

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

REGULAR MEETING: THURSDAY, FEBRUARY 11, 2021 – 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.

Join a WebEx meeting LIVE:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=ebf393e285caea21474ee3706cdbc7f78>

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: **142 302 4931**
WebEx recommends using Internet Explorer or Edge when provide live comment at the meeting.

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 **February 11, 2021**. Please submit your comment using this form, www.cityofventura.ca.gov/publicinput or send an email to devservices@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 the Virtual Meeting Host and placed into the item's record at the meeting. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. All comments received by the conclusion of the agenda will be made part of the record.

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 #1_", 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.

CONSENT ITEM

1. **Approval of the Administrative Public Hearing [January 14](#) and [January 28, 2021](#) Meeting Minutes.**

Recommendation: Approve, as presented.

FORMAL ITEMS

2. **PROJ-12812 – Olive Street and Bell Way Design Review and Lot Line Adjustment Permit located at 830 N. Olive Street.**

Request for a Formal Design Review and Lot Line Adjustment for a two-story, eight-unit multi-family residential apartment, including four (4) live/work units on a 18,000 square-foot site in the General Commercial (C-2) zoning district with a land use designation of Commerce.

Recommendation: Approve the Formal Design Review and Lot Line Adjustment, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332, Infill.

Case Planner: Jamie Peltier, Associate Planner

Applicant: Punam Prajapati

Materials: [staff report](#), [project design review admin order](#), [project lot line adjustment admin order](#), [project plans](#)

3. **PROJ-14877 – Restaurant Design Review located at 419 E. Main Street.**

Request for a Formal Design Review for exterior façade improvement to an existing 5,493-square foot restaurant tenant space on a 14,216 square-foot site in the T6.1 (Urban Core) zone 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, Existing Facilities.

Case Planner: Jamie Peltier, Associate Planner

Applicant: Armando Acevedo, GP Architecture

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

4. PROJ-14758 – Tolks Residence Planned Development Permit Amendment located at 932 Emerald Court.

Request for a Residential Planned Development Permit Amendment to allow a 509 square foot second story and 95 square foot, second-story deck to an existing single-family residence on a 0.1-acre site in the Residential Planned Development (RPD-6) zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Residential Planned Development Permit Amendment, 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: Nate Doberneck, Senior Planner

Applicant: Arnis Tolks

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

5. PROJ-14756 – West Coast Sports Administrative Conditional Use Permit located at 5120 Ralston Street.

Request for an Administrative Conditional Use Permit for a new exercise and training gym in an existing 15,540 square foot building on a 5-acre site in the Manufacturing Planned Development (MPD) zone with a land-use designation of Industry.

Recommendation: Approve the Administrative 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: Elizabeth Richardson, Senior Planner

Applicant: West Coast Sports, LLC

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Friday, February 5, 2021 at 4:40 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.