

DESIGN REVIEW COMMITTEE MINUTES

Albert Antelman, Chair
 William Growdon, Vice-Chair
 Anthony Tomasello, Member
 Jack Kiesel, Member
 Curtis Cormane, Member

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

SPECIAL MEETING

WEDNESDAY, AUGUST 31, 2022 – 6:00 P.M.
POINSETTIA PAVILION, 3451 FOOTHILL ROAD

Chair Antelman called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Members Cormane, Kiesel, Tomasello, Vice-Chair Growdon and Chair Antelman

STAFF: Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director / Recording Clerk
 Levi Hill, Acting Planning Manager
 Simran Malhotra, Raimi and Associates

PUBLIC COMMUNICATIONS – None.

FORMAL ITEM

1. **Housing Element Form-Based Code Zoning – Workshop**

City initiated development of zoning/overlay districts for residential and mixed-use development for properties located outside existing form-based code areas. This event is intended as a workshop opportunity for public participation from developers, design professionals and members of the public to provide guidance and input for consideration in the continued development of the overlay standards

Case Planner: Levi Hill, Acting Planning Manager

Applicant: City of Ventura

SPEAKERS:

Staff: Simran Malhotra, Raimi and Associates

Applicant: City of Ventura

Members of Public: Since this was a workshop, members of the public lined up at the microphone and asked questions. Speaker cards were not collected.

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication : None

The DRC provided the following comments with the understanding that additional comments could be provided afterwards to the Community Development Department.

These comments would be provided as attachments to the future draft of the Form-Based Code Overlay item.

- The following topics should be considered to include in the design standards:
 - building placement
 - site layout
 - light standard
 - mechanical systems
 - design engineering
- Makes sense to try and utilize some of our existing standards and codes as a starting point. The existing T zones allow a variety of building type which does a lot of the leg work of the building placement orientation and how it's broken up on the site.
- Part of the frontage typologies we allow we need to go one step further and tie frontage improvements to those frontage types. That would address sidewalk widths and standard streetscape sections.
- Look into lower height standards as you approach adjacent properties to minimize shading.
- Lighting standards - incorporating dark sky compliant type of standard.
- Bolster our landscaping standards.
- Adaptive re-use is something that I think is challenging by our form-based codes. Trying to use the utilize the existing building footprints or make improvement, doesn't fit with the box of these building typologies. Maybe not for these sites but as we look out for the future of implementing elsewhere, that is something critical to looks at.
- Mix used typologies – consider if there are specific standards for this typology.
- Look at sun exposure and shade by allowing air to run through the buildings is important.
- Streets are an important component. Consider having street trees twenty foot on center even less than that.

STAFF COMMUNICATION

Next step is to take impute and start developing the framework as well and all topics that will be addressed in these overlays and write draft code. We'll bring back for your review and additional comment from the public will be able to give feedback a well. Then will go to Planning Commission and City Council.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 9:41 p.m.