

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

**REGULAR MEETING:
THURSDAY, SEPTEMBER 28, 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=mbaeefa171809f8749d92c7af76a9c3a3>

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: **2557 553 3053**

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 **September 28, 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 August 24, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

- 2. PROJ-23-0360 – Marsh Residence Administrative Coastal Development Permit located at 1175 Cornwall Lane.**

Request for an Administrative Coastal Development Permit for a 107 square-foot addition to an existing 938 square-foot residence on a 0.07-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 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: Taylor Hernvall, Associate Planner

Applicant: Paul Beigh

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

- 3. PROJ-22-0158 – Prospect Apartments Minor Variance and Minor Design Review Permit located at 338 W. Prospect Street.**

Request for a Minor Variance and a Minor Design Review to permit a two-foot height variance for an Accessory Dwelling Unit (ADU) on a 0.21-acre parcel in the Multiple Family Zone (R-3-5) Zone with a land use designation of Neighborhood Medium.

Recommendation: Approve the Minor Variance and Minor Design Review 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 Structures).

Case Planner: Tyler Walter, Associate Planner

Applicant: Jason Herber

Materials: [staff report](#), [vicinity map](#), [resolution](#), [project plans](#), [Simpson tract guidelines](#), [phase I-II report](#), public comment

4. PROJ-23-0359 – Jolly Oyster Administrative Coastal Development Permit located at 911 San Pedro Street.

Request for an Administrative Coastal Development Permit for the construction of a permanent, prefabricated 399 square-foot steel structure and a 3½-foot wooden fencing perimeter to the building on a portion of a 66.8-acre site in the Parks (P) zoning district with a land use of Parks and 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, New Construction or Conversion of Small Structures).

Case Planner: Tyler Waler, Associate Planner

Applicant: Mark Reynolds

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

5. PROJ-23-0315 – Ventura Loo Administrative Coastal Development Permit located at 74 California Street.

Request for an Administrative Coastal Development Permit for the construction of a public restroom (Portland Loo) on a 1.2-acre site in the Urban Core Zone (T6.1) 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 15303 (Class 3, New Construction or Conversion of Small Structures).

Case Planner: Tyler Walter, Associate Planner

Applicant: City of Ventura

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, September 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.