

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

Peter Gilli, Hearing Officer  
Neda Zayer, Hearing Officer

Tracy Oehler, Recording Clerk

**REGULAR MEETING:  
THURSDAY, APRIL 14, 2022 – 6:00 P.M.  
COUNCIL CHAMBERS, 501 POLI STREET OR WEBEX EVENT**

Staff: Peter Gilli, Community Development Director  
Levi Hill, Acting Planning Manager  
Jamie Peltier, Principal Planner  
Jared Rosengren, 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 March 10, 2022 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Hearing Officer approved the March 10, 2022 meeting minutes.

**FORMAL ITEMS**

2. **PROJ-15342 – 4Wheel Parts Use Permit located at 3310 Telegraph Road.**

Request for an Administrative Conditional Use Permit for an automotive systems service and retail business in an existing 14,122 square-foot building on a 17,468 square foot site in the C-1A (Intermediate Commercial) zone with a land use designation of Commerce.

**Recommendation:** Approve the 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:** Jared Rosengren, Senior Planner

**Applicant:** TAP Worldwide, LLC

**SPEAKERS:**

**Staff:** Jared Rosengren, Senior Planner

**Applicant:** Sandy Smith  
**Members of Public:** None  
**Emails:** None  
**Documents:** PowerPoint by Staff  
**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15342 – 4Wheel Parts, as presented and conditioned.

**3. PROJ-15351 – Cronies Alcohol Use Permit located at 2855 Johnson Drive, Suite O.**

Request for a Type 47 Alcohol License for on-site and off-site sale of alcohol at an existing restaurant within a shopping center on a 4.84-acre site in the CPD 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:** Dave Foldes

**SPEAKERS:**

**Staff:** Levi Hill, Acting Planning Manager

**Applicant:** Dave Foldes

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15351 – Cronies, as presented and conditioned.

**4. PROJ-15317 – Ash Remodel Design Review located at 181 Ash Street.**

Request for a Design Review for a façade remodel to an existing 10,257 square-foot commercial building on a 0.4-acre site in the Thompson Corridor (T4.4) zoning district 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 Class 01, Existing Facilities.

**Case Planner:** Jamie Peltier, Principal Planner

**Applicant:** Jason Herber

**Materials:** staff report, resolution, project plans, public comment

**SPEAKERS:**

**Staff:** Jamie Peltier, Principal Planner

**Applicant:** Jason Herber

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15317 – Ash Remodel, with an additional condition which states:

- Consider the potential for debris accumulation when considering the final material above the awning
- Consider the use of taller shrubs and plantings in the landscape planter areas

**STAFF COMMUNICATION**

**ADJOURNMENT** – meeting adjourned at 6:17 p.m.