

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Neda Zayer, Hearing Office

Michael MacDonald, City Clerk

**REGULAR MEETING:
THURSDAY, JUNE 22, 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 Councils 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=m286dcd5b44c3ecf4f8c2d6f28fac0009>

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: **2557 830 3389**

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 **June 22, 2023** to be provided to the Hearing Officer prior to the meeting. Please submit your comments using this form 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 May 25, 2023 Meeting Minutes.

Recommendation: Approve, as presented.

Materials: [minutes](#)

2. PROJ-23-0253 – Baja Surf n Taco Alcohol Use Permit located at 1567 Spinnaker Drive.

Request for an Alcohol Use Permit for a Type 41 License (On-Sale Beer & Wine - Eating Place) for on-site sales at an existing restaurant (Baja Surf n Taco) on 7.24 -acre-site in the Harbor Commercial (HC) with a land use designation of Harbor Commercial.

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 Facilities).

Case Planner: Kiera Pascua, Assistant Planner

Applicant: Richardo Magana

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

FORMAL ITEMS

3. PROJ-23-0304 – Main Street Bridge Geotechnical Administrative Coastal Development Permit located at Main Street Bridge.

Administrative Coastal Development Permit to conduct a geotechnical investigation to evaluate subsurface soils and conditions to support design of the future Main Street Replacement Bridge project located on a portion of a 5-acre site in the Parks (P) and Agricultural (A) zoning districts and with a land use designation of Parks.

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 15306 (Information Collection).

Case Planner: Jared Rosengren, Senior Planner

Applicant: City of Ventura

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

4. PROJ-23-0323 – Federle Residence Administrative Coastal Development Permit located at 2954 Seaview Avenue.

Request for an Administrative Coastal Development Permit for a new attached 410-square-foot room addition to an existing two-story single-family residence on a 0.28-acre site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban 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 15301 (Class 1, Existing Facilities).

Case Planner: Grant White, Assistant Planner

Applicant: Laura Dunbar

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

5. PROJ-22-0216 – 2706 Bayshore Variance and Coastal Development Permit located at 2706 Bayshore Avenue.

Request for a variance for lot coverage, new attached 540 square-foot ADU, 124 square-foot garage addition, and replace tile roof with asphalt roof for a single-family residence on a 4,500 square foot site in the Single-Family (R-1) zoning district with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Administrative Variance 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 15303 (Class 3, New Construction of Conversion of Small Structures).

Case Planner: Gene Burse, Senior Planner
Applicant: Michael Kracow

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, June 15, 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 arrangement to ensure accessibility to the meeting.