

CITY OF VENTURA

ADMINISTRATIVE PUBLIC HEARING MINUTES

Neda Zayer, Administrative Hearing Officer

Jared Rosengren, Principal Planner
Maruja Clensay, Senior Planner
Monique Gil, Associate Planner
Jamie Peltier, Associate Planner
Tim Rosenstein, Associate
Luz Juachon, Recording Secretary

TUESDAY, MARCH 10, 2020 – 4:00 P.M.
SANTA CRUZ CONFERENCE ROOM (ROOM 223) 501 POLI STREET

Administrative Hearing Officer called the meeting to order at 4:00 P.M. in the Santa Cruz Conference Room of City Hall.

PUBLIC COMMUNICATIONS: None

FORMAL ITEMS

1. **PROJ-13683 – 1240 North Ventura Avenue - Request for an Administrative Planned Development and Design Review Permit for the rehabilitation of an existing 24,096 square-foot, two-story, mixed-use building on a 25,494 square-foot site located in the General Commercial (C-2) zone.**

Recommended action: Approve the Administrative Planned Development Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Jamie Peltier, Associate Planner
Applicant: Karen Flock
Member of the Public: None
Ex Parte Communication: None

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

2. **PROJ-12758 – 4711 Telephone Road - Request for an Alcohol Use Permit allowing an ABC License Type 20 (Off-Sale Beer and Wine) for a new ALDI grocery store with alcohol sale hours between 9 AM to 10 PM to be constructed in the Commercial Planned Development (CPD) zone.**

Recommended action: Approve the Alcohol Use Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Jared Rosengren, Principal Planner
Applicant: Frank Coda
Member of Public: None
Ex Parte Communication: None

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

3. **PROJ-7595 – 3301 East Main Street - Request for an Administrative Conditional Use Permit to allow various outdoor special events to occur at the Pacific View Mall throughout the calendar year on a 13.24-acre site located in the Commercial (C-1AC) zone.**

Recommended action: Approve the Administrative Conditional Use Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Maruja Clensay, Senior Planner
Applicant: Alice Love
Members of the Public: Karen Flock (Ventura), Danielle Villa (Ventura)
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Conditional Use Permit with the following modifications:

- Limit the set up and tear down hours from 7:00 a.m. to 7:00 p.m. for large special events.
- No overnight parking or camping outside of the event area.

4. **PROJ-13914 – 95 East Ramona Street - Request for an Administrative Planned Development Permit with concurrent Minor Variance to allow four additional units to an existing four-unit development totaling 8 units with 16 parking spaces on a 0.46-acre site located in the Multiple Family (R-3-5) zone.**

Recommended action: Approve the Administrative Planned Development Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Maruja Clensay, Senior Planner
Applicant: Michael Chapman
Member of the Public: None
Ex Parte Communication: None

Action: The Administrative Hearing Officer continued the item to a date certain of March 24, 2020, per the applicant.

- 5. **PROJ-14026 – 1177 Norwich Lane - Request for an Administrative Coastal Development Permit to demolish an existing 1,605 square foot single family home and 380 square foot carport and construct a new 2 ½ story 3,135.8 square foot single family home with a 496 square foot garage, 46 square foot balcony, 46.7 square foot entry and a 142.3 square foot deck on a 3,847.6 square foot lot located at 1177 Norwich Lane, Lot 724 in the Single Family Beach (R-1-B) zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District, with an Existing Urban land use designation.**

Recommended action: Approve the Administrative Coastal Development Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Monique Gil, Assistant Planner
Applicant: Pablo Garcia
Member of the Public: Paul Unintelligible (Ventura), Cary Hansen (Ventura), Melissa Lamegan (Ventura)
Ex Parte Communication: None

Action: The Administrative Hearing Officer continued the item to a date certain of March 24, 2020, for plan sets to be available to the public.

- 6. **PROJ-14027 – 1177 Norwich Lane - Request for an Administrative Coastal Development Permit to demolish an existing 1,605 square foot single family home and 380 square foot carport and construct a new 2 ½ story 3,151.2 square foot single family home with a 496 square foot garage, a 46 square foot balcony, a 51 square entry and a 143.6 square foot second story deck and a 36.4 square foot ½ story deck on a 3,889.9 square foot lot located at 1177 Norwich Lane, Lot 725 in the Single Family Beach (R-1-B) zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission**

and its South Central Coast District, with an Existing Urban land use designation.

Recommended action: Approve the Administrative Coastal Development Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Monique Gil, Associate Planner

Applicant: Pablo Garcia

Member of the Public: Paul Unintelligible, (Ventura), Cary Hansen, (Ventura), Melissa Lamegan, (Ventura)

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Coastal Development Permit with the following modifications:

- Restrict the height of the building to 30 feet height maximum allowed by the zoning requirements.
- Restrict the construction hours between 7:00 am to 5:00 pm.

ADJOURNMENT

There being no further business to transact, the meeting adjourned at 5:05 p.m. Next Administrative Hearing Meeting is scheduled for March 24, 2020.