

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

REGULAR MEETING: THURSDAY, JUNE 24, 2021 – 6:00 P.M. WEBEX EVENT

CITY HALL IS CLOSED TO THE PUBLIC DUE TO THE NOVEL CORONAVIRUS (COVID-19). THE PUBLIC MAY ELECTRONICALLY ATTEND THE ADMINISTRATIVE PUBLIC HEARING AND PROVIDE COMMENT. THE ADMINISTRATIVE PUBLIC HEARING VIA TELECONFERENCE PER EXECUTIVE ORDER [N-29-20](#). PLEASE REFER TO THE INSTRUCTIONS BELOW TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE ADMINISTRATIVE PUBLIC HEARING AND PROVIDE PUBLIC COMMENT.

Join a WebEx meeting LIVE:

<https://cityofventura.webex.com/cityofventura/onstage/g.php?MTID=e6ff1967e1c96945ede7342970d28b51c>

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: **182 964 7937**

WebEx recommends using Chrome, FireFox or Edge browser when joining and providing live comment at the meeting. You are encouraged to download the WebEx App.

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 **June 24, 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 Administrative Hearing Officer 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 June 10, 2021 Meeting Minutes.](#)

Recommendation: Approve, as presented.

CONTINUED ITEMS

2. **PROJ-14789 – Magdaleno Residence Administrative Variance located at 7219 La Cumbre Circle.**

Request for an Administrative Variance to reduce the front yard setback from 24 feet to 15 feet and side yard setback from 5 feet to 3 feet for the construction of a new 226 square foot covered front porch and 693 square foot RV garage to the front and side of an existing 2,465 square foot single family residence on a 10,237 square foot lot in the Residential Planned Development (RPD-4U) Zone with a land use designation of Neighborhood Low.

Recommendation: Continue to a date uncertain.

California Environmental Quality Act

Not required for this action.

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: David Magdaleno

Materials: [staff memo](#)

3. **PROJ-14883 – Biafora Residence Administrative Coastal Development Permit located at 1238 Devon Lane.**

Request for an Administrative Coastal Development Permit for the demolition of an existing 960 square-foot single family residence and attached garage and the construction of a new 2 ½ story 3,114 square-foot single family residence with attached 467 square-foot garage, 1,119 square feet of deck area and a pool on a 3,989 square foot site in the R-1-B (Single Family Beach) zone with a land use designation of Existing Urban.

Recommendation: Approve the Administrative Coastal Development 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 3, New Construction.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Juintow Lin

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

4. PROJ-14885 – Via Baja Lot Line Adjustment located at 139 and 149 Via Baja.

Request for a Lot Line Adjustment to merge a .46-acre vacant lot (065-0-141-095) into two adjacent lots a .68-acre lot (APN 065-0-141-045) and a 1.4-acre lot (065-0-141-065) resulting in a .91-acre lot and a 1.63-acre lot in the R-1-10 zone with a General Plan designation of Neighborhood Low.

Recommendation: Approve the Lot Line Adjustment, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15305, Minor Alterations

Case Planner: Kevin Kohan, Contract Planner

Applicant: Matthew and Dana Hawley; James and Tracy Neitz

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

5. PROJ-14860 – Barroschino Residence Administrative Coastal Development Permit and Administrative Variance located at 1338 Devon Lane.

Request for an Administrative Coastal Development Permit and Administrative Variance for lot coverage to construct an entry addition and balconies to an existing 1,943 square-foot single family residence on a 3,951 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 and 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: Kevin Kohan, Contract Planner

Applicant: Mark Shellnut

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

6. PROJ-15017 – Fishbowl Digital Design Review Permit located at 1094 East Main Street.

Request for a Design Review Permit for façade modifications on an existing 2,900 square foot office building on a 4,950 square foot site in the Urban General (T4.1) zone within the Downtown Specific.

Recommendation: Approve the Design Review 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: Monique Gil, Associate Planner

Applicant: Steven Penn

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

FORMAL ITEMS

7. PROJ-7325 – Discovery Ventura Use Permit Amendment located at 1888 East Thompson Boulevard.

Request for an amendment to an Administrative Use Permit for an indoor live music venue, restaurant and bar located on a 1.12-acre site in T4.5 zoning district with a land use designation of Commerce.

Recommendation: Continue to the July 15, 2021 Administrative Public Hearing.

California Environmental Quality Act

Not required for this action.

Case Planner: Gene Burse, Senior Planner

Applicant: Ventura Music Hall, LLC

Materials: [staff memo](#), [existing floor plan](#), [project plans](#)

8. PROJ-14794 – Bargman Residence Administrative Coastal Development Permit located at 1171 Kingston Lane.

Request for an Administrative Coastal Development Permit for the demolition of an existing single-family residence and construction of a new 3,290 square foot 2-½ story residence on a 0.07-acre 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, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 3, New Construction.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Pablo Garcia

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

9. PROJ-14978 – Dettmering Residence Administrative Variance located at 1270 Clay Avenue.

Request for an Administrative Variance to decrease the required rear yard setback from 25 feet to 20 feet for the construction of a 184 square-foot addition and a 104 square-foot patio cover on a 0.16-acre 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: Kevin Kohan, Contract Planner

Applicant: John Dettmering

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

10. PROJ-14958 – Verbooman Residence Administrative Variance located at 4290 Varsity Avenue.

Request for an Administrative Variance to construct a 282 square-foot addition to an existing 1,577 square foot single-family residence extending a 9 feet 7 inches into the rear yard setback on a 0.2-acre site in the Single Family (R-1) zoning district 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: Monique Gil, Associate Planner

Applicant: Kevin Miller

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

11. PROJ-15092 – Kirby Barber RV Sign Variance located at 6500 Auto Center Drive.

Request for a Sign Variance to install two sets of LED illuminated channel letter signs on both sides of the existing double-faced pylon sign on a 3.0-acre site in the Commercial Planned Development (CPD) zoning district with a land use designation of Auto Sales and Service.

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

California Environmental Quality Act

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

Case Planner: Gene Burse, Senior Planner

Applicant: Kirby Barber RV

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Thursday, June 17, 2021 at 5:15 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.