

CITY OF VENTURA
DIRECTOR'S HEARING MINUTES

Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, APRIL 27, 2023 – 6:00 P.M.

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

Staff: Neda Zayer, Interim Community Development Director
Jamie Peltier, Principal Planner
Jared Rosengren, Senior Planner
Tyler Walter, Associate Planner
Erica Hong, Senior Planner
Taylor Hernvall, Associate 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 April 27, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Hearing Officer approved the minutes as presented.

2. **PROJ-22-0219 – Tides Amendment Time Extension located at 5070 Telegraph Road.**

Request for a Time Extension to an existing approval (PROJ 12768) for a residential development on a 1.3-acre site in the Single Family Residential (R-1) zone with a land use designation of Commerce.

Recommendation: Approve the Time Extension, as conditioned.

Case Planner: Erica Hong, Senior Planner

Applicant: Chris Itule

Action: The Hearing Officer approved Resolution No. **CD-2023-13** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION CD-2023-13
APPROVING AN AMENDMENT FOR A TIME EXTENSION TO A FORMAL DESIGN
REVIEW AND PLANNED DEVELOPMENT PERMIT FOR THE TIDES (PROJ 12768)
LOCATED AT 5070 TELEGRAPH ROAD**

**PROJECT NO.: 22-0219
CASE NO.: EXT-11-22-0003**

3. PROJ-15028 – Lalo’s AUP Alcohol Use Permit located at 2611 E Thompson Boulevard Suite 101.

Request for an Alcohol Use Permit for a Type 47 License at an existing restaurant (Lalo's Mexican Restaurant) on a 0.6-acre site in the T5.2 zoning district of the Midtown Corridors with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Jamie Peltier, Principal Planner

Applicant: Heliodoro Soto

Action: The Hearing Officer approved Resolution No. **CD-2023-14** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-14
APPROVING AN ALCOHOL USE PERMIT FOR LALO’S FAST FOOD
LOCATED AT 2611 E. THOMPSON BLVD. #101**

**PROJECT NO.: 15028
CASE NO.: AUP 4-21-5951**

FORMAL ITEMS

4. PROJ-22-0241 – Newlands Residence Administrative Coastal Development Permit located at 1334 Camden Lane.

Request for an Administrative Coastal Development Permit to demolish an existing one-story single-family residence, and construct a new, two and a half story single-family residence on a 0.09-acre site in the Single-Family Beach Zone (R-1-B) zone with a land use designation of Existing Urban in the Coastal Zone.

Recommendation: Approve the Administrative Coastal Development Permit, as conditioned.

Case Planner: Tyler Walter, Associate Planner
Applicant: Mark Shellnut

SPEAKERS:

Staff: Tyler Walter, Associate Planner
Applicant: Mark Shellnut
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-15** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

RESOLUTION NO. CD-2023- 15
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED AT 1334 CAMDEN LANE

PROJECT NO.: 22-0241
CASE NO.: CDP-12-22-0021

5. PROJ-22-0213 – Stern Residence Administrative Coastal Development Permit located at 1132 Bangor Lane.

Request for an Administrative Coastal Development Permit to add a roof deck to an existing single-family residence on a 3,985 square foot site in the Two-Family Beach (R-2-B) zone with a land use designation of Existing Urban in the Coastal Zone.

Recommendation: Approve the Administrative Coastal Development Permit, as conditioned.

Case Planner: Taylor Hernvall, Associate Planner
Applicant: Howard Stern

SPEAKERS:

Staff: Taylor Hernvall, Associate Planner
Applicant: Lisa Stern
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-16** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-16
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED AT 1132 BANGOR LANE**

**PROJECT NO.: 22-0213
CASE NO.: CDP-10-22-0016**

6. PROJ-15458 – Ramona Minor Design Review and Planned Development located at 180 West Ramona Street.

Request for a Minor Design Review and Planned Development Permit to add four additional multi-family units to an existing 12-unit apartment building on a 0.51-acre site in the Multiple Family Residential (R-3-3) zoning district and with a land use designation of Neighborhood High.

Recommendation: Approve the Minor Design Review, Planned Development, and Minor Variance, as conditioned.

Case Planner: Jared Rosengren, Senior Planner
Applicant: DCD Ramona

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: Marcy Adonelos, DCD Ramona

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer added an additional Condition of Approval stating that the CMU block wall and associated gate be moved back past the front yard setback line, and that the final design and detail will be worked out with the Planning Division during the building permit plan check review process. With the additional condition, the Hearing Officer approved Resolution No. **CD-2023-17**, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-17
APPROVING A MINOR DESIGN REVIEW AND PLANNED DEVELOPMENT PERMIT
LOCATED AT 180 WEST RAMONA STREET
PROJECT NO.: 15458**

CASE NOS.: DRC-3-22-62184 and PD-3-22-62185

7. PROJ-22-0225 – Mitchell Residence Administrative Coastal Development Permit located at 1020 Brockton Lane.

Request for an Administrative Coastal Development Permit to add an addition and a deck to an existing single-family residence located on a 0.08-acre site in the Single-Family Residential Beach (R-1-B) zoning district and with a land use designation of Existing Urban in the Coastal Zone.

Recommendation: Approve the Administrative Coastal Development Permit, as conditioned.

Case Planner: Tyler Walter, Associate Planner

Applicant: Mark Shellnut

SPEAKERS:

Staff: Tyler Walter, Associate Planner

Applicant: Mark Shellnut

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-18** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

RESOLUTION NO. CD-2023-18

**APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED AT 1020 BROCKTON LANE**

PROJECT NO.: 22-0225

CASE NO.: CDP-12-22-0019

STAFF COMMUNICATION –None

ADJOURNMENT – meeting adjourned at 06:41 p.m.