

# ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

## REGULAR MEETING: THURSDAY, MAY 27, 2021 – 6:00 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.**

### Join a WebEx meeting LIVE:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e3a995935cadd26ffcaa722002fb13fd5>

**NOTE: WebEx link only works while meeting is LIVE. After meeting has ended, use the Archived Video link to view the meeting. You must join the WebEx Meeting to provide Public Comment.**

Join with only an "audio" connection: 1-408-418-9388/ Access Code: **182 082 9135**  
WebEx recommends using Internet Explorer or Edge when provide live comment at the meeting.

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.

### SUBMIT PUBLIC COMMENT VIA EMAIL:

Submit your comments via email **by 4:00 pm** on the Administrative Public Hearing date of **May 27, 2021**. Please submit your comment using this form, [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput) or send an email to [permits@cityofventura.ca.gov](mailto: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 the Virtual Meeting Host and placed into the item's record at the meeting. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. All comments received by the conclusion of the agenda will be made part of the record.

You may also scan the QR Code below to access the form to submit public comments or comments related to a specific agenda item via email before the meeting or during the meeting.



### TO PROVIDE PUBLIC COMMENT LIVE:

You must attend the WebEx Meeting with audio connected to your computer/device, you will see Chat on your screen. You can write, "I would like to speak on Agenda Item #1\_ in the Chat feature. During the discussion of the item, the Administrative 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 Administrative 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.

Public Hearing Notices and **any materials related to an agenda item submitted to the Administrative Hearing Officer after distribution of the agenda packet** are available on the City's website: <https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34>.

**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 Administrative Public Hearing May 13, 2021 Meeting Minutes.](#)

**Recommendation:** Approve, as presented.

## FORMAL ITEMS

2. **PROJ-14977 – Stormwater Lift Stations Administrative Coastal Development Permit at the shore drive at terminus of Dover Lane and Weymouth Lane.**

Request for an Administrative Coastal Development Permit to replace two existing stormwater lift stations at the terminus of Weymouth Lane and Dover Lane in the Single-Family Beach (R-1-B) and Two Family Beach (R-2-B) zones with a land use designation of Existing Urban.

**Recommendation:** Approve the Administrative Coastal Development Permit, subject to the conditions.

### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, Replacement or Reconstruction.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** City of Ventura Public Works

**Materials:** [staff report](#), [project admin order](#), [project plans](#), [public comments](#)

3. **PROJ-14961 – Waterlines Replacement Administrative Coastal Development Permit at the Terminus of Weymouth Lane and Devon Lane.**

Request for an Administrative Coastal Development Permit to replace the waterline at the terminus of Weymouth Lane and Devon Lane in the Single Family Beach (R-1-B) zone with a land use designation of Existing Urban.

**Recommendation:** Approve the Administrative Coastal Development Permit, subject to the conditions.

### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, Replacement or Reconstruction.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** City of Ventura Public Works

**Materials:** [staff report](#), [project admin order](#), [project plans](#), [public comments](#)

**4. PROJ-14789 – Magdaleno Residence Administrative Variance located at 7219 La Cumbre Circle.**

Request for an Administrative Variance to reduce the front yard setback from 24 feet to 15 feet and side yard setback from 5 feet to 3 feet for the construction of a new 226 square foot covered front porch and 693 square foot RV garage to the front and side of an existing 2,465 square foot single family residence on a 10,237 square foot lot in the Residential Planned Development (RPD-4U) Zone with a land use designation of Neighborhood Low.

**Recommendation:** Approve the Administrative Variance, subject to the conditions.

**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:** David Magdaleno

**Materials:** [staff report](#), [project admin order](#), [project plans](#)

**5. PROJ-14883 – Biafora Residence Administrative Coastal Development Permit located at 1238 Devon Lane.**

Request for an Administrative Coastal Development Permit for the demolition of an existing 960 square-foot single family home and attached garage and the construction of a new 2 ½ story 3,114 square-foot single family residence with attached 467 square-foot garage, 1,119 square feet of deck area and a pool on a 3,989 square foot lot in the R-1-B (Single Family Beach) zone with a land use designation of Existing Urban.

**Recommendation:** Approve the Administrative Coastal Development Permit, subject to the conditions.

**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:** Veronica Ledesma, Associate Planner

**Applicant:** Juintow Lin

**Materials:** [staff report](#), [project admin order](#), [project plans](#)

**6. PROJ-14885 – Via Baja Lot Line Adjustment located at 139 and 149 Via Baja.**

Request for a Lot Line Adjustment to merge a .46-acre vacant lot (065-0-141-095) into two adjacent lots a .68-acre lot (APN 065-0-141-045) and a 1.4-acre lot (065-0-141-065) resulting in a .91-acre lot and a 1.63-acre lot in the R-1-10 zone with a

General Plan designation of Neighborhood Low, commonly identified as 139 and 149 Via Baja.

**Recommendation:** Approve the Lot Line Adjustment, subject to the conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15305, Minor Alterations

**Case Planner:** Veronica Ledesma, Associate Planner

**Applicant:** Matthew and Dana Hawley; James and Tracy Neitz

**Materials:** [staff report](#), [project admin order](#), [project plans](#)

**7. PROJ-14860 – Barroschino Residence Administrative Coastal Development Permit and Administrative Variance located at 1338 Devon Lane.**

Request for an Administrative Coastal Development Permit and Administrative Variance to construct additions to the existing 1,943 square-foot single family home with attached 504 square-foot garage consisting of a 76 square-foot entry addition on the 1<sup>st</sup> floor, a 121 square-foot 2<sup>nd</sup> floor balcony at the rear of the home and a 221 square-foot balcony at the front of the home over the existing garage located at 1338 Devon Lane, 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..

**Recommendation:** Approve the Administrative Coastal Development Permit and Administrative Variance, subject to the conditions.

**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:** Veronica Ledesma, Associate Planner

**Applicant:** Mark Shellnut

**Materials:** [staff report](#), [project admin order](#), [project plans](#), [public comments](#)

**8. PROJ-14773 – Victoria Avenue Tentative Parcel Map located at 1280 Victoria Avenue.**

Request for a Tentative Parcel Map to convert an existing 19,337 square foot commercial building into 18 condominium spaces on a 1.18-acre site in the General Urban Zone (T4.8) with a land use designation of Commerce.

**Recommendation:** Approve the Tentative Parcel Map, subject to the conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (k), Existing Facilities.

**Case Planner:** Gene Burse, Senior Planner

**Applicant:** Montalvo Center LLC

**Materials:** [staff report](#), [project admin order](#), [project plans](#)

**STAFF COMMUNICATION****ADJOURNMENT**

This agenda was posted on Monday, May 24, 2021 at 12:25 pm on the City website, in the Public Meetings/Agenda Center:

<https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34>.

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.