

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

Peter Gilli, Hearing Officer  
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

**REGULAR MEETING:  
THURSDAY, JUNE 23, 2022 – 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." The Hearing Officer has adopted a three-minute limit on public speakers. The Hearing Officer may adjust the time limit if deemed appropriate. 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.

**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=m691d6517b59e46e0359d20c20998d28a>

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 067 1423**

**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 via email by **4:00 pm** on the Director's Hearing date of **June 23, 2022**. Please submit your comment using this form using the following link or QR code [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput). You can also send an email to [permits@cityofventura.ca.gov](mailto: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 Hearing Officer and placed into the item's record.



**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 May 26, 2022 Meeting Minutes.**

**Recommendation:** Approve, as presented.

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

## **FORMAL ITEMS**

**2. PROJ-15467 – GLOVIS AMERICA CAR STORAGE USE PERMIT LOCATED AT 3355 VENTURA RD.**

Request for a Use Permit for temporary vehicle storage on an approximately 21-acre portion of a 49.3-acre site in the Commercial Planned Development Olivas Park Specific Plan (CPD-OPSP), Mixed-Use Olivas Park Specific Plan (MXD-OPSP), and Open Space (OS) zoning district within the Olivas Park Specific Plan.

**Recommendation:** Approve the Use Permit, as conditioned.

### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3)(Common Sense Exemption).

**Case Planner:** Erica Hong, Associate Planner

**Applicant:** Adriana Alcala, Glovis America, Inc

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

**3. PROJ-15459 – AGAVE COCKTAILS ALCOHOL USE PERMIT LOCATED AT 79 S OAK ST.**

Request for an Alcohol Use Permit for a Type 47 Alcohol License (on-sale general - eating place) at a proposed restaurant (Agave Cocktails) on a 0.32-acre site in the Urban Core (T6.1) zoning district 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(Class 1, existing facilities).

**Case Planner:** Sheveta Sharma, Contract Planner  
**Applicant:** Matthew Olufs

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

**4. PROJ-15465 – ASIATIQUE ALCOHOL USE PERMIT LOCATED AT 546 E MAIN ST.**

Request for an Alcohol Use Permit for a Type 41 Alcohol License (on-sale beer and wine - eating place) at an existing 3,200 square-foot restaurant (Asiatique) on a 0.1-acre site in the Urban Core (T6.1) zoning district 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 (Class 1, Existing Facilities)

**Case Planner:** Sheveta Sharma, Contract Planner  
**Applicant:** Wattanarat Srisuthiwattana

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

**5. PROJ-15463 – PHO GYU ALCOHOL USE PERMIT LOCATED AT 4960 TELEPHONE RD.**

Request for an Alcohol Use Permit for a Type 41 Alcohol License (on-sale beer and wine - eating place) at an existing 2,600 square-foot restaurant (Pho Gyu) on a portion of a 1.1-acre site in the Commercial Planned Development (CPD) zone and 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:** Sheveta Sharma, Contract Planner  
**Applicant:** Samie Kim

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

**6. PROJ-15427 – HARBOR SIDEWALK ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED IN THE PUBLIC RIGHT OF WAY.**

Request for an Administrative Coastal Development Permit for the construction of a new public sidewalk on the north side of Harbor Boulevard between Sanjon Road and Vista Del Mar Drive in the public right-of-way

**Recommendation:** Approve the Administrative Coastal Development Use 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)

**Case Planner:** Jared Rosengren, Senior Planner

**Applicant:** City of Ventura

**Materials:** [staff report](#), [resolution](#), [project plans](#), [public comment](#), [public comment2](#), [public comment3](#)

**7. PROJ-15473 – BLACK BEAR DINER ALCOHOL USE PERMIT LOCATED AT 2401 HARBOR BLVD.**

Request for an Alcohol Use Permit for a Type 41 License (on-sale beer & wine – eating place) for alcohol sales at an existing restaurant on a portion of a 7.4-acre site in the Limited Commercial (C-1) zoning district with a land use designation of Planned Commercial, within the Coastal Zone.

**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:** Tyler Walter, Associate Planner

**Applicant:** Elite Diners, LLC

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

**8. PROJ-15468 – COASTAL STORAGE VARIANCE AND MINOR CHANGE LOCATED AT 4451 MARKET ST.**

Request for a Variance and Minor Change for an 8-foot tall metal fence on a 39,603 square-foot site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

**Recommendation:** Approve the Variance and Minor Change Permit, as conditioned.

**California Environmental Quality Act**

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

**Case Planner:** Gene Burse, Senior Planner

**Applicant:** Coastal Storage Partners, LLC (Chris Itule)

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

**9. PROJ-15438 – CHURCH OF SCIENTOLOGY SIGN VARIANCE LOCATED AT 2151 ALESSANDRO DR.**

Request for a Sign Variance to increase the allowable signage area for a wall mounted sign on an existing building on a 3.4 acre site in the Professional Office (PO) zone with a land use designation of Planned Commercial.

**Recommendation:** Continue to July 28, 2022, Director's Hearing.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15311 (Accessory Structures)

**Case Planner:** Gene Burse, Senior Planner

**Applicant:** Church of Scientology of Ventura (Debbie Cregan)

**Materials:** [staff report](#)

**10. PROJ-15157 – BURNS RESIDENCE VARIANCE LOCATED AT 304 N BRENT ST.**

Request for a Variance to exceed the maximum lot coverage and encroach into the front yard setback on a 5,643 square foot site in the Single-Family Residential (R-1-7) zoning district with a land use designation of Neighborhood Low.

**Recommendation:** Deny Variance Request.

**California Environmental Quality Act**

The California Environmental Quality Act (CEQA) does not apply to proposed projects which are disapproved pursuant to Section 15270 of the CEQA Guidelines.

**Case Planner:** Falak Fatima Zaidi, Associate Planner

**Applicant:** Robert Burns

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

## **STAFF COMMUNICATION**

### **ADJOURNMENT**

This agenda was posted on Thursday June 16, 2022 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 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.