

CITY OF VENTURA  
**DIRECTOR'S HEARING AGENDA**

Peter Gilli, Hearing Officer  
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

**REGULAR MEETING:  
THURSDAY, JULY 28, 2022 – 6:00 P.M.  
COUNCIL CHAMBERS, CITY HALL, 501 POLI STREET AND 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." The Hearing Officer has adopted a three-minute limit on public speakers. The Hearing Officer may adjust the time limit if deemed appropriate. 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.

**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=m01f2a1c6c497204225d6b6859fd9cb19>

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: **2556 093 9628**

**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 via email by **4:00 pm** on the Director's Hearing date of **July 28, 2022**. Please submit your comment using this form using the following link or QR code [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput). You can also 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 Hearing Officer and placed into the item's 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 23,2022 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Materials:** [minutes](#)

## **FORMAL ITEMS**

2. **PROJ-15305 – JENNINGS RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 3090 BAYSHORE AVENUE.**

Request for an Administrative Coastal Development Permit to construct a 4,102 square foot two-story single-family residence and 257 square foot attached ADU with a 535 square foot two-car garage on a 0.12-acre site in the Single Family (R-1-6) zoning district 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 15303 (Class 3).

**Case Planner:** Falak Zaidi, Associate Planner

**Applicant:** Garrett Jennings

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

3. **PROJ-15438 – CHURCH OF SCIENTOLOGY SIGN VARIANCE LOCATED AT 2151 ALESSANDRO DRIVE.**

Request for a Sign Variance to increase the allowable signage area for a wall mounted sign on an existing building on a 3.4 acre site in the Professional Office (PO) zone with a land use designation of Planned Commercial.

**Recommendation:** Approve the Sign Variance Permit, as conditioned.

### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15311 (Class 11).

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

**Applicant:** Alec Parodi, Church of Scientology of Ventura

**Materials:** [staff report](#), [resolution](#), [project plans](#), [public comment](#), [public comment2](#), [public comment3](#), [public comment4](#), [public comment5](#)

**4. PROJ-15460 – AXE AND ALE ALCOHOL USE PERMIT AND USE PERMIT LOCATED AT 5811 OLIVAS PARK DRIVE.**

Request for an Alcohol Use Permit for a Type 47 License (on-sale general – eating place) and a Use Permit to allow Indoor Sports and Recreation for a new 9,896 square-foot restaurant (Axe & Ale Tavern) within an existing building on a portion of a 2.8-acre site in the Manufacturing Planned Development (MPD) zoning district with a land use designation of Industry.

**Recommendation:** Approve the Alcohol Use Permit and Use Permit, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 153301 (Class 1).

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

**Applicant:** Annette J Cortez

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

**5. PROJ-15462 – STEVENS RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1027 BROCKTON LANE.**

Request for an Administrative Coastal Development Permit for a modification and 189 square foot addition to an existing single-family residence on a 3,772 square foot site in the Single-Family Residential Beach (R-1-B) zoning district and with a land use designation of Existing Urban within 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).

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

**Applicant:** Terrell Cryer

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

**6. PROJ-22-0056 – MIDTOWN WINES ALCOHOL USE PERMIT LOCATED AT 981 E MAIN STREET.**

Request for an Alcohol Use Permit for a Type 20 Alcohol License (off-sale beer and wine) at a proposed 1,100 square-foot retail shop (Midtown Wines) on a 0.17-acre site in the General Urban (T4.1) zoning district within the Downtown Specific Plan.

**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).

**Case Planner:** Jamie Peltier, Principal Planner

**Applicant:** Jason Herber

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

**STAFF COMMUNICATION**

**ADJOURNMENT**

This agenda was posted on Friday, July 22, 2022 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 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.