

# ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

## **SPECIAL MEETING: THURSDAY, NOVEMBER 12, 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=e50ff6cff3a49afeb273d131a865f2ddc>

*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: **126 839 0084**

*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 November 12<sup>th</sup> 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 October 29, 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-14613 – Ferguson Residence Administrative Coastal Development Permit Amendment located at 955 Sharon Lane.**

Request for an Administrative Coastal Development Permit Amendment to replace an existing 126 square foot deck enclosure on the third level of an existing single family residence on a 3,375-square foot 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 Amendment, as conditioned.

### **California Environmental Quality Act**

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

**Case Planner:** Maggie Ide, Associate Planner  
**Applicant:** Bill Ferguson

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

**4. PROJ-14604 – Carnitas El Rey Formal Design Review located at 2437 East Main Street.**

Request for Formal Design Review for building improvement to an existing 4,850 square foot restaurant and 483 square foot apartment on a 0.3-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, Existing Facilities.

**Case Planner:** Maggie Ide, Associate Planner  
**Applicant:** ERA Architects

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

**5. PROJ-7125 – Leap of Faith Project Tentative Tract Map Time Extension located at 2055 North Ventura Avenue.**

Request for a Time Extension for a Tentative Tract Map for 125 condominium units and 7,300 square feet of commercial space in the Mixed Use (MXD) zone with a land use designation of Commerce.

**Recommendation:** Approve the Time Extension, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15268, Ministerial Projects.

**Case Planner:** Maruja Clensay, Senior Planner  
**Applicant:** LoF Partners, LLC

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

**6. PROJ-14664 – AT&T Cell Wireless Administrative Coastal Development Permit located in the public right-of-way near 1501 E. Thompson Boulevard.**

Request for an Administrative Coastal Development Permit to install a small cell wireless antenna and radio antennas to an existing wood utility pole located in the

public right-of-way in the General Urban (T4.5) zone within the Midtown Corridors Code area.

**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 Structures.

**Case Planner:** Tim Rosenstein, Associate Planner

**Applicant:** Jerry Ambrose

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

**7. PROJ-14664 – AT&T Cell Wireless Administrative Coastal Development Permit located in the public right-of-way near 1700 E. Thompson Boulevard.**

Request for an Administrative Coastal Development Permit to replace an existing wood utility pole and install a small cell wireless antenna to the top of the replacement wooden pole located in the public right-of-way in the General Urban (T4.5) zone within the Midtown Corridors Code area.

**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 Structures.

**Case Planner:** Tim Rosenstein, Associate Planner

**Applicant:** Jerry Ambrose

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

**8. PROJ-14477 – “Bank of Italy Cocktail Trust” Restaurant Alcohol Use Permit located at 394 East Main Street.**

Request for an Alcohol Use Permit for an ABC License type 47 (On Sale General – Eating Place) for a new 1,772 square foot restaurant “Bank of Italy Cocktail Trust” on a 5,100 square-foot site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

**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, Existing Facilities.

**Case Planner:** Tim Rosenstein, Associate Planner

**Applicant:** Matthew Olufs

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

**STAFF COMMUNICATION****ADJOURNMENT**

This agenda was posted on Wednesday, November 4, 2020 at 4:50 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.