

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, Recording Secretary

REGULAR MEETING: THURSDAY, AUGUST 12, 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=ec0b646f1dafb2d9dcbe9be8f7435238a>

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: **182 700 0597**

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 **August 12, 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 [July 15, 2021](#) and [July 29, 2021](#) Meeting Minutes.**

Recommendation: Approve, as presented.

FORMAL ITEMS

2. **PROJ-14932 – Lalo’s Restaurant Alcohol Use Permit located at 10235 Telephone Road.**

Request for an Alcohol Use Permit for a Type 41 (On-Sale Beer and Wine) alcohol license for a 1,600 square foot restaurant with patio area on a 0.89-acre site in the Intermediate Commercial (C-1A) zone with a land use designation of Commerce.

Recommendation: Approve the Alcohol 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 (a) Existing Facilities.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Lalo’s Fast Food Jr Inc, Rebeca Garcia and Heliodoro Soto

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

3. **PROJ-15103 – Loma Vista/Paloma Drive Lot Line Adjustment located at 4020 Loma Vista Road and 3975 Paloma Drive.**

Request for a Lot Line Adjustment to move an interior lot line between a 0.7-acre parcel (4020 Loma Vista Road/078-0-193-310) in the Hospital (H) and a 0.5-acre parcel (3975 Paloma Drive/078-0-193-335) Single Family (R-1) zoning districts with land use designations of Neighborhood Medium and 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, Class 5 - Minor Alterations.

Case Planner: Jamie Peltier, Associate Planner

Applicant: Bill Coffee and Gene Rubin

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

4. PROJ-15165 & 15167 – Garden Street Loft and Historic Lodge Amendment to Coastal Development Permit located at 219 - 255 N. Garden Street and 11 S. Ash Street.

Request for Amendments to the previous approvals for the transfer of two affordable residential units from the property at 11 S Ash Street (Lodge) to the property at 219-255 N Garden Street (Garden Street Lofts) within the Downtown Specific Plan.

Recommendation: Approve the Amendments, subject to the conditions.

California Environmental Quality Act

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

Case Planner: Jamie Peltier, Associate Planner

Applicant: Garden Street Loft, LLC and Historic Lodge, LP

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

5. PROJ-15107 – Whirledge Residence Thomas Fire Overlay Modification Permit located at 714 Monte Vista Avenue.

Request for a Thomas Fire Overlay Modification Permit to allow for the reconstruction of a previous one-story 2,535 square foot single family residence with a 24% expansion to increase the floor area for a total of 3,143 square feet on a 0.2-acre site in the Single Family (R-1) zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Thomas Fire Overlay Modification Permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 21080 (b)(3) Class 1-D, Restoration of Damage Structures.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Richard Vasso

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

STAFF COMMUNICATION

ADJOURNMENT

This agenda was posted on Monday, August 9, 2021 at 1:48 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.