

CITY OF VENTURA

DESIGN REVIEW COMMITTEE MINUTES

Brian Brodersen, Chair
Fiona Dunne, Vice-Chair
Albert Antelman, Member
Tyson Cline, Member
Daniel Saltee, Member

Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Julie Stuva, Recording Secretary

REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 2019 - 6:00 P.M.
COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Brodersen called the meeting to order at 6:03 P.M. in the Community Meeting Room.

ROLL CALL

PRESENT: Members Antelman, Cline, Saltee, Vice-Chair Dunne and Chair Brodersen

ABSENT: None

STAFF: Peter Gilli, Community Development Director
Andy Heglund, Senior Assistant City Attorney
Jared Rosengren, AICP, Senior Planner
Elizabeth Richardson, Senior Planner
Jaime Peltier, Associate Planner
Tim Rosenstein, Associate Planner
Julie Stuva, Recording Secretary

PUBLIC COMMUNICATIONS: None

AGENDA MANAGEMENT: Chair Brodersen welcomed Daniel Saltee to the Design Review Committee, projects that we will see that have been previously reviewed there is a process and we don't want to, renew or go backwards with projects that have already received direction. Chair Brodersen would like to acknowledge the Matrix study and looking forward to updated Design guidelines that will aide applicants with a clear path and provide a better starting point for Design Review and hopefully speed up the process. Our intent as a Design Review body is basically to prevent negative impacts on the Community not necessarily to project our personal opinions but to offer opinions or suggestions when we think they would be helpful to the applicant and our goal of course is to always to limit our subjectivity but to make sure we are given good direction and representing the City.

CONSENT ITEM

- 1. Approval of the Special DRC October 22, 2019 Meeting Minutes.**

RECOMMENDED ACTION

Approve, as presented.

Vice-Chair Dunne made a motion to approve the October 22, 2019 Meeting Minutes as presented.

Member Cline seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: Members Antelman and Saltee

ABSENT: None

Chair Brodersen declared the motion carried 3 – 0, with Members Antelman and Saltee abstained.

CONCEPTUAL REVIEW

2. **PROJ-13730 – Anastasi Harbor and Seaward Mixed-Use Project Conceptual Design Review for a mixed-use project that includes approximately 19,780 square feet of commercial space and 97 condominium units on a vacant 5.6 acres project site located at the northwest intersection of Harbor Boulevard and South Seaward Avenue; Anastasi Development Company, LLC, applicant; coastal Mixed Use (CMXD)/Planned Coastal Mixed Development (PCMXD) zone; Case No.: CDRC-7-19-51283**

RECOMMENDED ACTION

Provide conceptual comments.

Staff: Jared Rosengren, AICP, Principal Planner

SPEAKERS:

Staff: Peter Gilli, Community Development Director, Andy Heglund, Senior Assistant City Attorney, Jared Rosengren, AICP, Principal Planner

Applicant: Anastasi Development Company, LLC, Scott Anastasi, (Anastasi Realty), Scott Boystun, (Rasmussen Architecture), Deborah Richie-Bray, (Landscape Architect)

Members of Public: Debra Bailey, (Ventura), Laura Oergel, (Oxnard)

Emails: Patti Channer, Patrick Charrin, C. Harper, Annette Hines, Christopher Hein, Chris Johnston, Pat Mcelhaney, Leonard Nunney, Charles Roark,

Documents: None

Ex-Parte Communication: None

FORMAL ITEMS

3. **PROJ-13863 – Sespe Building Color Change**
Formal Design Review for a façade remodel consisting of a new paint scheme applied to the single commercial building located at 374 Poli Street; Angie Hecht, applicant; Urban Core (T6.1) zone; Case No.: DRC-9-19-52256

RECOMMENDED ACTION

Approve the Formal Design Review, as conditioned by staff.

Staff: Jamie Peltier, Associate Planner

SPEAKERS:

Staff: Jamie Peltier, Associate Planner

Applicant: John Hecht, (Applicant), Sandy Smith, (Sespe Consulting)

Members of Public: Stephanie Caldwell, (Ventura Chamber of Commerce)

Documents: Angie Hecht, (Correspondence and photos)

Ex-Parte Communication: None

Member Cline made a motion of approval minus Condition #8:

- #8 - The color scheme shall include continuing the pewter cast color proposed on the front vertical projecting feature to the entire projecting portion extending onto the roof

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, Saltee, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

Chair Brodersen declared the motion carried 5 – 0.

4. **PROJ-12580 – Ventura City Hall Landscape Revision**
Formal Design Review for the removal of the existing front yard landscaping and replacement with a new sustainable water wise demonstration landscape and irrigation system associated with Landmark No. 4 (Ventura county Courthouse/City Hall) on two lots with a combined area of 2.7 acres located at 501 Poli Street; City of Ventura Water Department, applicant; Urban Core (T6.1) zone; Case No.: HPDR-6-18-45666

RECOMMENDED ACTION

Forward a recommendation of approval to the Historic Preservation Committee.

Staff: Elizabeth Richardson, Senior Planner

SPEAKERS:

Staff: Peter Gilli, Community Development Director, Elizabeth Richardson, Senior Planner

Applicant: Craig Jones, (City of Ventura), Paul Jordan, (Jordan, Gilbert & Bain)

Members of Public: Laura Oergel, (Chair, Ventura Surfrider)

Documents: None

Ex-Parte Communication: None

Member Cline made a motion to approve this project as presented.

Member Saltee seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, Saltee, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

Chair Brodersen declared the motion carried 5 – 0.

5. **PROJ-12651 – Horizon Veterinary Sign Variance**
Formal Design Review of a new Sign Program and a Sign Variance to increase the maximum allowed sign area from 40 square-feet per building to up to 240 square-feet of wall signage per building and the use of two monument signs for two, two-story, commercial office buildings of 56,120

square feet and 50,486 square feet on 6.4 acres located at 5200 and 5280 Valentine Road; Vogue Sign Company, applicant; Manufacturing Planned Development (MPD) zone; Case Nos.: DRC-6-19-50711 and SV-6-18-45759

RECOMMENDED ACTION

Approve the Sign Program and Sign Variance, as conditioned by staff.

Staff: Tim Rosenstein, Associate Planner

SPEAKERS:

Staff: Tim Rosenstein, Associate Planner

Applicant: Jennifer Hammervold, (Horizon Veterinary Manager), Bruce Rokos, (Vogue Sign Company, Applicant)

Members of Public: None

Documents: PowerPoint by Staff

Ex-Parte Communication: Vice-Chair Dunne is very familiar with this project and is requesting to be recused.

Member Saltee made a motion to approve this item as presented.

Member Cline seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Cline, and Saltee

NOES: Chair Brodersen

RECUSED: Vice-Chair Dunne

ABSTAIN: None

ABSENT: None

Chair Brodersen declared the motion carried 3 – 1, with Vice-Chair Dunne recused.

6. **PROJ-12757 – Big Brand Tires Sign Program and Color Change
Formal Design Review of a new Sign Program to allow up to four wall signs and two monument signs for two buildings with four tenants in excess of the 100 square-foot of total signage allowed in the zone, plus a change in paint color for the showroom building located at 3650 East Main Street; James Hann, applicant; General Commercial (C-2) and Commercial (C) zone; Case Nos.: DRC-7-18-46217 and SV-7-18-46216**

RECOMMENDED ACTION

Approve the Sign Program, Sign Variance, and change of paint color, as conditioned by staff.

Staff: Tim Rosenstein, Associate Planner

SPEAKERS:

Staff: Peter Gilli, Community Development Director, Tim Rosenstein, Associate Planner

Applicant: James Hahn, (Applicant – KAJ Development)

Members of Public: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Member Cline made a motion to approve the façade CHANGE AND THE Sign Program and Sign Variance as conditioned:

- Tenant using the pole sign cannot also use a monument sign
- Small monument may be moved to mid island
- Staff can approve minor changes in the placement of wall signs at time of permitting.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cline, Saltee, Vice-Chair Dunne and Chair Brodersen

NOES: None

RECUSED: Member Antelman's place of business is within 400 feet

ABSTAIN: None

ABSENT: None

Chair Brodersen declared the motion carried 4 – 0, with Member Antelman recused.

7. **PROJ-12768 – The Tides Mixed-use/Multi-family Residential Project Formal Design Review for the construction of a three-story, 42 unit multi-family residential apartment building including two live/work units and four affordable units, and 65 parking spaces (uncovered) on a 1.3 acre project site located on a vacant lot on the south side of Telegraph Road at the intersection of Day Road; Telegraph and Day Partners, LLC, applicant; Single Family Residential (R-1-7) and Commerce (R-1-1AC) zones; Case Nos.: DRC-8-18-46378 and PD-8-18-46380**

RECOMMENDED ACTION

Provide comment on the proposed plans.

Staff: Elizabeth Richardson, Senior Planner

Staff: Peter Gilli, Community Development Director, Elizabeth Richardson, Senior Planner

Applicant: Telegraph and Day Partners, LLC, (Applicant), Chris Itule, (Developer), Mark Pettit, (Lauterbach & Assoc.), Brian Brodersen, (Landscape Architect)

Members of Public: None

Documents: PowerPoint by Staff

Ex-Parte Communication: Chair Brodersen is the landscape architect and sole proprietor of his business and needs to be recused.

- No faux rain screens
- Don't agree with the gate
- Raised bed planter, creating tiers to create a buffer
- The wood trim around the top and side make it continue around

STAFF COMMUNICATION – None

ADJOURNMENT: There being no further agenda items to discuss, Chair Brodersen adjourned the meeting at 9:19 P.M.