVD.**

Request for Major Design Review, Coastal Development Permit and Exceptions for a new 3-story mixed use building with 8 residential units and 1,900 square feet of ground floor commercial on a 11,867 square-foot site in the Urban General (T4.5) zoning district within the Midtown Corridors Development Code, in the Coastal Zone.

Recommendation: Approve the Major Design Review, Coastal Development Permit, and (2) Exceptions, as conditioned.

Case Planner: Gene Burse, Senior Planner

Applicant: Frank Rogue, ERA Architects

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Frank Rogue, Lizette Elenes, ERA Architects

Members of Public: Michael Blavgrund

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: N/A

Commissioner McCarty made a motion to approve PROJ-14608 with the following amendments to the Conditions of Approval:

- Condition #23: "Lighting shall be dark sky compliant"
- Use of the 20-foot-wide City owned sidewalk would include 8 feet for outdoor seating and dining with the requirement of an encroachment permit, leaving 12 feet for sidewalk use.

In Planning Commission Resolution No. **CD-2022-41** entitled:

CITY OF SAN BUENAVENTURA

**PLANNING COMMISSION RESOLUTION CD-2022- 41
APPROVING MAJOR DESIGN REVIEW, COASTAL DEVELOPMENT
PERMIT AND EXCEPTIONS FOR THE PACIFIC WAVE PROJECT LOCATED AT
1342 EAST THOMPSON BOULEVARD**

**PROJECT NO: 14608
CASE NOS.: DRC-7-20-55758, CDP-7-20-55759 AND E-7-20-55760**

Commissioner Davis seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Deppen declared the motion carried 6-0 with Commissioner Farkas absent.

STAFF COMMUNICATION

- August 10th Planning Commission Meeting Cancelled.
- August 24th will be the next Planning Commission Meeting. The agenda will include a memo with a list of dates for the remainder of the year
- City Council approved the ADU Ordinance with fire hazard zone amendments on Monday August 2, 2022. The second reading will be Monday August 8, 2002. The new rules will go into effect August 31, 2022.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 7:00 p.m.