

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

Neda Zayer, Hearing Office

Michael MacDonald, City Clerk

**REGULAR MEETING:  
THURSDAY, MAY 25, 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 Council's 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=md391025cce59b44f4f77458c4fb894c1>

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: **2550 740 0301**

**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 **May 25, 2023** 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 April 27, 2023 Meeting Minutes.**

**Recommendation:** Approve, as presented.

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

**2. PROJ-23-0286 – 7-Eleven Alcohol Use Permit located at 3500 E Main Street.**

Request for an Alcohol Use Permit for a Type 20 License (off-sale) for on-site alcohol sales at an existing convince store (7-Eleven) on 0.61-acre site in the Limited Commercial (C-2) 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).

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

**Applicant:** Anthony Kassar

**Materials:** [staff report](#), [resolution](#), [project plans](#), [operations & training standards](#), [public comment](#), [supplemental packet](#)

**3. PROJ-23-0292 – Gloria’s Kitchen Alcohol Use Permit located at 2881 Loma Vista Road.**

Request for an Alcohol Use Permit for a Type 47 License (beer, wine, and distilled spirits) for on-site alcohol sales at an existing restaurant (Gloria's Kitchen) on 0.25-acre site in the Limited Commercial (C-1) 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).

**Case Planner:** Kiera Pascua, Assistant Planner

**Applicant:** LED Brothers, Inc.

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

## FORMAL ITEMS

**4. PROJ-22-0235 – Seaside Transfer Station Vault Administrative Coastal Development Permit located at 559 Shoreline Drive.**

Request for an Administrative Coastal Development Permit for the installation of a new meter and vault at the existing Seaside Transfer Station located on a portion of a 5-acre site in the Parks (P) zoning district and with a land use designation of Parks 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 15302 (Replacement or Reconstruction, Class 2).

**Case Planner:** Jared Rosengren, Senior Planner

**Applicant:** City of Ventura

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

**5. PROJ-22-0172 – Surfer’s Point Parking Lot Administrative Coastal Development Permit located at 559 Shoreline Drive.**

Request for an Amendment to an existing Administrative Coastal Development Permit for the continued use of parking pay stations at Surfers Point Parking Lot located on a portion of a 5-acre site in the Parks (P) zoning district and with a land use designation of Parks in the Coastal Zone.

**Recommendation:** Approve the Amendment to an 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).

**Case Planner:** Jared Rosengren, Senior Planner

**Applicant:** City of Ventura

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

**6. PROJ-23-0291 – Ventura Missionary School Use Permit Amendment located at 500 High Point Drive.**

Request for an Amendment to an existing Use Permit to allow for a capacity increase from 400 to 450 students at an existing private school on a 10.54-acre site in the Residential Planned Development (RPD-4) zone with a land use designation of Neighborhood Low.

**Recommendation:** Approve the Amendment to the 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).

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

**Applicant:** Erick Gomez

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

**7. PROJ-23-0299 – Hamilton Hotel Sign Permit located at 373 E Main Street.**

Request for a Warrant for The Hamilton Lofts to install a 30 square-foot residential projecting sign on an 0.13-acre site located in the T6.1 (Urban Core) zoning district with a land use designation of Downtown Specific Plan.

**Recommendation:** Approve the Warrant, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15311 Accessory Structures (Class 11).

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

**Applicant:** Jeff Becker

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

**8. PROJ-23-0250 – Administrative Coastal Development Permit located at 2916 Sailor Avenue.**

The proposed project is a request for an Administrative Coastal Development Permit to allow a 218 square foot addition to an existing single-family residence on a 0.10-acre site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban and within 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).

**Case Planner:** Jared Rosengren, Senior Planner

**Applicant:** Kevin Miller

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

## STAFF COMMUNICATION

### ADJOURNMENT

This agenda was posted on Thursday, May 18, 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.