CITY OF VENTURA

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

Maruja Clensay, Community Development Director
Michael MacDonald, City Clerk

REGULAR MEETING
WEDNESDAY, NOVEMBER 18, 2026 – 5:30 PM
CITY HALL - COUNCIL CHAMBERS, 501 POLI STREET

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/ChumashLandAcknowledgment.

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 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 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 October 28, 2026 and November 5, 2026 meetings.

Recommendation: Approve, as presented.

Materials: October 28 draft minutes, November 5 draft minutes

2. Approval of 2027 Meeting Calendar

Recommendation: Approve, as presented.

Materials: 2027 draft calendar

PUBLIC HEARING ITEMS

3. PROJ-26-1120 5428 Cliffside Circle Variance

Request for a Major Variance to hillside height standards to allow the construction of a 3,386 square-foot, 25-foot-1-inch-tall, two-story single-family residence with an attached 619-square-foot garage (Project) located on a 9,425 square-foot site in the Single-Family (R-1-7) zone with a land use designation of Neighborhood Very Low 2, at 5428 Cliffside Circle (Project Site).

California Environmental Quality Act: CEQA Guidelines Categorical Exemption 15303(a), Class 3 (New Construction or Conversion of Small Structures)

Recommendation: That the Planning Commission approve the Major Variance, as conditioned.

Planner: Brett McMahon, Associate Planner
Applicant: Frank Rogue on behalf of Roberto Acosta

Materials: staff report, vicinity map, resolution, project plans, project narrative, public comments

4. PROJ-26-1050 Housing Element Program 21 - Employee Housing, Citywide

Request for the Planning Commission to consider and make a recommendation to the City Council regarding amendments to Title 24, "Zoning Regulations," of the San Buenaventura Municipal Code, including Division 6, Form-Based Coding for Special Areas (UC Hansen Trust, Midtown Corridor, and Victoria Avenue Corridor) corresponding modifications to the Downtown Specific Plan, Parklands Specific Plan, and Saticoy & Wells Development Code. The proposed amendments would establish regulations for employee housing serving six or fewer employees and treat such housing as a single-family residential use consistent with California Health and Safety Code Section 17021.5. The amendments would implement the City's 2021–2029 Housing Element Program 21, which directs the City to revise its zoning regulations to address employee housing not related to farmworkers.

California Environmental Quality Act: Exempt under Section 15061(b)(3)

Recommendation: That the Planning Commission adopt a Resolution recommending the City Council adopt Ordinance Amendments to Title 24 of the San Buenaventura Municipal Code to implement Housing Element Program 21: Employee Housing

Planner: Elsa Fraire, Management Analyst
Grant White, Associate Planner
Applicant: City of Ventura

Materials: staff report, resolution, ordinance, city council resolution to initiate LCPA, LCPA NOA

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

- Director's Hearing Update

ADJOURNMENT

This agenda was posted on Thursday, November 12, 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