

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Antoinette Mann, Recording Clerk

REGULAR MEETING
THURSDAY, JANUARY 13, 2021 – 6:00 P.M.
WEBEX EVENT

Staff: Neda Zayer, Assistant Community Development Director
 Meg Lorenzen, Senior Assistant City Attorney
 Dara Sanders, Planning Manager
 Levi Hill, Principal Planner
 Falak Zaidi, Associate Planner
 Antoinette Mann, Recording Clerk

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

PUBLIC COMMUNICATIONS: None

CONSENT ITEMS

1. **Approval of the Administrative Public Hearing December 09, 2021, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Hearing Officer approved the December 09, 2021 meeting minutes as presented.

FORMAL ITEMS

2. **PROJ-15331 – Deep Sea Wine Alcohol Use Permit located at 1591 Spinnaker Drive.**

Request for an Alcohol Use Permit for a Type 02 (wine tasting room/winegrower) Alcohol License for on-site and off-site sale of wine in a 1,312 square-foot tenant space within an existing building in the Harbor Commercial (HC) zoning district with a land use designation of Harbor Commercial.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (e) Class 1, Existing Facilities.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Falak Zaidi, Associate Planner
Applicant: Thomas Conway

SPEAKERS:

Staff: Falak Zaidi, Associate Planner
Applicant: Thomas Conway
Members of Public: Brain Pendleton
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15331 – Deep Sea Wine, as presented and conditioned.

3. PROJ-13864 – Tentative Parcel Map located at 3850 E. Main Street.

Request for a Tentative Parcel Map to subdivide two lots into three lots on a 2.45-acre site in the General Commercial Zone (C-2) with a land use designation of Commerce.

Recommendation: Approve the Tentative Parcel Map, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15315 Class 15, Minor Land Division.

Case Planner: Erica Adam, Contract Planner
Applicant: Bruce Douglass

SPEAKERS:

Staff: Levi Hill, Principal Planner
Applicant: Bruce Douglass
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-13864, as presented and conditioned.

STAFF COMMUNICATION

ADJOURNMENT – meeting adjourned at 6:14 p.m.