

CITY OF VENTURA

ADMINISTRATIVE PUBLIC HEARING MINUTES

Neda Zayer, Administrative Hearing Officer

Antoinette Mann, City Clerk

**SPECIAL MEETING:
THURSDAY, APRIL 30, 2020 – 4:00 P.M.
WEBEX EVENT**

Administrative Hearing Officer called the meeting to order at 4:00 P.M.

Staff: Jared Rosengren, Principal Planner
Maruja Clensay, Senior Planner
Monique Gil, Associate Planner
Jamie Peltier, Associate Planner
Tim Rosenstein, Associate Planner
Bernadette Compean, Police Officer
Antoinette Mann, City Clerk

PUBLIC COMMUNICATIONS: None

FORMAL ITEMS

1. **PROJ-14090 – Prime at Portside Alcohol Use Permit located at 947 Schooner Drive, Suite B1101 and B1102.**

Request for an Alcohol Use Permit allowing an ABC License Type 47 (On Sale General – Eating Place) for a new 4,130 square foot restaurant in “Building W” at the Portside development in the Harbor Mixed Use Development (HMXD) zone.

Recommended action: Approve the Alcohol Use Permit and Minor Change or Design Review.

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: Jan Schuster

Member of the Public: None

Ex Parte Communication: None

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

2. PROJ-14178 – R&D Wine Bar Alcohol Use Permit located at 14 S. California Street.

Request for an Alcohol Use Permit allowing an ABC License Type 42 (On-Sale Beer and Wine) for R&D wine bar in an existing 5,880 square foot tenant space on a 5,950 square foot site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

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: Tim Rosenstein, Associate Planner

Applicant: Nicole Valdivia

Member of Public: None

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Alcohol Use Permit as presented and conditioned by staff with clarifications to errors in the staff report and Administrative Order.

3. PROJ-14098 – Immigrant Son Caffè Alcohol Use Permit located at 543 E. Main Street.

Request for an Alcohol Use Permit allowing an ABC License Type 47 (On Sale General-Eating Place) an existing 1,800 square-foot restaurant “Immigrant Son Caffè” on a 1.2 acre site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

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: Jamie Peltier, Associate Planner

Applicant: Alessandro Tromba

Member of Public: None

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Alcohol Use Permit with modifications to Condition of Approval #16.

4. PROJ-11394 – Patagonia Works Minor Change and Warrant located at the southwest intersection of W. Main Street and S. Olive Street.

Request for a Minor Change to an existing Administrative Coastal Development Permit and a Warrant to install an 8-foot high security fence throughout the Patagonia Works 6.5 acre site in the Urban General 4 (T4.3) zone within the Downtown Specific Plan.

Recommended action: Approve the Minor Change to the Administrative Coastal Development Permit and Warrant.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 3, Small Structures).

SPEAKERS:

Case Planner: Jared Rosengren, Principal Planner
Applicant: Patagonia Works
Member of Public: None
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Minor Change to the Administrative Coastal Development Permit and Warrant as presented and conditioned by staff.

5. PROJ-14026 – Administrative Coastal Development Permit at 1177 Norwich Lane, Lot 724

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 square foot single family home on a 3,848 square foot site in the Single Family Beach (R-1-B) zone with a land use designation of Existing Urban.

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 Public: Todd Lemein, Paul Angelo
Ex Parte Communication: None

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

- Not be constructed above the 30 foot height (3 stories) requirement.
- Modify Condition of Approval #10 to restrict the hours of construction from 7 a.m. to 5 p.m.

ADJOURNMENT

There being no further business to transact, the meeting adjourned at 4:33 p.m.
The next Administrative Public Hearing is scheduled to occur on May 14, 2020 at 4:00 p.m.

FINAL