

CITY OF VENTURA  
**DIRECTOR'S HEARING AGENDA**

Neda Zayer, Hearing Office

Michael MacDonald, City Clerk

**REGULAR MEETING:  
THURSDAY, FEBRUARY 23, 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=ma686d4bf75a47fd70166eab0fafc4120>

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: **2558 061 2267**

**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 **February 23, 2023** to be provided to the Hearing Officer prior to the meeting. Please submit your comments using form [www.cityofventura.ca.gov/publicinput](http://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 January 26, 2023 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Materials:** [minutes](#)

2. **PROJ-22-0239 – Eggs N’ Things Alcohol Use Permit located at 4020 East Main Street.**

Request for an Alcohol Use Permit for a Type 41 License (beer and wine) on-site alcohol sales at an existing restaurant (Eggs N’ Things) on a portion of a 5-acre site in the Commercial Planned Development (CPD) 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, Class 1 (Existing Facilities).

**Case Planner:** Jamie Peltier, Principal Planner

**Applicant:** Edmund McCarthy

**Materials:** [staff report](#), [resolution](#), [project plans](#), [operations and training plan](#), public comment

## FORMAL ITEMS

3. **PROJ-22-0178 – 1144 Pittsfield Lane Coastal Development Permit located at 1144 Pittsfield Lane.**

Request for a Coastal Development Permit for an 842 square-foot detached accessory dwelling unit on a 0.13-acre site located in the Two-Family Beach (R-2-B) zoning district with a land use designation of Existing Urban within the Coastal Zone.

**Recommendation:** Approve the 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:** Gene Burse, Senior Planner  
**Applicant:** Rick Moraga

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

**4. PROJ-22-0050 – 350 Paseo De Playa Major Design Review located at 350 Paseo De Playa.**

Request for Major Design Review to change paint color on an existing condominium building on a 3.3-acre site in the Urban Core (T6.1) zoning district within the Downtown Specific Plan and Coastal Zone.

**Recommendation:** Approve the Major Design Review, 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:** Gene Burse, Senior Planner  
**Applicant:** Buena Vista Homeowners Association

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

**5. PROJ-22-0136 – Barnard Residence Coastal Development Permit located at 1373 Beachmont Street.**

Request for a Coastal Development Permit to remodel an existing single-family residence on a 0.1-acre site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban.

**Recommendation:** Approve the 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:** Kurt Magness

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

**STAFF COMMUNICATION**

## **ADJOURNMENT**

This agenda was posted on Thursday, February 16, 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.