

# PLANNING COMMISSION AGENDA

Estelle Bussa, Chair  
 Lucas Zucker, Vice-Chair  
 Mark Abbe, Commissioner  
 David Comden, Commissioner  
 Jenny Lagerquist, Commissioner  
 Scott McCarty, Commissioner  
 Hollee King Winegar, Commissioner

Rachel Dimond, Community Development Director  
 Michael MacDonald, City Clerk

## REGULAR MEETING

**WEDNESDAY, APRIL 22, 2026 – 5:30 P.M.**

**COUNCIL CHAMBERS - CITY HALL, 501 POLI STREET AND ZOOM**

**CHUMASH LAND ACKNOWLEDGMENT:** The City of Ventura acknowledges that we are gathered on unceded Chumash land. To read the City Council-adopted Chumash Land Acknowledgment in full, please visit: [www.cityofventura.ca.gov/2746/Chumash-Land-Acknowledgment](http://www.cityofventura.ca.gov/2746/Chumash-Land-Acknowledgment).

**PROVIDE PUBLIC COMMENT AT THE HEARING:** The public may address the Planning Commission on any item on the agenda. Persons wishing to address the Planning Commission should fill out a “Speaker Form.” If you would like to comment on an item and do *not* want to speak before the Planning Commission, you may complete the “Comment” portion of the form. Forms can be found on the table by the door inside the meeting room. Pursuant to the [City Council Protocols](#), each speaker will have 3 minutes to make any comments on an agenda item. When there are more than 20 speakers for an item, the speaker time will be automatically reduced to 2 minutes.

**JOIN THE HEARING VIRTUALLY (LIVE):** Option 1: Join via Zoom <https://us02web.zoom.us/j/86838304775>  
 Option 2: By phone 1-669-900-6833 or 1-833-568-8864 (Toll Free) Meeting ID: 868 3830 4775

**PROVIDE PUBLIC COMMENT VIRTUALLY (LIVE):** To speak during the meeting, you must join the meeting with your computer or device's audio connected. To request to speak, use the “raise hand” function in Zoom. To provide public comment by phone, Press \*9 and wait to be recognized by the City Clerk. When the agenda item is up for discussion, the Chair will call for public comment. At that time, the meeting host will call your name, unmute your microphone, and you'll be able to speak directly to the Planning Commission. You'll have up to three minutes to provide your comments. When you finish speaking, your microphone will be muted again.

### SUBMIT PUBLIC COMMENT VIA EMAIL

Submit comments **at least 2 hours prior** to the meeting to ensure they are provided to the Commission in advance. You may submit comments using this form: [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput) or scan the QR Code to access the form. Your public comments will be placed into the item's record at the meeting. All comments received by the conclusion of the agenda item will be made part of the record.



**WATCH THE HEARING:** Watch a live stream of the meeting at <https://www.cityofventura.ca.gov/718/Videos>, on YouTube at <https://www.Youtube.com/cityofventura/live> or on Cable TV – Channel 15, live and replayed as listed on CAPS media schedule.

The agenda, staff reports, project plans, and any materials related to an agenda item submitted to the Planning Commission are available on the City's website: <https://ca-ventura.civicplus.com/AgendaCenter/Planning-Commission-19>

## CALL TO ORDER

## ROLL CALL

**PUBLIC COMMUNICATIONS** In compliance with Government Code Section 54954.3, Public Communications is the portion of Planning Commission meetings set aside for members of the public to address the Planning Commission on matters related to City business that are not on the scheduled agenda. The Planning Commission cannot take action on items not listed on the agenda. Comments must pertain to subjects within the Planning Commission's jurisdiction and are limited to three (3) minutes per speaker. Per [City Council Protocols](#), if there are ten (10) or fewer speakers, each will have three (3) minutes to speak; if there are more than ten (10) speakers, each will have two (2) minutes. Speakers may not transfer or cede their time to another individual.

## CONSENT ITEMS

### 1. Approval of the Minutes

Approval of the draft minutes from the March 18, 2026 Special Meeting.

**Recommendation:** Approve, as presented.

Materials: [draft minutes](#)

### 2. PROJ-25-0780 Request for a Coastal Development Permit, Lot Line Adjustment, a Major Design Review and associated Density Bonus Waivers and Concessions and Inclusionary Housing Plan for Thompson Court Apartments Located at 1655 East Thompson Boulevard

Request for a Coastal Development Permit, Lot Line Adjustment, a Major Design Review and associated Density Bonus Waivers and Concessions and Inclusionary Housing Plan for a multi-family development to construct a 70-unit for-rent apartment building, including eight very-low-income units, on a 0.62-acre site that is currently occupied by outdoor storage in the General Urban (T4.5) Residential Overlay 1 zoning district within the Midtown Corridors Development Code.

**California Environmental Quality Act:** Section 15332, Class 32 (Infill Development)

**Recommendation:** That the Planning Commission continue to the item to May 27, 2026 at 5:30PM.

**Planner:** Tyler Walter, Senior Planner

**Applicant:** Paul Sheehan

Materials: [continuance memo](#), public comment

### 3. In-Lieu Fee Update for 2026-2027

The purpose of this item is to present a proposed increase to the Inclusionary Housing Program's In-Lieu Fees for fiscal year 2026-2027. An analysis and assessment was completed by Keyser Marston Associates Inc. (KMA) in April 2026, with an updated adjustment reflecting current new home prices and average apartment rent increases in Ventura County.

**California Environmental Quality Act:** 15378(b)(5) (Not a Project)

**Recommendation:** Receive and file.

**Staff:** Rachel Wess, Management Analyst  
**Applicant:** City of Ventura

Materials: [staff report](#), [July 2024 KMA Analysis](#), [2026 In Lieu Fee Update](#), [Chapter 24.445 Affordable Housing Regulations](#), public comment

### 4. PROJ-26-1049 Program 19 Supportive Housing

The purpose of this item is for the Planning Commission to recommend approval of an Ordinance Amendment authorized by City of San Buenaventura Municipal Code (SMBC) Section 24.540, establishing code amendments pursuant to recent State law to address housing options for the homeless. This process fulfills the City's 6th Cycle Housing Element (HE) Implementation Programs 19. This amendment creates new sections and amends others in Title 24 – Zoning Regulations: Division 2. Zoning Regulations, Division 3. Overlay Zone Regulations, and Division 4. Development Regulations and Standards of the Municipal Code for Transitional/Supportive Housing, Emergency Shelters, and Group Care Facilities, and compliance with State law.

**California Environmental Quality Act:** CEQA Guidelines Section 15061(b)(3)

**Recommendation:** That the Planning Commission continue to the item to May 27, 2026 at 5:30PM.

**Staff:** Andrea Palmer, Senior Management Analyst  
**Applicant:** City of Ventura

Materials: [continuance memo](#), public comment

## FORMAL ITEMS

### 5. PROJ-25-0802 Request for a Preliminary Review of 760 S. Seaward Redevelopment Located at 760 South Seaward Avenue

Request for a Preliminary Review of a new commercial development consisting of a Coastal Development Permit, Major Design Review, and Use Permit for two drive-thru establishments and a retail building on a 3.37-acre site in the Commercial Tourist-Oriented (C-T-O) zone with a land use designation of Planned Commercial and within the Coastal Zone.

**Recommendation:** There is no staff recommendation at this time. Staff requests that the Planning Commission review the project as currently proposed and provide directional feedback to the applicant on the key issues identified in this report.

**Planner:** Grant White, Associate Planner

**Applicant:** Ahmad Ghaderi on behalf of Ashdon Development

Materials: [staff report](#), [vicinity map](#), [architecture and landscape plans](#), [drive-up lane standards](#), [renderings](#), [public comment](#)

**PLANNING COMMISSION COMMUNICATIONS** Per Government Code Section 54954.2(a)(3), the Planning Commission Communications section of the agenda provides the Planning Commissioners the opportunity to ask a question for clarification, provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

## STAFF COMMUNICATION

## ADJOURNMENT

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**This agenda was posted on Thursday, April 16, 2026** on the City Hall Public Notices Board at the rear entrance of City Hall and on the City website in the Public Meetings/Agenda Center at: <https://www.cityofventura.ca.gov/714/Planning-Commission>

**Pursuant to the California Government Code**, please take notice as follows: If you challenge the action described in this notice in court, you may be limited to raising issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the City of San Buenaventura prior to the public hearing.

**In compliance with the American with Disabilities Act**, if you need assistance to participate in this meeting, please contact the City Clerk at (805) 658-4787 or the California Relay Service at 711. Notification 72 hours prior will enable the City to make reasonable arrangements for accessibility to this meeting. AP&P 6.04, accessible at the link below, explains procedures for receiving and resolving requests for accommodation to participate in or conduct this meeting. <https://www.cityofventura.ca.gov/DocumentCenter/View/43474/APP-604-21225>