

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

**REGULAR MEETING:
THURSDAY, MAY 26, 2022 – 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." The Hearing Officer has adopted a three-minute limit on public speakers. The Hearing Officer may adjust the time limit if deemed appropriate. 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.

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=m122b852b7a966c74eade8a24090a4f4d>

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: **2556 120 4873**

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 via email by **4:00 pm** on the Director's Hearing date of **May 26, 2022**. Please submit your comment using this form using the following link or QR code www.cityofventura.ca.gov/publicinput. You can also 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 Hearing Officer and placed into the item's 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 28, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

2. **PROJ-14765 – Prime Steakhouse Alcohol Use Permit 2009 E. Thompson Blvd.**

Request for an Alcohol Use Permit for a Type 47 ABC License (on-sale general-eating place) for an existing 3,060 square-foot restaurant (Prime Steakhouse) with a 1,692 square foot patio in the General Urban (T4.5) zone in the Midtown Corridor Development Code 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: Falak Zaidi, Associate Planner

Applicant: Jan Schuster

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

3. **PROJ-15298 – Café Zack Alcohol Use Permit located at 1095 E. Thompson Boulevard.**

Request for an Alcohol Use Permit for a Type 47 License (on-sale general – eating place) for full alcohol sales at an existing 1,050 square-foot restaurant (Café Zack) on a 0.2-acre site in the T4.4 zoning district with a land use designation of Downtown Specific Plan.

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: Eduardo Zarate

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

4. PROJ-15390 – Strain Press Platform Coastal Development Permit located at 1400 Spinnaker Dr

Request for an Administrative Coastal Development Permit for the addition of a 321 square foot steel platform for a strain press located adjacent to the Dissolved Air Flotation building at the City Wastewater Treatment Plant on a 98.69-acre site in the Parks (P) zoning district with a land use designation of Parks and Open Space 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 01, Existing Facilities).

Case Planner: Erica Hong, Associate Planner

Applicant: Alec Roberts, City of Ventura Public Works

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

5. PROJ-15456 – Covid Clinic Use Permit located at 3301 E. Main Street.

Request for a Use Permit to continue operations of a COVID-19 testing site on 40 parking stalls of the surface parking lot for the Pacific View Mall on an approximately 19-acre site in the Intermediate Commercial (C-1A) zoning district with a land use designation of Commerce.

Recommendation: Approve the Use Permit, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 Class 32, In-fill Development Projects.

Case Planner: Erica Hong, Associate Planner

Applicant: Krystle Kruse, Covid Clinic

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

6. PROJ-15336 – Ocean Ave Tentative Parcel Map and Administrative Coastal Development Permit located on the north side of Ocean Avenue west of Santa Cruz Street.

Request for a Tentative Parcel Map and Administrative Coastal Development Permit to create two single-family residential lots on a 14,186 square-foot site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Tentative Parcel Map and Administrative Coastal Development Permit, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 153315 (Class 15, Minor Land Divisions).

Case Planner: Jared Rosengren -Senior Planner

Applicant : Ocean Avenue Ventura, LLC.

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

7. PROJ-15367 – Remax Design Review located at 725 S. Victoria Avenue.

Request for a Design Review for a remodel, 5,100 square-foot addition, and change of use from restaurant to office of an existing 8,850 square-foot commercial building on a 1.2-acre site in the Urban General (T4.8) zoning district of the Victoria Corridor and Development Code with a land use designation of Commerce.

Recommendation: Approve the Design Review, 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, Principal Planner

Applicant: Emily Garren, Nest Architecture Inc.

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, May 19, 2022 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.