

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, FEBRUARY 23, 2023 – 6:00 P.M.

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

Staff: Neda Zayer, Acting Community Development Director
 Levi Hill, Principal Planner
 Jamie Peltier, Principal Planner
 Gene Burse, Senior Planner
 Gail Davis, Recording Clerk

The Hearing Officer called the meeting to order at 06:01 PM.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. **Approval of the Director's Hearing January 26, 2023, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: Approved as presented

2. **PROJ-22-0239 – Eggs N' Things Alcohol Use Permit located at 4020 East Main Street.**

Request for an Alcohol Use Permit for a Type 41 License (beer and wine) on-site alcohol sales at an existing restaurant (Eggs N' Things) on a portion of a 5-acre site in the Commercial Planned Development (CPD) zoning district with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Action: The Alcohol Use Permit was approved as conditioned.

FORMAL ITEMS

3. **PROJ-22-0178 – 1144 Pittsfield Lane Coastal Development Permit located at 1144 Pittsfield Lane.**

Request for a Coastal Development Permit for an 842 square-foot detached accessory dwelling unit on a 0.13-acre site located in the Two-Family Beach (R2-B) zoning district with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Coastal Development Permit, as conditioned.

Case Planner: Gene Burse, Senior Planner
Applicant: Rick Moraga

SPEAKERS:

Staff: Gene Burse, Senior Planner
Applicant: None
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Coastal Development Permit was approved as presented and conditioned.

4. PROJ-22-0050 – 350 Paseo De Playa Major Design Review located at 350 Paseo De Playa.

Request for Major Design Review to change paint color on an existing condominium building on a 3.3-acre site in the Urban Core (T6.1) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: Approve the Major Design Review, as conditioned.

Case Planner: Gene Burse, Senior Planner
Applicant: Buena Vista Homeowners Association

SPEAKERS:

Staff: Gene Burse, Senior Planner
Applicant: Janet Grumer
Members of Public: Donald Acton, Ken Webster, Eric Pavlic, Janet Grumer, Rodney Blackmer, Andy Kahn, Gary Stein, and Anita Flood
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Major Design Review was approved a modification to condition #1 to the following:

- In the event the structure is conclusively identified as a historic resource at a future date, the Buena Vista Homeowners Association shall repaint the condominium building using a historically appropriate color palette as determined by the Community Development Director with consultation of a historic consultant. The repainting shall occur at the next scheduled repainting of the building or within five years of the building being identified as a historic resource, whichever comes first, and will continue to be repainted using a historically appropriate color palette and each repainting thereafter.

**5. PROJ-22-0136 Barnard Residence Coastal Development Permit located at
1373 Beachmont Street.**

Request for a Coastal Development Permit to remodel an existing single-family residence on a 0.1-acre site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban.

Recommendation: Approve the Coastal Development Permit, as conditioned.

Case Planner: Erica Hong, Senior Planner

Applicant:

Kurt

Magness

SPEAKERS:

Staff: Jamie Peltier

Applicant: None

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Coastal Development Permit was approved as presented and conditioned.

STAFF COMMUNICATION – None

ADJOURNMENT – meeting adjourned at 06:45 p.m.