

CITY OF VENTURA

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# DIRECTOR'S HEARING MINUTES

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Peter Gilli, Hearing Officer  
Neda Zayer, Hearing Officer

Tracy Oehler, Recording Clerk

**REGULAR MEETING**  
**THURSDAY, February 10, 2022 – 6:00 P.M.**  
**WEBEX EVENT**

Staff: Peter Gilli, Community Development Director  
Meg Lorenzen, Senior Assistant City Attorney  
Dara Sanders, Planning Manager  
Jared Rosengren, Senior Planner  
Gene Burse, Senior Planner  
Courtney Deppen, Recording Clerk

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

**PUBLIC COMMUNICATIONS:** None

**CONSENT ITEMS**

1. **Approval of the Administrative Public Hearing January 13, 2022, Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Hearing Officer approved the January 13, 2022 meeting minutes as presented.

**FORMAL ITEMS**

2. **PROJ-15316 – Veterans Clinic Minor Variance located at 5250 Ralston Street.**

Request for a Minor Variance for the Veterans Clinic to install wall mounted signs in three locations and a 7-foot tall monument sign on an 8-acre site located in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

**Recommendation:** Approve the Minor Variance, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15311 Class 11, Accessory Structures.

**Case Planner:** Gene Burse, Senior Planner

**Applicant:** Ventura VA, LLC

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner

**Applicant:** Bruce Morr

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15316 – Veterans Clinic, as presented and conditioned.

**3. PROJ-14893 – Palma Industrial Major Design Review located north of 2807 Palma Drive.**

Request for Major Design Review for a new 28,250 square foot industrial warehouse building on a 1.05-acre site in the General Industrial (M-2) zone with a land use designation of Industry.

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

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 153332 Class 32, In-fill Development.

**Case Planner:** Jared Rosengren, Senior Planner

**Applicant:** Real Investments

**SPEAKERS:**

**Staff:** Jared Rosengren, Senior Planner

**Applicant:** Nicole Harding, Onyx Design

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-14893 – Palma Industrial, as presented and conditioned.

**STAFF COMMUNICATION**

**ADJOURNMENT** – meeting adjourned at 6:24 p.m.