

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

SPECIAL MEETING: THURSDAY, OCTOBER 15, 2020 – 6:00 P.M. WEBEX EVENT

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND BE WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19), CITY HALL IS CLOSED TO THE PUBLIC.

To Join the Hearing Live:

The virtual meeting will be held on WebEx Events. You can join the hearing as it is occurring by clicking the following link:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=ec2809a7253d031f865bd579e901c391d>

Note: WebEx link only works while meeting is LIVE. After meeting has ended, use the Archived Video link to view the meeting. You must join the WebEx Meeting to provide Public Comment Live - see below.

To Submit Public Comment Live:

You must attend the WebEx Meeting with audio connected to your computer/device, you will see 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 Chair will call for public comment. The Host will announce those requesting to speak and unmute your mic allowing you to speak to the Administrative Hearing Officer. You will be heard, but not visible on screen. You will have 3 minutes to provide your comments. When you are finished, your mic will be muted.

To Join the Hearing via Telephone:

You can join with only an "audio" connection: **1-408-418-9388** / Access Code: **126 191 4783**

Note: Audio connections will not be able to provide public comment as the hearing is occurring

To Submit Public Comment via Telephone:

You can submit your comments via telephone by calling (805) 654-7869 by 4:00 pm of the day of the hearing. Please indicate you are calling about the October 15th Administrative Public Hearing and which Agenda item you are referencing.

To Watch the Meeting:

You can watch live streaming or an Archived Video <https://www.cityofventura.ca.gov/718/Videos> Cable TV- Channel 15, live and replayed as listed on CAPS media schedule.

To Submit Written Public Comment:

Submit your written comments by 4:00 p.m. on the Administrative Public Hearing meeting day by using the [Electronic Agenda Public Comment Form](#). Please indicate in the Subject Line, the Agenda item number (i.e. Item No. 8). Your written comment will be read by Administrative Hearing Officer and placed into the item's record at the hearing.

Public Hearing Notices and **any materials related to an agenda item submitted to the Administrative Hearing Officer after distribution of the agenda packet** are available on the City's website: <https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34>

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 Administrative Public Hearing September 24, 2020 Meeting Minutes.](#)

Recommendation: Approve, as presented.

FORMAL ITEMS

2. **PROJ-14538 – Ventura Bike Depot Tentative Parcel Map and Administrative Coastal Development Permit located at 239 W. Main Street/ 50 Julian Street.**

Request for a Tentative Parcel Map and Administrative Coastal Development Permit to create two legal lots from a 24,142 square-foot site in the Urban General (T4.3) zone within the Downtown Specific Plan.

Recommendation: Approve the Tentative Parcel Map and Administrative Coastal Development Permit, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions).

Case Planner: Jamie Peltier, Associate Planner

Applicant: Silvas Investments, LLC

Materials: [staff report](#), [project admin order](#), [project plans](#)

3. **PROJ-14587 – Weber/Goodman Lot Line Adjustment located at 1011 Weber Circle/ 915 Goodman Avenue.**

Request for a Lot Line Adjustment to move an interior lot line to establish a 4.7-acre lot (APN 083-0-050-430) and a 2-acre lot (APN 083-0-050-490) in the Residential Planned Development (RPD-25 and RPD-14) zones with a land use designation of Neighborhood High.

Recommendation: Approve the Lot Line Adjustment, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations).

Case Planner: Jamie Peltier, Associate Planner

Applicant: Jensen Design and Survey, Inc.

Materials: [staff report](#), [project admin order](#), [project plans](#)

4. PROJ-14601 – Tibbals Residence Administrative Coastal Development and Administrative Variance located at 1030 Waterbury Lane.

Request for an Administrative Coastal Development Permit and Administrative Variance for the construction of a 191 square-foot addition and to raise the roof pitch of the existing single-story, single-family residence and garage on a 3,480 square-foot site in the Single Family (R-1-B) zone with a land use designation of Existing Urban.

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 15301 (Class 1, Existing Facilities).

Case Planner: Jamie Peltier, Associate Planner

Applicant: Kevin Miller, Oceanview Design

Materials: [staff report](#), [project admin order](#), [project plans](#)

5. PROJ-14088 – AM Noodle Alcohol Use Permit located at 4744 Telephone Road, #4.

Request for an Alcohol Use Permit for an ABC license Type 41 (On-sale Beer and Wine – Eating Place) for a new restaurant, “AM Noodle” in the Riviera Shopping Center on a 6.7-acre site in the Commercial Planned Development (CPD) 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: Monique Gil, Associate Planner

Applicant: Chairat Puengrod

Materials: [staff report](#), [project admin order](#), [project plans](#)

6. PROJ-12391 – Wendy’s Formal Design Review located at 2662 East Thompson Boulevard.

Request for Formal Design Review for façade modifications to an existing 2,364 square foot drive-thru restaurant and converting an existing enclosed patio (greenhouse) into an open-air patio (California room) on a 2.7-acre site in the General Urban (T4.5) zone with a land use designation of Commerce.

Recommendation: Approve the Formal 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: Monique Gil, Associate Planner

Applicant: John Dodson

Materials: [staff report](#), [project admin order](#), [project plans](#)

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Monday, October 5, 2020 at 3:30 pm on the City website, in the Public Meetings/Agenda Center:

<https://www.cityofventura.ca.gov/AgendaCenter/Administrative-Hearing-Officer-34>.

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.