

ADMINISTRATIVE PUBLIC HEARING AGENDA

Neda Zayer, Administrative Hearing Officer

TUESDAY, MARCH 10, 2020 – 4:00 P.M.
SANTA CRUZ CONFERENCE ROOM, 501 POLI STREET

The public has the opportunity to address the Hearing Officer on any item appearing on the agenda. If you wish to comment on an item and do not want to speak before the Hearing Officer, you may submit written comments. Comments will be acknowledged for the record. Pursuant to the Rules of Procedure, a five-minute limit on speaker presentations has been adopted. This time limit may be adjusted if deemed appropriate. A final decision reached by the Hearing officer may be appealed to the Planning Commission, or in some cases, the City Council, by filing the required forms and paying the necessary fee within ten calendar days after the action date.

CONSENT ITEMS

1. [PROJ-13683 – Request for an Administrative Planned Development and Design Review Permit for the rehabilitation of an existing 24,096 square-foot, two-story, mixed-use building on a 25,494 square-foot site located at 1240 North Ventura Avenue in the General Commercial \(C-2\) zone; Karen Flock, applicant.](#)

Recommended action: Approve the Administrative Planned Development Permit.

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: Jamie Peltier, Associate Planner

2. [PROJ-12758 – Request for an Alcohol Use Permit allowing an ABC License Type 20 \(Off-Sale Beer and Wine\) for a new ALDI grocery store with alcohol sale hours between 9 AM to 10 PM to be constructed at 4711 Telephone Road in the Commercial Planned Development \(CPD\) zone; Frank Coda, applicant.](#)

Recommended action: Approve the Alcohol Use Permit.

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: Tim Rosenstein, Associate Planner

3. [PROJ-7595 – Request for an Administrative Conditional Use Permit to allow various outdoor special events to occur at the Pacific View Mall throughout the calendar year on a 13.24-acre site located at 3301 East Main Street in the Commercial \(C-1AC\) zone; Alice Love, applicant.](#)

Recommended action: Approve the Administrative Conditional Use Permit.

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: Maruja Clensay, Senior Planner

4. [PROJ-13914 – Request for an Administrative Planned Development Permit with concurrent Minor Variance to allow four additional units to an existing four-unit development totaling 8 units with 16 parking spaces on a 0.46-acre site located at 95 East Ramona Street in the Multiple Family \(R-3-5\) zone; Michael Chapman, applicant.](#)

Recommended action: Approve the Administrative Planned Development Permit.

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: Maruja Clensay, Senior Planner

5. [PROJ-14026 – Request for an Administrative Coastal Development Permit to demolish an existing 1,605 square foot single family home and 380 square foot carport and construct a new 2 ½ story 3,135.8 square foot single family home with a 496 square foot garage, 46 square foot balcony, 46.7 square foot entry and a 142.3 square foot deck on a 3,847.6 square foot lot located at 1177 Norwich Lane, Lot 724 in the Single Family Beach \(R-1-B\) zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District, with an Existing Urban land use designation; Pablo Garcia, applicant.](#)

Recommended action: Approve the Administrative Coastal Development Permit.

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: Monique Gil, Associate Planner

6. [PROJ-14027 – Request for an Administrative Coastal Development Permit to demolish an existing 1,605 square foot single family home and 380 square foot carport and construct a new 2 ½ story 3,151.2 square foot single family home with a 496 square foot garage, a 46 square foot balcony, a 51 square foot entry and a 143.6 square foot second story deck and a 36.4 square foot ½ story deck on a 3,889.9 square foot lot located at 1177 Norwich Lane, Lot 725](#)

[in the Single Family Beach \(R-1-B\) zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District, with an Existing Urban land use designation; Pablo Garcia, applicant.](#)

Recommended action: Approve the Administrative Coastal Development Permit.

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: Monique Gil, Associate Planner

ADJOURNMENT

The next Administrative Public Hearing is scheduled to occur on March 24, 2020 at 4:00 p.m.

Staff Reports relating to this agenda are available in the Planning Counter, 501 Poli Street, Room 117, Ventura, during normal business hours as well as on the City's Web Site – <https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34>. Materials related to an agenda item submitted to the Planning Division after distribution of the agenda packet are available for public review at the Planning Public Counter, 501 Poli Street, Room 117, Ventura CA 93001.

This agenda was posted on Thursday, February 27, 2020 by 4:00 p.m. on the City Hall Public Notices Board and on the Internet.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Office at 654-7894 or the California Relay Service at (866) 735-2929. Notification of 72 hours in advance of meeting will enable the City to make reasonable arrangements for accessibility to this meeting.