

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

REGULAR MEETING: THURSDAY, MAY 13, 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=eec9ca185a45220381851dd1e98974a4d>

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: **182 593 1256**
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 **May 13, 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 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 April 15, 2021 Meeting Minutes.](#)

Recommendation: Approve, as presented.

FORMAL ITEMS

2. **PROJ-14892 – Esparza Residence Administrative Variance located at 4982 Lafayette Street.**

Request for an Administrative Variance to reduce the rear yard setback from 25 feet to 19 feet for the construction of a new 329 square foot addition to the rear of an existing 2,012 square foot single-story single family residence on a 6,907 square foot site in the Single Family (R-1-6) Zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Administrative Variance, subject to the conditions.

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: Elizabeth Richardson, Senior Planner

Applicant: Eduardo Esparza

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

3. **PROJ-14967 – Rocks and Drums Administrative Use Permit located at 10 and 14 S. California Street.**

Request for an Administrative Use Permit – Alcohol Beverage Establishment for a Type 47 (On Sale General - Eating Place) for an existing 1,600 square-foot bar and restaurant on a 0.1-acre site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

Recommendation: Approve the Administrative Use Permit, subject to the conditions.

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, Associate Planner

Applicant: Nicole Valdivia

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

4. PROJ-14536 – The Wash Formal Design Review and Administrative Use Permit located at 4107 East Main Street.

Request for a Formal Design Review and Administrative Use Permit for the construction of a 3,900 square-foot express car wash with self-service cleaning stations on a 0.5-acre site in the General Commercial (C-2) zone with a land use designation of Commerce.

Recommendation: Approve the Formal Design Review and Administrative Use Permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332, In-Fill Development.

Case Planner: Jamie Peltier, Associate Planner

Applicant: Jim Sandefer

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, May 6, 2021 at 6:15 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.