

CITY OF VENTURA
DIRECTOR'S HEARING AGENDA

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

**REGULAR MEETING:
THURSDAY, OCTOBER 27, 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." 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=m1675da8acb605cad33a48163d5d6c654>

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 457 2594

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 **2:00 pm** on the Director's Hearing date of **October 27, 2022** to be provided to the Hearing Officer prior to the meeting. Please submit your comments using form www.cityofventura.ca.gov/publicinput or you may also scan the QR Code to access 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.



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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 25, 2022 Meeting Minutes.

Recommendation: Approve, as presented.

Materials: [minutes](#)

FORMAL ITEMS

2. PROJ-14897 – 141 N. VENTURA AVE. MAJOR DESIGN REVIEW AND ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 141 N. VENTURA AVE.

Request for a Major Design Review and Administrative Coastal Development Permit to renovate the existing commercial building to include two (2) commercial tenant spaces and add nine (9) apartments on a 0.1-acre site in the Neighborhood Center (T5.1) zone within the Downtown Specific Plan and coastal zone.

Recommendation: Approve the Major Design Review 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 15301 (Class 1, Existing Facilities)

Case Planner: Jamie Peltier, Principal Planner

Applicant: Jason Herber

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

3. PROJ-22-0118 – EXTRA SPACE STORAGE MAJOR DESIGN REVIEW, PLANNED DEVELOPMENT PERMIT, USE PERMIT, AND MINOR VARIANCE LOCATED AT APN: 084-0-104-075.

Request for Major Design Review, Planned Development Permit, Use Permit, and Minor Variances for a proposed three-story 124,965 square foot personal storage facility on a 2.5-acre site in the Manufacturing Planned Development (MPD) zoning district with a land use designation of Industry.

Recommendation: Approve the Major Design Review, Planned Development Permit with concurrent Minor Variances, 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: Erica Hong, Senior Planner

Applicant: JSF Management, LLC

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

4. PROJ-22-0128 – DESARIO ADU ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1181 SHELLBURN LANE.

Request for a Coastal Development Permit to convert 288 square feet of an existing detached garage into an Accessory Dwelling Unit located on a 0.08-acre site in the Single Family Beach (R-1-B) zone 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 15303 (Class 3, New Construction or Conversion of Small Structure).

Case Planner: Erica Hong, Senior Planner

Applicant: Daniel and Anne DeSario

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, October 20, 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 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.