

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

REGULAR MEETING

THURSDAY, MAY 26, 2022 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL, 501 POLI STREET AND WEBEX EVENT

Staff: Peter Gilli, Community Development Director
Megan Lorezen, Assistant City Attorney II
Levi Hill, Acting Planning Manager
Falak Zaidi, Associate Planner
Courtney Deppan Recording Clerk

The Hearing Officer called the meeting to order at 6:00 PM.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. **Approval of the Director's Hearing April 28, 2022 Meeting Minutes.**

Action: The Hearing Officer approved the April 28, 2022 meeting minutes with edits.

FORMAL ITEMS

2. **PROJ-14765 – Prime Steakhouse Alcohol Use Permit at 2009 E Thompson Blvd.**

Request for an Alcohol Use Permit for a Type 47 ABC License (on-sale general-eating place) for an existing 3,060 square-foot restaurant (Prime Steakhouse) with a 1,692 square foot patio in the General Urban (T4.5) zone in the Midtown Corridor Development Code 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 01, Existing Facilities).

Case Planner: Falak Zaidi, Associate Planner

Applicant: Jan Schuster

SPEAKERS: None

Staff: Falak Zaidi, Associate Planner
Applicant: Jan Schuster
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-14765 – Prime Steakhouse, as presented and conditioned.

3. PROJ-15298 – Café Zack Alcohol Use Permit at 1095 E Thompson Blvd.

Request for an Alcohol Use Permit for a Type 47 License (on-sale general – eating place) for full alcohol sales at an existing 1,050 square-foot restaurant (Café Zack) on a 0.2-acre site in the T4.4 zoning district with a land use designation of 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 01, Existing Facilities).

Case Planner: Shaveta Sharma, Contract Planner
Applicant: Eduardo Zarate

SPEAKERS: None

Staff: Shaveta Sharma, Contract Planner

Applicant: Eduardo Zarate

Members of Public: Daniel Mooney

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15298 – Café Zack, as presented and conditioned.

4. PROJ-15390 – Strain Press Platform Administrative Coastal Development Permit located at 1400 Spinnaker Drive.

Request for an Administrative Coastal Development Permit for the addition of a 321 square foot steel platform for a strain press located adjacent to the Dissolved Air Flotation building at the City Wastewater Treatment Plant on a 98.69-acre site in the Parks (P) zoning district with a land use designation of Parks and Open Space within the Coastal Zone.

Recommendation: Approve the Administrative 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 01, Existing Facilities).

Case Planner: Erica Hong, Associate Planner

Applicant: Alec Roberts, City of Ventura Public Works

SPEAKERS: None

Staff: Erica Hong, Associate Planner

Applicant: Alec Roberts, City of Ventura Public Works

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15390 – Strain Press Platform, as presented and conditioned.

5. PROJ-15456 – Covid Clinic Use Permit at 3301 E Main Street.

Request for a Use Permit to continue operations of a COVID-19 testing site on 40 parking stalls of the surface parking lot for the Pacific View Mall on an approximately 19-acre site in the Intermediate Commercial (C-1A) zoning district with a land use designation of Commerce.

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 15304 Class 04, Minor Alterations to Land.

Case Planner: Erica Hong, Associate Planner

Applicant: Krystle Kruse, Covid Clinic

SPEAKERS: None

Staff: Erica Hong, Associate Planner

Applicant: Krystle Kruse, Covid Clinic

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15456 – Covid Clinic, as presented and conditioned.

6. PROJ-15336 – Ocean Ave Tentative Parcel Map and Administrative Coastal Development Permit located on the north side of Ocean Avenue west of Santa Cruz Street.

Request for a Tentative Parcel Map and Administrative Coastal Development Permit to create two single-family residential lots on a 14,186 square-foot site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Tentative Parcel Map and Administrative Coastal Development Permit, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 153315 (Class 15, Minor Land Divisions).

Case Planner: Jared Rosengren -Senior Planner

Applicant: Ocean Avenue Ventura, LLC.

SPEAKERS: None

Staff: Jared Rosengren -Senior Planner

Applicant: Ocean Avenue Ventura, LLC.

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15336 – Ocean Ave TPM, as presented and conditioned.

7. PROJ-15336 – Remax Design Review located at 725 S. Victoria Avenue.

Request for a Design Review for a remodel, 5,100 square-foot addition, and change of use from restaurant to office of an existing 8,850 square-foot commercial building on a 1.2-acre site in the Urban General (T4.8) zoning district of the Victoria Corridor and Development Code with a land use designation of Commerce.

Recommendation: Approve the Design Review, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 01, Existing Facilities).

Case Planner: Jamie Peltier, Principal Planner

Applicant: Emily Garren, Nest Architecture Inc.

SPEAKERS: Kip Kelly
Staff: Jamie Peltier, Principal Planner
Applicant: Emily Garren, Nest Architecture Inc.
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15336 – Remax, as presented and conditioned.

STAFF COMMUNICATION - none

ADJOURNMENT – meeting adjourned at 6:28 p.m.

FINAL