



Planning Commission DRAFT Minutes

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

January 17, 2019

1. **8:40 A.M. MEETING CALLED TO ORDER BY CHAIR RODRIGUEZ**

2. **ROLL CALL**

Commission:	Phil White	District 1
	Nora Aidukas,	District 2
	Stephen Onstot	District 3
	Jim King	District 4
	Richard Rodriguez, Chair	District 5

Staff Present: Kim Prillhart, Planning Director
Jeffrey Barnes, County Counsel
Jennifer Scholl, Residential Permits Manager
Becky Linder, Case Planner
Meighan Batinica, Recording Secretary

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **ANNUAL MEETING TO ELECT THE CHAIR AND VICE CHAIR AND TO SET THE SCHEDULE OF HEARINGS FOR THE YEAR 2019**

Motion: Elect Commissioner Nora Aidukas as Chair of the Commission

Moved by: Commission Stephen Onstot, seconded by Commissioner Richard Rodriguez

Vote: Motion carried 5-0

Yes: Phil White, Nora Aidukas, Stephen Onstot, Jim King, Richard Rodriguez

Motion: Elect Commissioner Phil White as Vice Chair of the Commission

Moved by: Commissioner Nora Aidukas, seconded by Commissioner Stephen Onstot

Vote: Motion carried 5-0

Yes: Phil White, Nora Aidukas, Stephen Onstot, Jim King, Richard Rodriguez

Motion: Commission hearings to be scheduled every Thursday of the month at 8:30 am.

Moved by: Commissioner Rodriguez, seconded by Commissioner Onstot,

Vote: Motion carried 5-0

Yes: Phil White, Nora Aidukas, Stephen Onstot, Jim King, Richard Rodriguez

5. **PUBLIC COMMENTS**

None

6. **APPROVAL OF DECEMBER 13, 2018 MINUTES**

Motion: Approve the December 13, 2018 minutes.

Moved by Commissioner Rodriguez, seconded by Commissioner Onstot.

Vote: Motion carried 4-1

Yes: Phil White, Nora Aidukas, Stephen Onstot, Richard Rodriguez

Abstain: Jim King

Commissioner's Disclosures:

Commission White has family members who work at The Thacher School and has taken a tour of the school. Commissioner Aidukas took a tour of the school.

7. **PL18-0034** – Ed Bennett for the Thacher School, applicant

The applicant requests the granting of modified CUP for construction and implementation of the Thacher School Master Plan. [(NCZO §8105-4 for Schools, elementary and secondary, boarding and non-boarding] and § 8107-25.7 for a Discretionary Tree Permit for the encroachment and monitoring of more than five protected trees.

Project Location: 5025 Thacher Road, Ojai

APNs: 014-0-130-050

CEQA Doc: Subsequent Mitigated Negative Declaration (MND)

Case Planner: Becky Linder 805-654-2469

Email: becky.linder@ventura.org

RMA-Planning Division Case Planner, Becky Linder, presented the staff report. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that the Commission has reviewed and considered this staff report and all exhibits thereto, including the proposed SMND with mitigation measures (Exhibit 14) and Conditions of Approval and MMRP (Exhibit 15) and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Commission, including the SMND and any comments received, that upon implementation of the mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the SMND reflects the Planning Commission's independent judgment and analysis;
3. **ADOPT** the SMND (Exhibit 14) and Conditions of Approval and MMRP (Exhibit 15) as meeting the environmental review requirements of CEQA;

4. **MAKE** the required findings to grant a modified CUP in accordance with §8111-1.2.1.1 of the Ventura County NCZO and based on the substantial evidence presented in Sections D and E of this staff report and the entire record;
5. **MAKE** the required findings to grant a Discretionary Tree Permit pursuant to Section 8107-25.7 of the Ventura County NCZO, based on the substantial evidence presented in Sections D, E and F of this staff report and the entire record;
6. **GRANT** modified CUP No. PL18-0034, subject to the attached Conditions of Approval and MMRP (Exhibit 15);
7. **GRANT** Discretionary Tree Permit No. PL18-0034, subject to the Conditions of Approval and Mitigation and Monitoring and Reporting Program (Exhibit 15); and,
8. **SPECIFY** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

Speakers:

Pidduck, Blossom
Bennett, Ed

Planning Commission Deliberation and Vote.

Motion: Approve to include Exhibits 16, 17, A, and B into the record and take the staff recommended actions.

Moved by Commissioner White, seconded by Commissioner Onstot.

Vote: Motion carried 5-0

Yes: Phil White, Nora Aidukas, Stephen Onstot, Jim King, Richard Rodriguez

DISCUSSION

a) Report by the Planning Director on Board actions and other matters.

- Review of Board of Supervisors approval for Bentley oil item on 1/15/19.
- Review of upcoming dates for Planning Commission Hearings and Board of Supervisor Hearings.

b) Items the Planning Commission may wish to introduce.

- Commissioner Onstot inquired about homes lost in the Santa Monica Mountains. Commissioner Rodriguez would like to see a tally of homes lost and if clearance of brush from 100 to 200 feet had any significant impact.
- Commission Onstot announced his resignation effective at the end of today's hearing.

9. **MEETING ADJOURNMENT**

Chair Aidukas adjourned the meeting at 9:38 a.m.

Meighan Batinica, Recording Secretary
Ventura County Planning Commission