

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Neda Zayer, Hearing Office

Michael MacDonald, City Clerk

**REGULAR MEETING:
THURSDAY, OCTOBER 26, 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=m8ef6f93e964ae20059fa45bc8162b149>

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: **2551 197 1714**

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 **October 26, 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 and September 28, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Materials: [August 24](#), [September 28](#)

FORMAL ITEMS

2. **PROJ-22-0247 – Citrus Self Storage Major and Minor Design Review and Use located at 5960 Valentine Road.**

Request for Major Design Review, Minor Variance, and Use Permit for a proposed one-story self-storage facility (113,926 sf) with a two-story combined office (2,004 sf) and caretaker’s unit (1,624 sf) on a 4.76-acre site in the Limited Industrial (M-1) zone with a land use designation of Industry.

Recommendation: Approve the Major and Minor Design Review and Use Permit, 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: Taylor Hernvall, Associate Planner

Applicant: Bill Kendall

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

3. **PROJ-23-0395 – Municipal Winemakers Alcohol Use Permit, Minor Variance and Minor Design Review located at 339 North Ventura Avenue.**

Request for an Alcohol Use Permit, Minor Variance, and Minor Design Review to permit a wine tasting room and ancillary storage on a 0.20-acre site within the General Commercial (C-2) zone with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, Minor Variance and Minor Design Review, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 153301 (Class 1, Existing Facilities).

Case Planner: Grant White, Assistant Planner

Applicant: Erick Gomez

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

4. PROJ-23-0388 – 1684 Poli Variance Minor Variance located at 1684 Poli Street.

Request for a Minor Variance for parking associated with a new 843-sf addition to an existing single-family residence on a 7,805-sf site in the R-1-7 zone.

Recommendation: Continue to a date certain of the November 30, 2023 Director's Hearing.

Case Planner: Taylor Hernvall, Associate Planner

Applicant: Robert McLaughlin

Materials: [staff memo](#)

5. PROJ-15477 – Hanson Residence Administrative Coastal Development Permit located at 1277 New Bedford Court.

Request for an Administrative Coastal Development Permit to remodel an existing 2,456 sf single family residence on a 0.08 acre site in the Single Family Beach (R-1-B) zone with a land use designation of Existing Urban.

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: Tim Wallace

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

6. PROJ-23-0443 – Interim Fire Station No. 7 Administrative Development Permit located at 2269 Alessandro Drive.

Request for an Administrative Coastal Development Permit for the installation of an interim fire station 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: Continue this item to a date uncertain.

Case Planner: Jared Rosengren, Senior Planner

Applicant: City of Ventura

Materials: [staff memo](#)

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday October 19, 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.