

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Neda Zayer, Hearing Office

Michael MacDonald, City Clerk

REGULAR MEETING:

THURSDAY, APRIL 27, 2023 – 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=m4dc57c0a645da3588ea41936d7a9ef58>

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: **2554 066 2622**

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 **April 27, 2023** to be provided to the Hearing Officer prior to the meeting. Please submit your comments using this form 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 March 23, 2023 Meeting Minutes.

Recommendation: Approve, as presented.

Materials: [minutes](#)

2. PROJ-22-0219 – Tides Amendment Time Extension located at 5070 Telegraph Road.

Request for a Time Extension to an existing approval (PROJ 12768) for a residential development on a 1.3-acre site in the Single Family Residential (R-1) zone with a land use designation of Commerce.

Recommendation: Approve the Time Extension, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense Exemption).

Case Planner: Erica Hong, Senior Planner

Applicant: Chris Itule

Materials: [staff report](#), [resolution](#), [PROJ-12768 resolution and project plans](#), public comment

3. PROJ-15028 – Lalo’s AUP Alcohol Use Permit located at 2611 E Thompson Boulevard Suite 101.

Request for an Alcohol Use Permit for a Type 47 License at an existing restaurant (Lalo's Mexican Restaurant) on a 0.6-acre site in the T5.2 zoning district of the Midtown Corridors 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 1, Existing Facilities).

Case Planner: Jamie Peltier, Principal Planner

Applicant: Heliodoro Soto

Materials: [staff report](#), [resolution](#), [project plans](#), [operations & training plan](#), public comment

FORMAL ITEMS

4. PROJ-22-0241 – Newlands Residence Administrative Coastal Development Permit located at 1334 Camden Lane.

Request for an Administrative Coastal Development Permit to demolish an existing one-story single-family residence, and construct a new, two and a half story single-family residence on a 0.09-acre site in the Single-Family Beach Zone (R-1-B) zone 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 15303 (Class 3, New Construction or Conversion of Small Structures).

Case Planner: Tyler Walter, Associate Planner

Applicant: Mark Shellnut

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

5. PROJ-22-0213 – Stern Residence Administrative Coastal Development Permit located at 1132 Bangor Lane.

Request for an Administrative Coastal Development Permit to add a roof deck to an existing single-family residence on a 3,985 square foot site in the Two-Family Beach (R-2-B) zone 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 1, Existing Facilities).

Case Planner: Taylor Hernvall, Associate Planner

Applicant: Howard Stern

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

6. PROJ-15458 – Ramona Minor Design Review, Planned Development, and Minor Variance located at 180 West Ramona Street.

Request for a Minor Design Review, Planned Development Permit, and Minor Variance to add four additional multi-family units to an existing 12-unit apartment building on a 0.51-acre site in the Multiple Family Residential (R-3-3) zoning district and with a land use designation of Neighborhood High.

Recommendation: Approve the Minor Design Review, Planned Development, and Minor Variance, 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: Jared Rosengren, Senior Planner

Applicant: DCD Ramona

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

7. PROJ-22-0225 – Mitchell Residence Administrative Coastal Development Permit located at 1020 Brockton Lane.

Request for an Administrative Coastal Development Permit to add an addition and a deck to an existing single-family residence located on a 0.08-acre site in the Single-Family Residential Beach (R-1-B) zoning district and 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 1, Existing Facilities).

Case Planner: Tyler Walter, Associate Planner

Applicant: Mark Shellnut

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, April 20, 2023 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 arrangements to ensure accessibility to the meeting.