

CITY OF VENTURA  
**ADMINISTRATIVE PUBLIC HEARING MINUTES**

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**REGULAR MEETING  
THURSDAY, JANUARY 14, 2021 – 6:00 P.M.  
ZOOM MEETING**

Staff: Peter Gilli, Community Development Director  
Neda Zayer, Assistant Community Development Director  
Jared Rosengren, Principal Planner  
Tim Rosenstein, Associate Planner

The Administrative Hearing Officer called the meeting to order at 6:00 P.M.

**PUBLIC COMMUNICATIONS:** None

**CONSENT ITEMS**

1. **Approval of the Administrative Public Hearing December 10, 2020 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Administrative Hearing Officer approved the December 10, 2020 meeting minutes as presented.

**FORMAL ITEMS**

2. **PROJ-14647 – Neufeld Lot Line Adjustment located at 329 Lincoln Drive.**

Request for a Lot Line Adjustment to merge two residential lots with Parcel 1 (APN-161-160) located at 329 Lincoln Drive and 8,245 square-feet, and vacant Parcel 2 (072-0-161-150) adjacent to it at 7,627 square-feet in the Single Family Residential (R-1-7) zone with a land use designation of Neighborhood Low.

**Recommendation:** Approve the Lot Line Adjustment, as conditioned.

**California Environmental Quality Act**

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

**Case Planner:** Tim Rosenstein, Associate Planner

**Applicant:** Lawrence Neufeld

**SPEAKERS**

**Case Planner:** Tim Rosenstein, Associate Planner  
**Applicant:** Lawrence Neufeld  
**Member of the Public:** None  
**Documents:** PowerPoint by Staff  
**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Lot Line Adjustment as presented and conditioned.

**3. PROJ-14817 – Café Fiore Design Review Permit located at 66 South California Street.**

Request for Minor Design Review to change the exterior paint of a 4,000 square-foot restaurant on a 4,060 square-foot site in the Downtown Core (T6.1) zone within the Downtown Specific Plan area.

**Recommendation:** Approve the Design Review Permit, as conditioned.

**California Environmental Quality Act**

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

**Case Planner:** Maggie Ide, Associate Planner  
**Applicant:** Maria Fiore

**SPEAKERS**

**Case Planner:** Jared Rosengren, Principal Planner  
**Applicant:** Not available  
**Member of the Public:** None  
**Documents:** PowerPoint by Staff  
**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Design Review Permit with added condition that the applicant work with Planning staff and provide a better exhibit or work out a process, i.e. paint a sample color on the building itself, to have a certainty of what the paint color would look like beyond what was presented at the hearing. This should be done prior to painting the building.

**STAFF COMMUNICATION** – None.

**ADJOURNMENT** – Meeting adjourned at 6:15 pm.