

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Neda Zayer, Hearing Office

Michael MacDonald, City Clerk

REGULAR MEETING:

THURSDAY, JULY 27, 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=m670ccf1ccf8080d6e14a024a01190bbe>

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: **2553 822 3148**

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 **July 27, 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 June 22, 2023 Meeting Minutes.

Recommendation: Approve, as presented.

Materials: [minutes](#)

2. PROJ-23-0334 – The Lodge Bar Alcohol Use Permit located at 11 S Ash Street.

Request for an Alcohol Use Permit for a Type 47 License (On-Sale General – Eating Place) for on-site alcohol sales at a new hotel restaurant (The Lodge) on a 0.41-acre site in the T4.1 Urban General zoning district within the Downtown Specific Plan and Coastal Zone.

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: Grant White, Assistant Planner

Applicant: Becker Group

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

3. PROJ-23-0352 – Ventura Sandwich Company Alcohol Use Permit located at 2700 Loma Vista Road.

Request for an Alcohol Use Permit for a Type 41 License (On-Sale Beer and Wine – Eating Place) for alcohol sales at an existing convenience restaurant (Ventura Sandwich Company) on a 0.1-acre site in the T5.2 Urban Center zone within the Midtown Corridor 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 1531 (Class 1, Existing Facilities).

Case Planner: Grant White, Assistant Planner
Applicant: Alex Martinez

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

4. PROJ-23-0311 – Daylight and Moon Café Alcohol Use Permit located at 2991 Loma Vista Road.

Request for an Alcohol Use Permit for a Type 41 License (beer and wine) for on-site alcohol sales at a new restaurant (Daylight and Moon Café) on 0.36-acre site in the Limited Commercial (C-1) 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 1, Existing Facilities).

Case Planner: Kiera Pascua, Assistant Planner
Applicant: Joshua Moschiano

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

FORMAL ITEMS

5. PROJ-23-0323 – Federle 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 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](#), [vicinity map](#), [resolution](#), [project plans](#), public comment

6. PROJ-22-0175 – The Yard Sign Warrant located at 328 E Main Street.

Request for a Warrant for The Yard to install 14 commercial signs totaling approximately 728 square feet on an 0.27-acre site located in the T6.1 (Urban Core) zoning district with a land use designation of Downtown Specific Plan.

Recommendation: Approve the Warrant, 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: Jeremy Ireland

Materials: [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), [signage guide & locations](#), public comment

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

Request for an Administrative Coastal Development Permit and Administrative Variance for increased lot coverage, a new attached 540 square-foot accessory dwelling unit, 124 square-foot garage addition, and replace tile roof with asphalt roof for a single-family residence on a 0.1-acre site in the Single-Family (R-1) zoning district with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the variance, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class3, New Construction of Conversion of Small Structures)

Case Planner: Gene Burse, Senior Planner

Applicant: Michael Kracow

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

8. PROJ-23-0304 – Main Street Bridge Geotechnical Administrative Coastal Development permit located at Main Street Bridge.

Request for an 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 with a land use designation of Parks 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 15304 (Minor Alterations to Land).

Case Planner: Jared Rosengren, Senior Planner

Applicant: City of Ventura

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

9. PROJ-15381 – Community Memorial TPM Tentative Parcel Map located at 168 Brent Street and 153 North Joanne Avenue.

Request for a Tentative Parcel Map to create two commercial lots and convert an existing 36,126 square foot commercial building into 16 office condominium spaces on a 1.18 acre site in the Professional Office (PO) zoning district with a land use designation of Public and Institutional.

Recommendation: That the project be continued to a date uncertain.

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: Buenavista Medical Properties

Materials: [continuance memo](#)

10. PROJ-23-0278 – Ivy Lawn Memorial Park Historical Design Review located at 5400 Valentine Road.

Request for a Historic Design Review to remodel an existing 3,247 square-foot single story office building and add a 3,328 square-foot second story addition to the same office building on a 14.74-acre site in the in the Limited Industrial Zone (M-1) zone with a land use designation of Industry.

Recommendation: Approve the Historical Design Review, 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: Tyler Walter, Associate Planner

Applicant: Dylan Chappell

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

11. PROJ-23-0325 – Wright Residence Coastal Development Permit located at 1160 Winthrop Lane.

Request for an Administrative Coastal Development Permit to convert an existing garage into an Accessory Dwelling Unit, enclose two existing decks and an entry patio to an existing single-family residence on a 0.09-acre site in the Single-Family Beach (R-1-B) zone with a land use designation of Existing Urban and within the Coastal Zone.

Recommendation: Approve the 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: Taylor Hernvall, Associate Planner

Applicant: Perry Wright

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Friday, July 21, 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.