

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

REGULAR MEETING: THURSDAY, JUNE 10, 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=e36d4c9ad855eb4b47726df401cf4b89a>

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: **182 925 0456**

WebEx recommends using Chrome, FireFox or Edge browser when joining and providing live comment at the meeting. You are encouraged to download the WebEx App.

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 **June 10, 2021**. Please submit your comment using this form, www.cityofventura.ca.gov/publicinput or 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 Administrative Hearing Officer 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 27, 2021 Meeting Minutes.](#)

Recommendation: Approve, as presented.

CONTINUED 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: Continue to the June 24, 2021, Administrative Hearing.

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: Continue to the June 24, 2021, Administrative Hearing.

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: Continue to the June 24, 2021, Administrative Hearing.

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 1st floor, a 121 square-foot 2nd 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: Continue to the June 24, 2021, Administrative Hearing.

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

FORMAL ITEMS

8. PROJ-14995 – Serrano Residence Administrative Variance located at 8372 Cheshire Street.

Request for an Administrative Variance to reduce the side yard setback to 4 feet for a 260 square-foot addition to an existing 1,900 square-foot single-family residence on a 6,200 square foot site in the Single Family (R-1) 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: Jamie Peltier, Associate Planner

Applicant: Saul Vigil

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

9. PROJ-14904 – Clara Street Director’s Permit located at 6272 Clara Street.

Request for a Directors Permit for an animal raising permit for backyard chickens on a 6,000 square foot site in the Single Family (R-1-6) Zone with and use designation of Neighborhood Low.

Recommendation: Approve the Director’s Permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15268, Ministerial Projects.

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Amy Skeath

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

10. PROJ-15025 – Nick the Greek Restaurant Alcohol Use Permit located at 440 East Main Street.

Request for an Alcohol Use Permit for a Type 41 (On Sale Beer and Wine - Eating Place) for a 1,152 square foot restaurant on a 5,000 square foot site in the Urban Core (T6.1) zone within the Downtown Specific.

Recommendation: Approve the Alcohol Use 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 1, Existing Facilities.

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Nick the Greek

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

11. PROJ-15017 – Fishbowl Digital Design Review Permit located at 1094 East Main Street.

Request for Design Review for façade modifications on an existing 2,900 square foot office building on a 4,950 square foot site in the Urban General (T4.1) zone within the Downtown Specific.

Recommendation: Approve the Design Review 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 1, Existing Facilities.

Case Planner: Monique Gil, Associate Planner

Applicant: Steven Hsu

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

12. PROJ-15113 – Museum of Ventura County Warrant Permit located at 100 East Main Street.

Request for a Warrant to exceed the maximum sign size permitted on the east of the façade of the existing Museum of Ventura County building on a 5.0-acre site in the Neighborhood Center (T5.1) zone within the Downtown Specific Plan.

Recommendation: Approve the Warrant 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 1, Existing Facilities.

Case Planner: Monique Gil, Associate Planner

Applicant: Museum of Ventura County

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

13. PROJ-14887 – Pierpont Community Administrative Coastal Development Permit located in the public median on South Seaward Avenue south of Pierpont Boulevard.

Request for an Administrative Coastal Development Permit for a new 8-foot tall community identification monument sign located in the center median of South Seaward Avenue adjacent to 1050 South Seaward Avenue in the Intermediate Commercial (C-1A) zone with a land use designation of Commerce.

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 15303 (a), Class 3, New Construction or conversion of Small Structures.

Case Planner: Elizabeth Richards, Senior Planner

Applicant: Pierpont Community Council

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Monday, June 7, 2021 at 5:50 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.