

CITY OF VENTURA  
**DIRECTOR'S HEARING AGENDA**

Rachel Dimond, Hearing Officer

Michael MacDonald, City Clerk

**REGULAR MEETING:  
THURSDAY, JANUARY 25, 2024 – 6:00 P.M.  
COUNCIL CHAMBERS, 501 POLI STREET OR WEBEX EVENT**

**PROVIDE PUBLIC COMMENT AT THE HEARING:**

The public has the opportunity to address the Hearing Officer on any item on the agenda. Persons wishing to address the Hearing Officer should fill out a "Speaker Form." If you wish to comment on an item and do not want to speak before the Hearing Officer, you may complete the "Comment" portion of the form. Forms can be found on the table by the door inside the Council Chambers.

Pursuant to the City Councils Rules of Procedures which all hearings follow, the Hearing Officer has a three-minute limit on public speakers. The Hearing Officer may adjust the time limit if deemed appropriate.

**JOIN THE HEARING VIRTUALLY (LIVE):**

Please use the following link to attend the hearing virtually using WebEx:

<https://cityofventura.webex.com/cityofventura/j.php?MTID=m449e1969748f809622506482756d836f>

Please Note: WebEx link only works while meeting is LIVE. WebEx recommends using Chrome, FireFox or Edge browser and downloading the WebEx App.

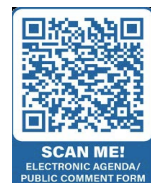
Join with only an "audio" connection: 1-408-418-9388/ Access Code: **2553 832 0685**

**PROVIDE PUBLIC COMMENT VIRTUALLY (LIVE):**

You must attend the WebEx Meeting with audio connected to your computer/device. You will see a Chat feature on your screen. You can write, "I would like to speak on Agenda Item #\_ in the Chat feature. During the discussion of the item, the Hearing Officer will call for public comment. The Virtual Meeting Host will announce those requesting to speak and unmute your mic allowing you to speak to the Hearing Officer. You will be heard, but not visible on screen. You will have 3 minutes to provide your comments. When you finished, your mic will be muted.

**SUBMIT PUBLIC COMMENT VIA EMAIL:**

Submit your comments by **4:00 pm** on the Director's Hearing date of **January 25, 2024** to be provided to the Hearing Officer prior to the meeting. Please submit your comments using this form [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput) or you may also 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>, 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 Hearing Officer are available on the City's website:

<https://www.cityofventura.ca.gov/1546/Directors-Hearing-Administrative-Hearing>

**PUBLIC COMMUNICATIONS** – Public Communications is the time set-aside during the hearing for members of the public to address the Hearing Officer on planning related business other than scheduled agenda items.

## **CONSENT ITEM**

**1. Approval of the Director’s Hearing November 30, 2023 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Materials:** [minutes](#)

**2. PROJ-23-0462 – Harbor Cove Café Alcohol Use Permit located at 1867 Spinnaker Drive.**

Request for an Alcohol Use Permit for a Type 47 (On-Sale General - Eating Place) at an existing restaurant (Harbor Cove Cafe) on a portion of a 42.3-acre-site in the Harbor Commercial (HC) with a land use designation of Harbor Commercial.

**Recommendation:** Approve the Alcohol Use Permit, as conditioned.

### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

**Case Planner:** Grant White, Assistant Planner

**Applicant:** Randall Willis

**Materials:** [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), [operation & training plan](#), [public comment](#)

**3. PROJ-23-0468 – Taqueria Cuernavaca Express Alcohol Use Permit located at 607 East Main Street Unit E.**

Request for an Alcohol Use Permit for a Type 41 (On-Sale Beer & Wine - Eating Place) at an existing restaurant (Taqueria Cuernavaca Express) on a portion of a 0.27-acre-site in the T6.1 Urban Core Zone with a land use designation of Specific Plan.

**Recommendation:** Approve the Alcohol Use Permit, as conditioned.

### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

**Case Planner:** Grant White, Assistant Planner

**Applicant:** Joaquin Solorzano

**Materials:** [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), [operation & training plan](#), public comment

## FORMAL ITEMS

**4. PROJ-23-0417 – McCallick Residence Coastal Development Permit located at 2853 Surfrider Avenue.**

Request for an Administrative Coastal Development Permit to remodel the exterior and the conversion of a 153 square foot sunroom to habitable space on an existing 2,030 square-foot single family residence on a 0.1-acre site in the Single-Family Residential (R-1-6) zone with a land use designation of Existing Urban and in the Coastal Zone.

**Recommendation:** Approve the Administrative Coastal Development Permit, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

**Case Planner:** Tyler Walter, Associate Planner

**Applicant:** Kevin Miller

**Materials:** [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), public comment

**5. PROJ-23-0423 – MacCorkle Residence Coastal Development Permit located at 1107 Pittsfield Lane.**

Request for an Administrative Coastal Development Permit to for a remodel and a 111 square-foot addition to an existing 761 square-foot single family residence on a 3,230 square-foot site in the Two-Family Beach (R-2-B) zone with a land use designation of Existing Urban and in the Coastal Zone.

**Recommendation:** Approve the Administrative Coastal Development Permit, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

**Case Planner:** Tyler Walter, Associate Planner

**Applicant:** Steve Foster

**Materials:** [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), public comment

**6. PROJ-23-0443 – Interim Fire Station No. 7 Administrative Coastal Development Permit located at 2269 Alessandro Drive.**

Request for an Administrative Coastal Development Permit for the installation of an interim fire station located on a portion of a 2.92-acre site in the General Industrial (M-2) zoning district with a land use designation of Existing Urban in the Coastal Zone.

**Recommendation:** Approve the Administrative Coastal Development Permit, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 3, New Construction).

**Case Planner:** Jared Rosengren, Principal Planner

**Applicant:** City of Ventura

**Materials:** [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), public comment

**STAFF COMMUNICATION**

**ADJOURNMENT**

This agenda was posted on Friday, January 19, 2024 on the City website, in the Public Meetings/Agenda Center:

<https://www.cityofventura.ca.gov/1546/Directors-Hearing-Administrative-Hearing>

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 American with Disabilities Act, if you need special assistance to participate in this meeting, call (805) 654-7869 or the California Relay Service at (866) 735-2929. Notification 72 hours in advance of the meeting will enable the city to make reasonable arrangement to ensure accessibility to the meeting.