

# ADMINISTRATIVE PUBLIC HEARING AGENDA

Neda Zayer, Administrative Hearing Officer

Julie Stuva, Recording Secretary

**SPECIAL MEETING:  
THURSDAY, MAY 14, 2020 – 4:00 P.M.  
WEBEX EVENT**

**IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND BE WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19), CITY HALL IS CLOSED TO THE PUBLIC.**

**To Join the Hearing Live:**

The virtual meeting will be held on WebEx Events. You can join the hearing as it is occurring by clicking the following link:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e8100cd5f04c8b90afab8933de6f2aa6d>

When you join, you will be an attendee at the meeting where you will be able to listen and see but will not be visible on screen and will be muted.

**To Submit Public Comment Live:**

If you would like to make a comment on an item during the meeting, there will be a Q&A function on your screen. You can write, "I would like to speak on Agenda Item #\_\_\_" in the Q&A comment box. During the discussion of that item, the Administrative Hearing Officer will allow public comment. The City Clerk will announce those requesting to comment and unmute your mic allowing you to speak. You will be heard, but not visible on screen. You will have 3 minutes to provide your comments. When you are finished, your mic will be muted again.

**To Join the Hearing via Telephone:**

You can join the hearing through an audio connection by calling **1-408-418-9388** and entering the following access code: **297 836 739**.

*Note: Audio connections will not be able to provide public comment as the hearing is occurring.*

**To Submit Public Comment via Telephone:**

You can submit your comments via telephone by calling (805) 654-7869 by 2:00 pm of the day of the hearing. Please indicate you are calling about the May 14<sup>th</sup> Administrative Hearing and which Agenda item you are referencing.

**To Watch the Meeting:**

You can watch live streaming <https://www.cityofventura.ca.gov/718/Videos>, or on television channel 15.

**To Submit Written Public Comment:**

You can submit your written comments by 2:00 p.m. on the day of the hearing by using the [Electronic Agenda Public Comment Form](#). Please indicated the Subject Line, the Agenda item number (i.e. Item No. 8). Your written comment will be read into the record by the Administrative Hearing Officer at the hearing.

## FORMAL ITEMS

1. [PROJ-14105 – Model Citizen Alcohol Use Permit located at 70 South Oak Street.](#)  
[Request for an Alcohol Use Permit allowing an ABC License Type 47 \(On Sale General-Eating Place\) for a new 1,362 square foot restaurant, “Model Citizen”, on a 13,000 square foot site in the Urban Core \(T6.1\) zone within the Downtown Specific Plan.](#)

**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:** Monique Gil, Associate Planner

**Applicant:** Derek Ulrich

2. [PROJ-13573 – DW’s Cafe Alcohol Use Permit located at 2855 Johnson Drive, Unit J.](#)  
[Request for an Alcohol Use Permit allowing an ABC License Type 41 \(On-Sale Beer and Wine – Eating Place\) for an existing 3,400 square foot restaurant, “DW’s Café”, on a 4.84 site in Commercial Planned Development \(CPD\) zone.](#)

**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:** Monique Gil, Associate Planner

**Applicant:** Alexia Mejia

3. [PROJ-10658 – Two Trees Cafe Alcohol Use Permit located at 7822 Telegraph Road.](#)  
[Request for an Alcohol Use Permit allowing an ABC License Type 47 \(On Sale General – Eating Place\) for an existing 1,600 square foot restaurant, “Two Trees Café”, on a 6.4-acre site in the Intermediate Commercial \(C-1A\) zone.](#)

**Recommended action:** Approve the Alcohol Use Permit and Minor Change or Design Review.

### **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  
**Applicant:** Isaac Rubalcava

4. [PROJ-14071 – Administrative Coastal Development Permit at 1337 Hanover Lane.](#)  
[Request for an Administrative Coastal Development Permit for the demolition of an existing 1,204 square foot single family residence and 225 square foot garage and the construction of a new 2 ½ story 2,252 square foot single family residence on a 4,038 square foot site in the Single-Family Beach \(R-1-B\) zone.](#)

**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 3, New Construction).

**Case Planner:** Monique Gil, Associate Planner  
**Applicant:** Dylan Chappell

5. [PROJ-14468 – Administrative Variance Permit at 4063 Madison Street.](#)  
[Request for an Administrative Variance for the construction of a single-story addition to an existing single-story family residence to exceed the maximum allowed lot coverage and to encroach into the required rear yard setback on a 5,712 square-foot site in the Single-Family Residence \(R-1-6\) zone.](#)

**Recommended action:** Approve the Administrative Variance.

**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  
**Applicant:** Cesar Cruz

6. [PROJ-14004 – F-45 Training and Gym Conditional Use Permit located at 1150 Callens Road.](#)  
[Request for an Administrative Conditional Use Permit for a new exercise and training gym in an existing 3,856 square foot building on a 24,912 square foot site in the Limited Industrial \(M-1\) zone.](#)

**Recommended action:** Approve the Administrative 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:** Elizabeth Richardson, Senior Planner  
**Applicant:** Jim Armstrong

7. [PROJ-14138 – Administrative Variance and Administrative Coastal Development Permit at 1564 Vista Del Mar Drive. Request for an Administrative Variance and Administrative Coastal Development Permit for the construction of a 6-foot tall wall and vehicle gate in the front yard setback of an existing single-family residence on a 0.41 acre site in a Single Family Residence \(R-1-7\) zone, Coastal Bluff with a land use designation of Existing Urban.](#)

**Recommended action:** Approve the Administrative Variance and 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:** Maruja Clensay, Senior Planner  
**Applicant:** Bill Mellett

**ADJOURNMENT**

This agenda was posted on Wednesday, May 6, 2020 at 5:00 pm on the City website, in the Public Meetings/Agenda Center:  
<https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34> and City Hall Public Notice Board.

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.