

CITY OF VENTURA
ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**REGULAR MEETING
THURSDAY, FEBRUARY 11, 2021 – 6:00 P.M.
WEBEX EVENT**

Staff: Peter Gilli, Community Development Director
Andy Heglund, Senior Assistant City Attorney
Dara Sanders, Planning Manager
Elizabeth Richardson, Senior Planner
Nate Doberneck, Senior Planner
Jamie Peltier, Associate Planner
Antoinette Mann, City Clerk

The Administrative Hearing Officer called the meeting to order at 6:02 P.M.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. **Approval of the Administrative Public Hearing January 14 and 28, 2021 Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Administrative Hearing Officer approved the January 14 and 28, 2021 Meeting Minutes as presented.

FORMAL ITEMS

2. **PROJ-12812 – Olive Street and Bell Way Design Review and Lot Line Adjustment Permit located at 830 N. Olive Street.**

Request for a Formal Design Review and Lot Line Adjustment for a two-story, eight-unit multi-family residential apartment, including four (4) live/works units on a 18,000 square-foot site in the General Commercial (C-2) zoning district with a land use designation of Commerce.

Recommendation: Approve the Formal Design Review and Lot Line Adjustment, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332, Infill.

Case Planner: Jamie Peltier, Associate Planner
Applicant: Punam Prajapati

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner
Applicant: Tyson Cline, architect (available for question)
Member of the Public: Staff received one written comment about affordable housing and providing affordable units on the project.
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Formal Design Review and Lot Line Adjustment with the following changes to Planning Division Condition No. 2:

- The applicant shall include additional shade trees throughout the site and reexamine the second-floor cantilevered massing for the purpose of trying to reduce the overall massing. Add additional landscaping to cover a proportion of the taller block wall in the manner like the rest of the block walls around the perimeter. The changes should be approved by staff prior to obtaining building permit.

3. PROJ-14877 – Restaurant Design Review located at 419 East Main Street.

Request for a Formal Design Review for exterior façade improvement to an existing 5,493-square foot restaurant tenant space on a 14,216 square-foot site in the T6.1 (Urban Core) zone within the Downtown Specific Plan.

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, Existing Facilities.

Case Planner: Jamie Peltier, Associate Planner
Applicant: Armando Acevedo, GP Architecture

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner
Applicant: Armando Acevedo (available to answer questions)
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Design Review as presented and conditioned.

4. PROJ-14758 – Tolks Residence Planned Development Permit Amendment located at 932 Emerald Court.

Request for a Residential Planned Development Permit Amendment to allow a 509 square foot second story and 95 square foot, second-story deck to an existing single-family residence on a 0.1-acre site in the Residential Planned Development (RPD-6) zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Residential Planned Development 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: Nate Doberneck, Senior Planner

Applicant: Arnis Tolks

SPEAKERS

Case Planner:

Dara Sanders, Planning Manager and Nate Doberneck, Senior Planner

Applicant:

Arnis Tolks (available to answer questions)

Member of the Public:

City Clerk received a chat from an individual who would like to remain anonymous but wanted to state opposition to the project because of debris blowing around, noise, traffic, parking, and trash receptacles.

Documents:

PowerPoint by Staff

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Residential Planned Development Permit as presented and conditioned.

5. PROJ-14756 – West Coast Sports Administrative Conditional Use Permit located at 5120 Ralston Street.

Request for an Administrative Conditional Use Permit for a new exercise and training gym in an existing 15,540 square foot building on a 5-acre site in the Manufacturing Planned Development (MPD) zone with a land-use designation of Industry.

Recommendation: Approve the Administrative Conditional Use 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: Elizabeth Richardson, Senior Planner
Applicant: West Coast Sports, LLC

SPEAKERS

Case Planner: Elizabeth Richardson, Senior Planner
Applicant: Kirk Johnson (available to answer questions)
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Conditional Use Permit as presented and conditioned.

STAFF COMMUNICATION – None.

ADJOURNMENT – meeting adjourned at 6:49 pm.