

Attachment B

Planning Commission Minutes of November 12 & 20, 2015

PLANNING COMMISSION MINUTES

Dan Long, Chair
 Nancy Butler Francis, Vice-Chair
 Christopher Beck, Commissioner
 Laura Dunbar, Commissioner
 Jane Farkas, Commissioner
 David Ferrin, Commissioner
 Rondi Guthrie, Commissioner

Jeffrey Lambert, Community Development Director
 Jennifer Lee, Assistant City Attorney
 Dave Ward, Planning Manager
 Scott Kolwitz, Principal Planner
 Julie Stuva, Recording Secretary

**REGULAR MEETING
 THURSDAY, NOVEMBER 12, 2015 - 6:00 P.M.
 COUNCIL CHAMBERS, 501 POLI STREET**

Chair Long called the meeting to order at 6:00 PM in the Council Chambers of Ventura City Hall.

ROLL CALL

Present: Commissioners Dunbar, Ferrin, Guthrie, Vice-Chair Francis, and Chair Long

Absent: Commissioner Farkas and Beck

Staff: Gregory Diaz, City Attorney
 Jeffrey Lambert, Community Development Director
 Dave Ward, Planning Manager
 Maggie Ide, Associate Planner
 Julie Stuva, Recording Secretary

PLEDGE OF ALLEGIANCE

Chair Long led the Commission in the Pledge of Allegiance.

PUBLIC COMMUNICATIONS SPEAKERS: None

FORMAL ITEM

- PROJ-10072 – RESIDENTIAL ALLOCATION PROGRAM AND ASSOCIATED ACTIONS: REVIEW OF ADDENDUM #3 TO THE 2005 VENTURA GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, THE PROPOSED RESIDENTIAL ALLOCATION PROGRAM, THE REVISED CITY COUNCIL APPEAL PROCEDURE AND RECOMMENDATION TO CITY COUNCIL**

Case Nos.: GPA-10-15-30877; OA-10-15-30881; OA-10-15-30876; EIR-10-15-30943

RECOMMENDED ACTION

It is recommended that the Planning Commission:

- a. Adopt a resolution recommending that the City Council adopt Addendum # 3 to the 2005 General Plan Final Environmental Impact Report for the proposed Residential Allocation Program.
- b. Adopt a resolution recommending the City Council approve a General Plan Amendment to update Chapter 3 - *Our Well Planned and Design Community* and Appendix A to include the Residential Allocation Program.
- c. Adopt a resolution recommending the City Council approve an ordinance to rescind resolution 2006-057 to amend Division 24R, the Housing Approval Program, and adopt a new Chapter 24.508 of Division 24 Part 5 of the San Buenaventura Municipal Code to codify the Residential Allocation Program.
- d. Adopt a resolution recommending the City Council approve an ordinance to amend Chapter 24.565, Appeal Procedure, of the San Buenaventura Municipal Code to provide a specific procedure for members of the City Council to call for review of decisions of the Design Review Committee and/or Planning Commission.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Recommend adoption of Addendum No. 3 to the 2005 Ventura General Plan Final Environmental Impact Report

Staff: Dave Ward, AICP, Planning Manager; Maggie Ide, Associate Planner

SPEAKERS:

Staff: Dave Ward, AICP, Planning Manager; Maggie Ide, Associate Planner, and consultants Sherry Vanderdusen, Christina Talley, and Alisha Winterstick

Members of the Public:

Speaker Cards provided by: John Jones – Homes For All; Matthew Graczyk – Ventura Chamber of Commerce; Stephanie Caldwell – Ventura Chamber of Commerce; Mary Zugmeyer; Karen Flock – Homes for All; Charles Vanoni (ceded time from Vince Daly); Rob Corley (ceded time from Carol Lindberg); Charlie Watling; Diane Underhill; Kathy Bremer; Karen Hoffberg; Claudia Armann – Homes For All; and Sandy Smith (ceded time from Juan Bautista)

Comment Card provided by: Chuck Cohen; Sister Joseph Cecile Voelker; Therese Voelker; David Voelker; and Marta Brown

Documents: PowerPoint by staff

Ex-parte Communications: Commissioner Guthrie spoke with a concerned citizen, called a letter writer, and was referenced in an email. Commissioner Ferrin spoke with Vince Daly about exemptions. Chair Long spoke with Chuck Cohen about history of growth management plans from other cities and Charles Vanoni.

Commissioner Guthrie made a motion to adopt a Resolution recommending the City Council not adopt the Residential Allocation Program finding that residential growth rates for the City have been below the General Plan growth projections; issues relating to land use for residential development are more appropriately addressed through amendments to the City's General Plan and issues relating to design standards can be addressed in the City's Code Refinement effort; infrastructure and service adequacy for residential development projects are already addressed in the CEQA process; the proposed RAP only serves to add time and expense to the residential development process; and the change in appeal procedures, combined with the current preliminary check-in review, will give the Council adequate opportunity to ensure the quality and pace of development.

Commissioner Dunbar seconded the motion.

Upon call of the roll the vote was as followed:

AYES: Commissioners Dunbar, Ferrin, Guthrie, Vice-Chair Francis, and Chair Long

NOES: None

ABSTAIN: None

ABSENT: Commissioners Beck and Farkas

Chair Long declared the motion carried by a voice vote of 5 – 0, with Commissioners Beck and Farkas absent.

Commissioner Ferrin made a motion to provide an advisory to the City Council to direct staff to review the Appeal Procedure, Chapter 24.565 of the San Buenaventura Municipal Code, for appropriate amendments. Chair Long seconded the motion.

Upon call of the roll the vote was as followed:

AYES: Commissioners Dunbar, Ferrin, Guthrie, Vice-Chair Francis, and Chair Long

NOES: None

ABSTAIN: None

ABSENT: Commissioners Beck and Farkas

Chair Long declared the motion carried by a voice vote of 5 – 0, with Commissioners Beck and Farkas absent.

STAFF COMMUNICATION

COMMISSION COMMUNICATION ITEMS – One or more of the Planning Commissioners may report on and/or provide summary explanations regarding the following items; however, no action or further deliberation is scheduled on these items.

2. **Historic Preservation Committee (HPC)** – Commissioner Dunbar reported on items discussed at the October 21, 2015 meeting, refinements to the 5-day posting process and potential development of historic districts. The next HPC meeting will be on November 23, 2015.
3. **Design Review Committee (DRC)** – Commissioner Ferrin reported on items discussed at the November 4, 2015 meeting. The next DRC meeting will be on November 18, 2015.
4. **Other Commission Communications** – None

STAFF COMMUNICATION ITEMS – Staff may report on and provide summary explanations on the following items; however, no action or further deliberation is scheduled on these items.

Dave Ward, Planning Manager, confirmed that a Planning Commission meeting will be held on December 9, 2015 and a joint meeting of the Planning Commission and Design Review Committee meeting will be held on December 16, 2015.

ADJOURNMENT

There being no further items to discuss, the meeting was adjourned at 9:00 PM.

PLANNING COMMISSION MINUTES

Dan Long, Chair
 Nancy Butler Francis, Vice-Chair
 Christopher Beck, Commissioner
 Laura Dunbar, Commissioner
 Jane Farkas, Commissioner
 David Ferrin, Commissioner
 Rondi Guthrie, Commissioner

Jeffrey Lambert, Community Development Director
 Jennifer Lee, Assistant City Attorney
 Dave Ward, Planning Manager
 Scott Kolwitz, Principal Planner
 Julie Stuva, Recording Secretary

**SPECIAL MEETING
 FRIDAY, NOVEMBER 20, 2015 - 3:00 P.M.
 COUNCIL CHAMBERS, 501 POLI STREET**

Chair Long called the meeting to order at 3:03 PM in the Council Chambers of Ventura City Hall.

ROLL CALL

Present: Commissioners Dunbar, Ferrin, Guthrie, Vice-Chair Francis and Chair Long

Absent: Commissioners Beck and Farkas

Staff: Gregory Diaz, City Attorney
 Jeffrey Lambert, Community Development Director
 Dave Ward, Planning Manager
 Luz Juachon, Recording Secretary

PLEDGE OF ALLEGIANCE

Chair Long led the Commission in the Pledge of Allegiance.

PUBLIC COMMUNICATION SPEAKERS: None

FORMAL ITEM

- PROJ-10072 – Residential Allocation Program and Associated Actions: Review of Addendum #3 to the 2005 Ventura General Plan Final Environmental Impact Report, the Proposed Residential Allocation Program, the General Plan Amendment, and the Revised City Council Appeal Procedure for recommendation to the City Council.**

Case Nos.:

**GPA-10-15-30877
 OA-10-15-30881
 OA-10-15-30876
 EIR-10-15-30943**

RECOMMENDED ACTION

Affirm the Planning Commission action by Resolution recommending the City Council not to adopt the Residential Allocation Program and the General Plan Amendment, but recommend the City Council direct staff to review the Appeal Procedure for appropriate amendments.

California Environmental Quality Act

Not required for denial action

Staff: Dave Ward, Planning Manager

SPEAKERS:

Staff: Dave Ward, Planning Manager

Members of the Public:

Speaker Cards provided by: Diane Underhill ceded time from Barbara Underhill, Ventura; Carol Lindberg, Ventura; Rob Corley, Ventura; Karen Hoffberg, Ventura.

Comment Card provided by: John Jones, Ventura

Documents: PowerPoint by Staff

Ex parte Communication: None

Vice-Chair Francis made a motion to approve the Planning Commission Resolution No. CD-2015-25 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL NOT ADOPT A NEW CHAPTER 24.508, "RESIDENTIAL ALLOCATION PROGRAM," OF DIVISION 24 PART 5 OF THE SAN BUENAVENTURA MUNICIPAL CODE ESTABLISHING A RESIDENTIAL ALLOCATION PROGRAM, NOT AMEND THE GENERAL PLAN POLICY TO INCLUDE THE "RESIDENTIAL ALLOCATION PROGRAM", AND RECOMMENDING THAT THE CITY COUNCIL DIRECT STAFF TO REVIEW CHAPTER 24.565, "APPEAL PROCEDURE," OF THE SAN BUENAVENTURA MUNICIPAL CODE TO DETERMINE APPROPRIATE AMENDMENTS NEEDED TO COMPLY WITH EXISTING LAW

PROJ-10072

CASE NOS.: AO-10-15-30881 AND AO-10-15--30876

But with the deletion of Item No. 6 of Section 4 from the Findings:

- "6. *The public comments received at the November 12, 2015 Planning Commission hearing were unanimously opposed to the adoption of the*

RAP Ordinance, even by those person who believe that controlling the pace of residential development is an appropriate planning tool.”

Commissioner Guthrie seconded the motion.

The vote was as follows:

AYES: Commissioners Dunbar, Ferrin, Guthrie, Vice-Chair Francis and Chair Long

NOES: None

ABSTAIN: None

ABSENT: Commissioners Beck and Farkas

Chair Long declared the motion carried 5-0 with Commissioners Beck and Farkas absent.

ADJOURNMENT

There being no further items to discuss, the meeting was adjourned at 3:28 PM.

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