

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Tracey Oehler, Recording Clerk

**REGULAR MEETING:
THURSDAY, FEBRUARY 24, 2022 – 6:00 P.M.
WEBEX EVENT**

IN ACCORDANCE WITH [AB 361](#), THIS MEETING WILL BE HELD BY TELECONFERENCE, AND THERE WILL NOT BE A PHYSICAL LOCATION FROM WHICH THE PUBLIC MAY ATTEND. THE PUBLIC MAY ONLY ELECTRONICALLY ATTEND THE MEETING AND MAY PROVIDE PUBLIC COMMENT THROUGH THE VIRTUAL MEETING. COUNCIL CHAMBERS WILL NOT BE OPEN FOR THE PUBLIC FOR THIS MEETING. THE PUBLIC WILL HAVE ACCESS TO REMOTELY OBSERVE THE MEETING AND ADDRESS THE ADMINISTRATIVE HEARING OFFICER AS OUTLINED BELOW TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE ADMINISTRATIVE HEARING AND PROVIDE PUBLIC COMMENT PLEASE REFER TO THE PROCESS BELOW.

Join a WebEx meeting LIVE:

<https://cityofventura.webex.com/cityofventura/j.php?MTID=m8c4a782ec9253d7ddebdc380a50cae82>

NOTE: WebEx link only works while meeting is LIVE. After meeting has ended, use the Archived Video link to view the meeting. You must join the WebEx Meeting to provide Public Comment.

Join with only an "audio" connection: 1-408-418-9388/ Access Code: **2555 277 8986**
WebEx recommends using Chrome, FireFox or Edge browser when joining and providing live comment at the meeting. You are encouraged to download the WebEx App.

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.

SUBMIT PUBLIC COMMENT VIA EMAIL:

Submit your comments via email by **4:00 pm** on the Administrative Public Hearing date of **February 24, 2022**. Please submit your comment using this form, www.cityofventura.ca.gov/publicinput or send an email to permits@cityofventura.ca.gov (up to 1000 characters). When sending an email, please indicate in the Subject Line, the Agenda item number (i.e., Item No. 8A). Your form/email will be read by Administrative Hearing Officer and placed into the item's record at the meeting.

You may also scan the QR Code below to access the form to submit public comments or comments related to a specific agenda item via email before the meeting or during the meeting.



TO PROVIDE PUBLIC COMMENT LIVE:

You must attend the WebEx Meeting with audio connected to your computer/device, you will see Chat 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 Administrative 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 Administrative 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.

Public Hearing Notices and **any materials related to an agenda item submitted to the Administrative Hearing Officer after distribution of the agenda packet** 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 Administrative Public Hearing February 10, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [Minutes](#)

FORMAL ITEMS

2. **PROJ-15314 – Target Alcohol Use Permit located at 245 South Mills Road.**

Request for an Alcohol Use Permit for a Type 21 Alcohol License for off-site sale of alcohol at an existing market and grocery store at Pacific View Mall on a 2.74 acre site in the C-1A zone with a land use designation of Commerce.

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 01, Existing Facilities.

Case Planner: Shaveta Sharma, Contract Planner

Applicant: Beth Aboulafia

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

3. **PROJ-15315 – Trois Le Fou Alcohol Use Permit located at 4522 Market Street.**

Request for an Alcohol Use Permit to amend an existing type 02 (Winegrower) license to add an on-site tasting room and sales within an existing 5,028 square foot building located in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

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 01, Existing Facilities.

Case Planner: Gene Burse, Senior Planner

Applicant: Trois Le Fou

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

4. PROJ-15315 – VMSG Veterinary Group Use Permit and Minor Change located at 2199 Sperry Avenue.

Request for a Use Permit and Minor Change to a Planned Development Permit for a medical resonance imaging (MRI) trailer for an existing 15,225 square-foot veterinary clinic on 2.0-acre site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

Recommendation: Approve the Use Permit and Minor Change, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 01, Existing Facilities.

Case Planner: Jamie Peltier, Senior Planner

Applicant: VMSG Pet Vet

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Monday, February 18, 2022 at 11:00 am 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 at, or 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.