

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Tracy Oehler, Recording Clerk

REGULAR MEETING
THURSDAY, February 24, 2022 – 6:00 P.M.
WEBEX EVENT

Staff: Peter Gilli, Community Development Director
Kylee Otto, Contract Attorney
Dara Sanders, Planning Manager
Jamie Peltier, Senior Planner
Gene Burse, Senior Planner
Shaveta Sharma, Contract 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 February 10, 2022, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Hearing Officer continued the meeting minutes to the next Director's Hearing meeting.

FORMAL ITEMS

2. **PROJ-15314 – Target Alcohol Use Permit located at 245 South Mills Road.**

Request for an Alcohol Use Permit for a Type 21 Alcohol License for off-site sale of alcohol at an existing market and grocery store at Pacific View Mall on a 2.74 acre site in the C-1A zone with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 01, Existing Facilities.

Case Planner: Shaveta Sharma, Contract Planner

Applicant: Beth Aboulafia

SPEAKERS:

Staff: Shaveta Sharma, Contract Planner

Applicant: Beth Aboulafia

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15314 – Target, as presented and conditioned.

3. PROJ-15315 – Trois Le Fou Alcohol Use Permit located at 4522 Market Street.

Request for an Alcohol Use Permit to amend an existing type 02 (Winegrower) license to add an on-site tasting room and sales within an existing 5,028 square foot building located in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 01, Existing Facilities.

Case Planner: Gene Burse, Senior Planner

Applicant: Trois Le Fou

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Allen Warden

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15315 – Trois Le Fou, as presented and conditioned.

4. PROJ-15314 – VMSG Veterinary Group Use Permit and Minor Change located at 2199 Sperry Avenue.

Request for a Use Permit and Minor Change to a Planned Development Permit for a medical resonance imaging (MRI) trailer for an existing 15,225 square-foot veterinary clinic on 2.0-acre site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

Recommendation: Approve the Use Permit and Minor Change, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 01, Existing Facilities.

Case Planner: Jamie Peltier, Senior Planner

Applicant: VMSG Pet Vet

SPEAKERS:

Staff: Jamie Peltier, Senior Planner

Applicant: Ben Turner

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: Director Gilli indicated he spoke with the applicant to discuss the process during the stage of amending the zoning ordinance.

Action: The Hearing Officer approved PROJ-15314 – VMSG Veterinary Group, as presented and conditioned.

STAFF COMMUNICATION

ADJOURNMENT – meeting adjourned at 6:15 p.m.