

CITY OF VENTURA  
**DIRECTOR'S HEARING MINUTES**

Peter Gilli, Hearing Officer  
Neda Zayer, Hearing Officer

Tracy Oehler, Recording Clerk

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

Staff: Peter Gilli, Community Development Director  
Dara Sanders, Planning Manager  
Jamie Peltier, 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 Director's Hearing February 10, 2022 and February 24, 2022 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Hearing Officer approved the February 10, 2022 and February 24, 2022 meeting minutes.

**FORMAL ITEMS**

2. **PROJ-15368 – Buddy's Wine Bar Alcohol Use Permit located at 1786 E. Main Street.**

Request for an Alcohol Use Permit for a Type 42 Alcohol License (on-sale beer & wine- public premises) for on-site and off-site sale of beer and wine in a 1,573 square-foot tenant space on a 25,007 square foot site in the General Urban (T4.5) 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:** Gene Burse, Senior Planner

**Applicant:** Alexis Wade

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner

**Applicant:** Alexis Wade

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15368 – Buddy’s Wine Bar, as presented and conditioned.

**3. PROJ-15357 – Urbane Café Alcohol Use Permit located at 811 E. Thompson Blvd.**

Request for an Alcohol Use Permit for a Type 41 Alcohol License (on sale beer & wine- eating place) on-site and off-site sale of beer and wine within a 1,367 square-foot tenant space and outdoor patio area on a 13,200 square foot site in the Thompson Corridor (T4.4) zone within the Downtown Specific Plan.

**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:** Marissa Rogers, Urbane Café

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner

**Applicant:** Marissa Rogers

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15357 – Urbane Café, as presented and conditioned.

**4. PROJ-15384 – Stout Burger Alcohol Use Permit located at 328 E Main Street.**

Request for an Alcohol Use Permit for a Type 47 License (on-sale general – eating place) for full alcohol sales for a proposed 4,725 square-foot restaurant on 0.27-acre site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

**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:** Jamie Peltier, Senior Planner

**Applicant:** Stout Ventura, LLC

**SPEAKERS:**

**Staff:** Jamie Peltier, Senior Planner

**Applicant:** Alex Kagianaris

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15384 – Stout Burger, with the removal of Condition #3 and revisions to Finding #1 as follows:

- The code violation for the property also applies to the business's signage, and the business owner is agreeable that if it is determined the sign is larger than what the code allows, that they will bring the sign into compliance to meet the requirements of the zoning ordinance.

**STAFF COMMUNICATION**

**ADJOURNMENT** – meeting adjourned at 6:18 p.m.