

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

**REGULAR MEETING:
THURSDAY, AUGUST 25, 2022 – 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." 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=m3d9393faf83b0ef71da8c20c24eef326>

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: 255 949 87479

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 **August 25, 2022, 2022**. Please submit your comment using this form using the following link or QR code www.cityofventura.ca.gov/publicinput. You can also send an email to 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 July 28,2022 Meeting Minutes.

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

2. PROJ-15349 – VENTURA RANCH MARKET ALOCOHL USE PERMIT LOCATED AT 1532-1536 EAST MAIN STREET.

Request for an Alcohol Use Permit for a Type 21 License (off sale general) for a new 9,100 square-foot grocery store (Ventura Ranch Market) within an existing building on a 28,265 sq. ft. site in the T4.5 zoning district 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: Jared Rosengren, Senior Planner

Applicant: Hakam Barakat

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

3. PROJ-15454 – FRITCH RESIDENCE MODIFICATION PERMIT PER THE THOMAS FIRE ORDINANCE LOCATED AT 196 NOB HILL LANE.

Request for a Modification Permit per the Thomas Fire Ordinance to rebuild a single family residence with a limited expansion of 24% and a height of 18 feet and 3 1/2 inches on a 18,651 sq. ft. site in the R-1-10 (single family) zoning district with a land use designation of Neighborhood Low.

Recommendation: Approve the Modification Permit per the Thomas Fire Ordinance, 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: Erica Hong, Associate Planner

Applicant: Dick and Pat Fritch

Materials: [staff report](#), [resolution](#), [project plans](#), [public comment](#), [public comment#2](#)

4. PROJ-22-0094 – LUCKY SUSHI & RAMEN ALCOHOL USE PERMIT LOCATED AT 2409 HARBOR BLVD.

Request for an Alcohol Use Permit for a Type 41 License (on-sale beer & wine – eating place) for alcohol sales at an existing restaurant (Lucky Sushi & Ramen) on a portion of a 7.4-acre site in the Limited Commercial (C-1) zoning district with a land use designation of Planned Commercial in the 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: Shaveta Sharma, Contract Planner

Applicant: Suchanard Villegas, Lucky Sushi & Ramen

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

5. PROJ-15302 – AMANZI HOTEL DESIGN REVIEW LOCATED AT 298 S. CHESTNUT ST.

Request for a Design Review for exterior façade changes to an existing 3-story hotel located on a 1.33-acre site in the Neighborhood Center (T5.1) zoning district within the Downtown Specific Plan.

Recommendation: Approve the 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: Erica Hong, Associate Planner

Applicant: Shantu Patel

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

6. PROJ-22-0086 – MILLER RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1019 DRIFTWOOD LANE.

Request for an Administrative Coastal Development Permit to add 267 square feet to an existing single-family residence on a 3613 square foot lot located in the Single-Family (R-1-B) 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: Falak Zaidi, Associate Planner

Applicant: John Fenske

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

7. PROJ-22-0078 – RENFRO RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1309 BEACHMONT STREET.

Request for an Administrative Coastal Development Permit to remodel an existing single-family residence on a 0.1 acre located 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 15301(Class 1, Existing Facilities).

Case Planner: Falak Zaidi, Associate Planner

Applicant: Mark Shellnut

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

8. 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: Continue to the September 22, 2022 Director's Hearing.

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](#), public comment

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday August 18, 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.