

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Neda Zayer, Hearing Office

Michael MacDonald, City Clerk

**REGULAR MEETING:
THURSDAY, AUGUST 24, 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=me5f806452994c01e9f5867113e9173a8>

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: **2555 778 7427**

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 **August 24, 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 July 27, 2023 Meeting Minutes.

Recommendation: Approve, as presented.

Materials: [minutes](#)

2. PROJ-23-0327 – Cajé Ventura Alcohol Use Permit located at 71 N Palm Street.

Request for an Alcohol Use Permit for a Type 47 License (On-Sale General - Eating Place) for on-site sales at a new restaurant (Cajé Ventura) on 0.23-acre-site in the Urban Core (T6.1) 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: Kiera Pascua, Assistant Planner

Applicant: Sherrie Olson

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

3. PROJ-23-0378 – Pizza Station Alcohol Use Permit located at 4231 Telegraph Road.

Request for an Alcohol Use Permit for a Type 41 License (On-Sale Beer & Wine – Eating Place) for on-site alcohol sales at a new restaurant (Pizza Station) on a 1.14-acre site in the C-1 (Limited Commercial) zone 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: Grant White, Assistant Planner

Applicant: Robert Cocain

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

FORMAL ITEMS

4. PROJ-22-0248 – Meadows Residence Variance located at 652 Cedar Street.

Request for a Minor Variance to increase the maximum lot coverage from 35% to 37.4% for a garage and patio cover to an existing single-family residence on a 0.17-acre located in the Single Family Residential (R-1-7) zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Minor Variance, 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 or Conversion of Small Structures).

Case Planner: Tyler Waler, Associate Planner

Applicant: Terrell Cryer

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

5. PROJ-23-0347 – Coastal Storage Minor Variance located at 4451 Market Street

Request for a Minor Variance to reduce the number of off-street parking spaces for a previously entitled personal storage building on a 0.9-acre site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

Recommendation: Approve the Minor Variance, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, In-Fill Development).

Case Planner: Gene Burse, Senior Planner

Applicant: David Kesterson

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

6. PROJ-23-0317 – Richy Reynolds Tattoo Parlor Use Permit located at 4732 Telephone Road.

Request for a Use Permit to permit a personal services: restricted use for a tattoo parlor on a portion of 6.74-acre site in a Commercial Planned Development (CPD) zoning district with a land use designation of Commerce.

Recommendation: Approve the 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: Tyler Waler, Associate Planner

Applicant: Richard Reynolds

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

7. PROJ-23-0344 – Lawrence Residence Administrative Coastal Development Permit located at 2872 Pierpont Boulevard.

Request for an Administrative Coastal Development Permit for a roof and deck remodel on a 0.14-acre site in the Single- Family Beach (R-1-B) zoning district 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: Carolyn Lawerence

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

8. PROJ-23-0365 – Figueroa Outfall Structure Coastal Development Permit located at APN: 888-8-163-185 Surfer’s Point and Figueroa Street.

Request for an Administrative Coastal Development Permit to clear, repair, and maintain the existing outfall structure three times a year at Surfer’s Point Beach on an approximately 5-acre site in the Parks and Open Space (POS) zoning district within the Downtown Specific Plan and 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: Erica Hong, Senior Planner

Applicant: City of Ventura, Joe Yahner Environmental Sustainability.

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

9. PROJ-23-0351 – Marina Park Playground Coastal Development Permit located at 2950 Pierpont Boulevard.

Request for an Administrative Coastal Development Permit to replace the previously existing playground structures with new playground structures on a 15.26-acre site in the Parks (P) zoning district with a land use designation of Parks 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 15303 (Class 3, New Construction or Conversion of Small Structure).

Case Planner: Erica Hong, Senior Planner

Applicant: Eric Berg on behalf of Parks and Recreation, City of Ventura

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

10. PROJ-23-0285 – Cuadra Residence Administrative Coastal Development Permit located at 1047 Pittsfield Lane.

Request for an Administrative Coastal Development Permit to convert an existing 289 square-foot detached garage to an Accessory Dwelling Unit with a 150 square-foot addition, and a rooftop deck on the Accessory Dwelling Unit on a 0.08-acre site in the Two-Family Beach (R-2-B) zoning district 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: Donald Cuadra

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

11. PROJ-23-0355 – Fire Station Administrative Coastal Development Permit located at 2269 Alessandro Drive.

Request for an Administrative Coastal Development Permit to permit the demolition of a decommissioned soft water treatment plant located on a portion of a 2.92-acre site in the General Industrial (M-2) 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 15301 (Class 1, Existing Facilities).

Case Planner: Jared Rosengren, Senior Planner

Applicant: City of Ventura

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

12. PROJ-15101 – Broderson Residence Administrative Coastal Development Permit and Administrative Variance located at 1193 Winthrop Lane.

Request for a Coastal Development Permit and Variance for an 886 square foot addition to an existing 2 ½ story 2,192 square foot single-family residence on a 3,570 square foot site in the Single-Family Residential Beach (R-1-B) zone and with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Administrative Coastal Development Permit and Administrative Variance, 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 or Conversion of Small Structures).

Case Planner: Jared Rosengren, Senior Planner
Applicant: Rick Moraga

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, August 17, 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.