

# ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

## REGULAR MEETING: THURSDAY, JULY 15, 2021 – 6:00 P.M. WEBEX EVENT

**CITY HALL IS CLOSED TO THE PUBLIC DUE TO THE NOVEL CORONAVIRUS (COVID-19). THE PUBLIC MAY ELECTRONICALLY ATTEND THE ADMINISTRATIVE PUBLIC HEARING AND PROVIDE COMMENT. THE ADMINISTRATIVE PUBLIC HEARING VIA TELECONFERENCE PER EXECUTIVE ORDER [N-29-20](#). PLEASE REFER TO THE INSTRUCTIONS BELOW TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE ADMINISTRATIVE PUBLIC HEARING AND PROVIDE PUBLIC COMMENT.**

### Join a WebEx meeting LIVE:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e65825d94343936d4c5e56b97eda248bf>

**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: **182 379 3216**

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 **July 15, 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 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 June 24, 2021 Meeting Minutes.](#)

**Recommendation:** Approve, as presented.

## CONTINUED ITEMS

2. **PROJ-7325 – Discovery Ventura Use Permit Amendment located at 1888 East Thompson Boulevard.**

Request for an Administrative Use Permit Amendment to convert an existing 14,229 square foot bowling alley with entertainment into an event venue with a restaurant and bar on a 1.1-acre site in the General Urban (T4.5) zoning district within the Midtown Corridors Development Code.

**Recommendation:** Approve the Administrative Use Permit Amendment, subject to the conditions.

### **California Environmental Quality Act**

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

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

**Applicant:** Ventura Music Hall, LLC

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

3. **PROJ-14794 – Bargman Residence Administrative Coastal Development Permit located at 1171 Kingston Lane.**

Request for an Administrative Coastal Development Permit for the demolition of an existing single-family residence and construction of a new 3,290 square foot 2-½ story residence on a 0.7-acre site 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 15301, Class 3, New Construction.

**Case Planner:** Kevin Kohan, Contract Planner

**Applicant:** Pablo Garcia

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

**4. 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 land 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 15301, Class 1, Existing Facilities.

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

**Applicant:** Amy Skeath

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

**FORMAL ITEMS**

**5. PROJ-13171 – Lincoln Drive Tentative Parcel Map and Administrative Variance Permit located at 63 Lincoln Drive.**

Request for a Tentative Parcel Map and Administrative Variance to divide one lot into three lots and reduce the front yard setback to construct a garage on one of the proposed lots on a 45,220 square foot site in the Single Family Residential (R-1-7) zone with a land use designation of Neighborhood Low.

**Recommendation:** Approve the Tentative Parcel Map 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 15315, Class 15, Minor Land Divisions.

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

**Applicant:** JK Mondol

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

**6. PROJ-14959 – Two Trees Church Administrative Use Permit located at 117 North Ventura Avenue.**

Request for a Formal Design and Administrative Use Permit for a new church and offices in an existing 17,240 square foot commercial building on a 0.42-acre site in Neighborhood Center (T5.1) zone within the Downtown Specific Plan.

**Recommendation:** Continue the item to the July 29, 2021, Administrative Hearing.

**California Environmental Quality Act**

Not required for this action.

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

**Applicant:** Two Trees Community Church

**Materials:** [city memorandum](#)

**7. PROJ-14963 – Camp Residence Administrative Variance Permit located at 2642 Bayshore Avenue.**

Request for an Administrative Variance to construct a 757 square foot second floor addition and retain the existing 50% lot coverage for an 1,809 square foot single family residence on a 0.1-acre site in the Single Family (R-1-6) zoning district with a land use designation of Existing Urban.

**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:** Monique Gil, Associate Planner

**Applicant:** Kevin Miller

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

**8. PROJ-14898 – Sayre Residence Administrative Coastal Development Permit located at 1302 Camden Lane.**

Request for an Administrative Coastal Development Permit to construct a 232 square foot addition and two covered patios totaling 247 square feet to the rear of an existing 1,181 square foot single family residence on a 5,121 square foot site 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 1, Existing Facilities.

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

**Applicant:** Terrell Cryer

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

**9. PROJ-13183 – Downtown Archeological Trenching Coastal Administrative Coastal Development Permit located at 227 South California Street.**

Request for an Administrative Coastal Development Permit to allow for archeological trenching for the cultural resources identification phase for the Northbound Highway 101 California Street Off Ramp Relocation project in the T6.1 zoning district in the Downtown Specific.

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

**California Environmental Quality Act**

Addendum to EIR-2462; Addendum involves the archeological trenching for the cultural resources identification phase for the Northbound 101 California Street Off Ramp Relocation project described as a catalyst project in the Downtown Specific Plan.

**Case Planner:** Kevin Kohan, Contract Planner

**Applicant:** Jeff Hereford, City of Ventura Public Works

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

**10. PROJ-14943 – Allen Residence Administrative Coastal Development and Administrative Variance Permits and located at 1010 Woodstock Lane.**

Request for an Administrative Coastal Development Permit and Administrative Variance to increase lot coverage from 40% to 44.4% in order to construct a new 129 square foot balcony and stair addition at the rear of an existing single-family residence on a 3,772 square foot site in the R-1-B (Single Family Beach) zone with a land use designation of existing urban.

**Recommendation:** Approve the Administrative Coastal Development 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:** Elizabeth Richardson, Senior Planner

**Applicant:** Benjamin Allen

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

**11. PROJ-15023 – Barickman Residence Administrative Coastal Development Permit located at 1379 Greenock Lane.**

Request for an Administrative Coastal Development Permit for the construction of a 236 square foot addition and a 201 square foot patio cover to an existing 1,181 square foot single-family residence on a 4,052 square foot site 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 15301, Class 1, Existing Facilities.

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

**Applicant:** Mark Shellnut

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

**STAFF COMMUNICATION**

**ADJOURNMENT**

This agenda was posted on Friday, July 9, 2021 at 5:00 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.