

# ADMINISTRATIVE PUBLIC HEARING AGENDA

Neda Zayer, Administrative Hearing Officer

**TUESDAY, OCTOBER 1, 2019 – 4:00 P.M.**  
**SANTA CRUZ CONFERENCE ROOM, 501 POLI STREET**

The public has the opportunity to address the Hearing Officer on any item appearing on the agenda. If you wish to comment on an item and do not want to speak before the Hearing Officer, you may submit written comments. Comments will be acknowledged for the record. Pursuant to the Rules of Procedure, a five-minute limit on speaker presentations has been adopted. This time limit may be adjusted if deemed appropriate. A final decision reached by the Hearing officer may be appealed to the Planning Commission, or in some cases, the City Council, by filing the required forms and paying the necessary fee within ten calendar days after the action date.

## CONTINUED ITEM

1. [PROJ-12874 – 1040 Dover Lane Addition – Request for an Administrative Coastal Development Permit to construct a 132 square foot addition consisting of a bathroom and walk in closet to the side of an existing 821 square foot 1-story, residential building and with an attached 280 square foot 1-car garage on a 3,494 square foot lot located at 1040 Dover Lane in the Two Family Beach \(R-2-B\) zone district in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District \(No local appeal fee\), with a land use designation of Existing Urban; Juan Cervantes, applicant.](#)

**Recommended action:** Continued to a date uncertain.

### California Environmental Quality Act

Not required for this action.

Case Planner: Monique Gil, Associate Planner

## CONSENT ITEMS

2. [PROJ-13590 – Ventura Pier Maintenance – Request for an Administrative Coastal Development Permit for a 180-square foot equipment staging area for pier maintenance activities associated with the 5-year Maintenance Plan consisting of \(1\) replacing lumber piles, timber braces, and decking and handrails; \(2\) removing biomass, \(3\) wrapping existing piles with fiberglass jackets; and \(4\) painting steel piles and caps along the Ventura Pier located at 500 Harbor Boulevard, Commercial Tourist Oriented \(CTO\) Zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District \(No local appeal fee\), with a land use designation of Downtown Specific Plan; Barbara McCormack, City of Ventura Public Works Department, applicant.](#)

**Recommended action:** Approve, subject to conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Class 2, Replacement or Reconstruction) and Section 15311 (Class 11, Accessory Structure).

Case Planner: Monique Gil, Associate Planner

3. [PROJ-13618 – 955 Brockton Lane Addition Request for an Administrative Coastal Development Permit to demolish the existing 258 square foot single car garage and replace it with a new 413 square foot two-car garage, a 205 square foot first floor addition, a new 1,204 square foot second floor addition, with two roof decks; one lower deck addition \(93 square foot\) and one upper deck addition \(236 square foot\). The property includes a 740 square foot lot single-story residence with an attached 258 square-foot garage on a 4,676 square-foot lot located at 955 Brockton Lane in the Single Family Beach \(R-1-B\) zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District \(No local appeal fee\), with a land use designation of Existing Urban; Jon Dieges, applicant.](#)

**Recommended action:** Approve, subject to conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (e) (Class 3, New Construction or Conversion of Small Structures).

Case Planner: Barbara Burkhart, Contract Planner

4. [PROJ-13713 – 550 South Brent Street Room Addition – Request for an Administrative Variance to reduce the rear yard setback from 25 feet to 15 feet to construct a 326 square foot bedroom and bathroom addition to the rear of an existing 1,312 square foot, 1-story single family residence with a 300 square foot 1-car garage, and a 78 square foot covered porch on a 6,272 square foot parcel located at 550 South Brent Street in the Single Family \(R-1-6\) Zone, with a land use designation of Neighborhood Low; Kevin Miller, applicant.](#)

**Recommended action:** Approve, subject to conditions.

**California Environmental Quality Act**

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

Case Planner: Monique Gil, Associate Planner

## ADJOURNMENT

The next Administrative Public Hearing is scheduled to occur on October 15, 2019 at 4:00 p.m.

Staff Reports relating to this agenda are available in the Planning Counter, 501 Poli Street, Room 117, Ventura, during normal business hours as well as on the City's Web Site – <https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34>. Materials related to an agenda item submitted to the Planning Division after distribution of the agenda packet are available for public review at the Planning Public Counter, 501 Poli Street, Room 117, Ventura CA 93001.

This agenda was posted on Wednesday, September 25, 2019 by 6:00 p.m. on the City Hall Public Notices Board and on the Internet.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Office at 654-7894 or the California Relay Service at (866) 735-2929. Notification of 72 hours in advance of meeting will enable the City to make reasonable arrangements for accessibility to this meeting.