

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Courtney Deppen, Recording Secretary

REGULAR MEETING: THURSDAY, OCTOBER 28, 2021 – 6:00 P.M. WEBEX EVENT

IN ACCORDANCE WITH [AB 361](#), THIS MEETING WILL BE HELD BY TELECONFERENCE, AND THERE WILL NOT BE A PHYSICAL LOCATION FROM WHICH THE PUBLIC MAY ATTEND. THE PUBLIC MAY ONLY ELECTRONICALLY ATTEND THE MEETING AND MAY PROVIDE PUBLIC COMMENT THROUGH THE VIRTUAL MEETING. COUNCIL CHAMBERS WILL NOT BE OPEN FOR THE PUBLIC FOR THIS MEETING. THE PUBLIC WILL HAVE ACCESS TO REMOTELY OBSERVE THE MEETING AND ADDRESS THE ADMINISTRATIVE HEARING OFFICER AS OUTLINED BELOW TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE ADMINISTRATIVE HEARING AND PROVIDE PUBLIC COMMENT PLEASE REFER TO THE PROCESS BELOW.

Join a WebEx meeting LIVE:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e448cde4f7f369181b83b948380b23f5b>

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.

Join with only an “audio” connection: 1-408-418-9388/ Access Code: **182 156 3070**

WebEx recommends using Chrome, FireFox or Edge browser when joining and providing live comment at the meeting. You are encouraged to download the WebEx App.

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.

SUBMIT PUBLIC COMMENT VIA EMAIL:

Submit your comments via email by **4:00 pm** on the Administrative Public Hearing date of **October 28, 2021**. Please submit your comment using this form, www.cityofventura.ca.gov/publicinput or send an email to permits@cityofventura.ca.gov (up to 1000 characters). When sending an email, please indicate in the Subject Line, the Agenda item number (i.e., Item No. 8A). Your form/email will be read by Administrative Hearing Officer and placed into the item’s record at the meeting.

You may also scan the QR Code below to access the form to submit public comments or comments related to a specific agenda item via email before the meeting or during the meeting.

TO PROVIDE PUBLIC COMMENT LIVE:

You must attend the WebEx Meeting with audio connected to your computer/device, you will see Chat 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 Administrative 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 Administrative 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.



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.

CONTINUED ITEM

1. PROJ-15184 – Dietz Residence Administrative Coastal Development Permit located at 1322 Weymouth Lane.

Request for an Amendment to an Administrative Coastal Development Permit for a 1,174 square foot addition to an existing single-family residence with front and rear second floor decks with exterior first/second floor deck stairs on an existing 3,800 square foot site in the R-1-B (Single Family Beach) zoning district with the 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 (a) Class 3, New Construction or conversion of Small Structures.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Richard Dietz

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

FORMAL ITEMS

2. PROJ-15221 – PizzaMan Dan’s Formal Design Review and Alcohol Use Permit located at 444 E Santa Clara Street.

Request for Formal Design Review and an Alcohol Use Permit from Type 41 to Type 47 for (on-site sales of beer, wine, and distilled spirits) Alcohol License and addition of exterior patio railings for PizzaMan Dan’s, an existing restaurant, in the Urban Core (T6.1) zone within the Downtown Specific Plan.

Recommendation: Approve Formal Design Review and Alcohol Use Permit, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (a) Class 1, Existing Facilities.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Dan Collier – Petesehria LLC

Materials: [staff report](#), [admin order](#), [project plans](#), [supplemental packet](#), public comments

3. PROJ-15244 – Harbor Mart Alcohol Use Permit located at 947 Schooner Market, Suite 106.

Request for an Alcohol Use Permit for a Type 21 (offsite sales of beer, wine, and distilled spirits) and a Type 41 (on-site sales of beer and wine) Alcohol License at a proposed 2,843 square foot grocery store/deli on a 10.49 acre site in the HMXD zone with the land use designation of Harbor Mixed Use.

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 (a) Class 1, Existing Facilities.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Nima Ghassemitari

Materials: [staff report](#), [project admin order](#), [project plans](#), [supplemental packet](#), public comment

4. PROJ-15138 – Bevmo Alcohol Use Permit located at 103 S. Mills Road, Suite 103.

Request for an Alcohol Use Permit to allow the delivery and sales of alcohol daily from 6 AM to 2 AM with the existing Type 21 (Off-sale General) and Type 42 (On-sale beer and wine) at the Bevmo retail establishment on a 13-acre site in the Intermediate Commercial (C-1A) zoning district 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 (a) Class 1, Existing Facilities.

Case Planner: Jamie Peltier, Senior Planner

Applicant: Bevmo!

Materials: [staff report](#), [project admin order](#), [project plans](#), [supplemental packet](#), public comment

5. PROJ-15019 – Chanes Residence Administrative Variance located at 283 Evergreen Street.

Request for an Administrative Variance and Minor Design Review to add a new 120 square foot front porch entry to an existing residence that is part of a multi-family residential development on an 8,051 square foot site in the Multifamily Residential (R-3-5) with a land use designation of Neighborhood Medium.

Recommendation: Approve the Administrative Variance, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (a) Class 1, Existing Facilities.

Case Planner: Falak Zaidi, Associate Planner

Applicant: Jose Chanes

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

6. PROJ-15142 – Wall Street Mural Design Review located on a retaining wall on Wall Street between Cedar Street and East Park Row Avenue.

Request for Design Review to install one mural on the side of an existing city-owned retaining wall 600 linear feet along Wall Street between Cedar Street and East Park Row Avenue and within the public right-of-way in the Urban General (T4.1) zoning district within the Downtown Specific Plan.

Recommendation: Approve the Design Review, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (a) Class 1, Existing Facilities.

Case Planner: Gene Burse, Senior Planner

Applicant: Westside Community Development Corporation and City of Ventura Parks and Recreation Department

Materials: [staff report](#), [project admin order](#), [project plans](#), [public comment](#), [public comment2](#)

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, October 21, 2021 at 5:00 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.