

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, SEPTEMBER 23, 2020 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Chair Farkas called the meeting to order at 6:05 PM.

PRESENT: Commissioners Francis, McCarty, Vice-Chair Comden and Chair Farkas

ABSENT: Commissioners Davis, Miller, and Zucker

STAFF: 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 July 22 and August 12, 2020 Meeting Minutes.**

Recommendation: Approve, as presented.

The Commissioners consented to vote on the July 22 meeting minutes and deferred on the August 12 meeting minutes to the next scheduled Planning Commission meeting.

Vice Chair Comden made a motion to approve the July 22, 2020 Meeting Minutes as presented.

Commissioner McCarty seconded the motion.

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

AYES: Commissioners Francis, McCarty, Vice Chair Comden and Chair Farkas

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners Davis, Miller, and Zucker

Assistant City Clerk Oehler declared the motion carried 4-0, with Commissioners Davis, Miller and Zucker absent.

FORMAL ITEM

2. PROJ-8105 – Anacapa Courts Design Review, Coastal Development Permit, and Tentative Tract Map located at 297-299 East Main Street.

Request for Formal Design Review, Historic Preservation Design Review, Coastal Development Permit, and a Tentative Tract Map for the preservation and rehabilitation of an existing historic resource (Top Hat) and construction of a 4-story mixed use building with 3,850-square feet of ground floor commercial, 24 residential condominium units, including 4 affordable units, and 41 space parking garage on a 21,845 square -foot site in the Urban Core(T6.1) zone within the Downtown Specific Plan.

Recommendation:

That the Planning Commission, by resolution, approve:

- a. The Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, subject to conditions.
- b. Coastal Development Permit, Formal Design Review, and Historic Preservation Design Review, subject to conditions.
- c. The Tentative Tract Map, subject to conditions.

California Environmental Quality Act

Mitigated Negative Declaration: Mitigations identified in the following categories: Biology, Cultural Resources, and Geology/Soils.

Case Planner: Maruja Clensay, Senior Planner

Applicant: Downtown Ventura Properties III, LLC

SPEAKERS

Staff: Maruja Clensay, Senior Planner
Applicant: Nick Deitch, architect (Mainstreet Architects + Planners, Inc.), Sandy Smith, applicant's representative (Sespe Consulting)
Members of Public: Fr. Tom Elewaut, Burt Handy, and Stephanie Caldwell
Emails: Received 7 public comments and these were posted online.
Documents: PowerPoint by Staff and Applicant
Ex-Parte Communication: None.

Vice-Chair Comden made a motion to approve the Planning Commission Resolution No. **CD-2020-15** entitled:

**APPROVING A COASTAL DEVELOPMENT PERMIT,
FORMAL DESIGN, AND HISTORIC PRESERVATION
DESIGN FOR THE ANACAPA COURTS PROJECT
LOCATED AT 297-299 EAST MAIN STREET**

**PROJECT-8105
CASE NOS. CDP-39438, DRC-3-15-26897
HPDR-8-18-46656,**

Planning Commission Resolution No. **CD-2020-16** entitled:

**APPROVING THE MITIGATED NEGATIVE DECLARATION
AND A MITIGATION, MONITORING AND REPORTING
PROGRAM FOR THE ANACAPA COURTS PROJECT
LOCATED AT 2997-299 EAST MAIN STREET**

**PROJECT-8105
CASE NO. EIR-3-15-26898,**

AND

Planning Commission Resolution No. **CD-2020-17** entitled:

**APPROVING A TENTATIVE TRACT MAP FOR THE
ANACAPA COURTS PROJECT LOCATED AT 2997-299
EAST MAIN STREET**

**PROJECT-8105
CASE NO. TTM-3-15-26898**

With the incorporation of staff's edits to the resolutions identified in the supplemental packet #2 posted on September 23, 2020 and the additional recommendation as follows:

- Addition of indigenous people representation in the mural wall along Palm Street.
- Installation of electric car charging stations in the project's parking lot.

Commissioner McCarty seconded the motion.

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

AYES: Commissioners Francis, McCarty, Vice-Chair Comden and Chair Farkas

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: Commissioners Davis, Miller, and Zucker

Assistant City Clerk Oehler declared the motion carried 4-0; Commissioners Davis, Miller, and Zucker absent.

STAFF COMMUNICATION

At the beginning of the meeting, Assistant Community Development Director Zayer introduced Dara Sanders to the Commission as the newly hired Planning Manager.

Assistant Community Development Director Zayer also presented the new Planning Tool – Development Map, created by Associate Planner, Monique Gil. The Development Map is in the City's website under Development Services page. She also provided status of the General Plan Updates, the summary of Thomas Fire Rebuild and the Commissioners upcoming hearings: October 14 is cancelled, and October 28 will be the next hearing date.

ADJOURNMENT

There being no further items to discuss on the agenda, meeting is adjourned at 7:31 p.m.