

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 MacDonald, City Clerk

REGULAR MEETING

WEDNESDAY, AUGUST 24, 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 6:00 p.m.

PRESENT: Commissioners Abbe, Farkas, McCarty and Chair Comden

ABSENT: Commissioner Davis, Zucker and Vice-Chair Lagerquist

STAFF: Peter Gilli, Community Development Director

Levi Hill, Acting Planning Manager

Courtney Deppen, Recording Clerk

PUBLIC COMMUNICATIONS – Amy Cherrie

CONSENT ITEM

- Approval of the Planning Commission July 27, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Commissioner Abbe made the motion to approve.

Commissioner McCarty made edits to the minutes asking for clarification of staff communications 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.

Commissioner McCarty seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, McCarty and Chair Comden

NOES: None

ABSTAIN: Commissioner Farkas

ABSENT: Commissioners Davis and Zucker, Vice- Chair Lagerquist

Recording Clerk Deppen declared the motion carried 3-0.

FORMAL ITEMS

2. PROJ-14570 FRONT AND KALORAMA MAJOR DESIGN REVIEW COASTAL DEVELOPMENT PERMIT, WARRANT, AND EXCEPTIONS LOCATED AT 935 E FRONT STREET.

Request for Major Design Review, Coastal Development Permit, Warrant, and Exceptions for a 4-story building with 88 multi-family residential units on a 0.9-acre site in the Urban General 3 (T4.3) zoning district within the Downtown Specific Plan and coastal zone.

Recommendation: That the Planning Commission approve the Major Design review, Coastal Development Permit, Warrant and Exceptions, as conditioned.

Case Planner: Gene Burse, Senior Planner
Applicant: Aldergate Investments, LLC

SPEAKERS:

Staff: Levi Hill, Acting Planning Manager

Applicant: None

Members of Public: None

Emails: None

Documents: PowerPoint by Staff None

Ex-Parte Communication: None

Commissioner Farkas made a motion to continue the item until September 28, 2022.

Commissioner Abbe seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Commissioners Abbe, Farkas, McCarty, and Chair Comden

NOES: None

ABSTAIN: None

ABSENT: Commissioners Davis, Zucker, Vice-Chair Lagerquist

Recording Clerk Deppen declared the motion passes 4-0.

INFORMATIONAL ITEMS

3. GENERAL PLAN UPDATE AND HOUSING ELEMENT IMPLEMENTATION.

Provide an update on the General Plan Update process and the Housing Element Implementation.

Staff: Peter Gilli, Community Development Director

Applicant: City of Ventura

Members of Public: Amy Cherrie

Peter Gilli, Community Development Director, provided an update on the General Plan:

- General Plan Workshop on August 30, 2022 at the Ventura County Museum on Land Use Alternatives.
- Land Use Alternatives based on over a year of community outreach and feedback, and 6 months of GPAC collaboration.
- There will be three options for how the community might grow over the next 30 years. Each alternative has tradeoffs - pros and cons.
- Their purpose is to have dialogue and conversation about the future.
- There has been a lot of misinformation presented about removing historic buildings downtown to build 6-7 story buildings. That information is inaccurate and we encourage people to go to the workshops and the General Plan website for more information.

Peter Gilli, Community Development Director, provided an update on the Form Based Code Overlay - Housing Element implementation:

- Design Review Committee Special Workshop will be held at Poinsettia Pavilion on August 31, 2022 to discuss the form-based code overlays.
- The overlays will come to the Planning Commission to be reviewed and Planning Commission would make a recommendation to City Council.
- The creation of the overlays will go through multiple public hearings, and the application of them to any property will go to multiple hearings.

STAFF COMMUNICATION

None

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 6:43 p.m.

FINAL