

CITY OF VENTURA

ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**REGULAR MEETING
THURSDAY, MAY 13, 2021 – 6:00 P.M.
WEBEX EVENT**

Staff: Peter Gilli, Community Development Director
Andy Heglund, Senior Assistant City Attorney
Dara Sanders, Planning Manager
Elizabeth Richardson, Senior Planner
Jamie Peltier, Associate Planner
Courtney Deepen, Recording Clerk

The Administrative Hearing Officer called the meeting to order at 6:06 PM.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. **Approval of the Administrative Public Hearing April 15, 2021 Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Administrative Hearing Officer approved the April 15, 2021 Meeting Minutes as presented.

FORMAL ITEM

2. **PROJ-14892 – Esparza Residence Administrative Variance located 4982 Lafayette Street.**

Request for an Administrative Variance to reduce the rear yard setback from 25 feet to 19 feet for the construction of a new 329 square foot addition to the rear of an existing 2,012 square foot single-story single-family residence on a 6,907 square foot site in the Single Family (R-1-6) Zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Administrative Variance, subject to the conditions.

California Environmental Quality Act

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

Case Planner: Elizabeth Richardson, Senior Planner
Applicant: Eduardo Esparza

SPEAKERS

Case Planner: Elizabeth Richardson, Senior Planner
Applicant: Not available
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Variance as presented and conditioned.

3. PROJ-14967 – Rocks and Drums Administrative Use Permit located at 10 and 14 S. California Street.

Request for an Administrative Use Permit – Alcohol Beverage Establishment for a Type 47 (On Sale General - Eating Place) for an existing 1,600 square-foot bar and restaurant on a 0.1-acre site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

Recommendation: Approve the Administrative Use Permit, subject to the conditions.

California Environmental Quality Act

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

Case Planner: Jamie Peltier, Associate Planner
Applicant: Nicole Valdivia

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner
Applicant: Nicole Valdivia
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

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

4. PROJ-14536 – The Wash Formal Design Review and Administrative Use Permit located at 4107 East Main Street.

Request for a Formal Design Review and Administrative Use Permit for the construction of a 3,900 square-foot express car wash with self-service cleaning stations on a 0.5-acre site in the General Commercial (C-2) zone with a land use designation of Commerce.

Recommendation: Approve the Formal Design Review and Administrative Use Permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332, In-Fill Development.

Case Planner: Jamie Peltier, Associate Planner

Applicant: Jim Sandefer

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner

Applicant: Mark Villarreal, Jim Sandefer

Member of the Public: Staff received three written public comments and posted online.

Documents: PowerPoint by Staff

Ex Parte Communication: Administrative Hearing Officer Gilli disclosed that he was present at the Conceptual Design Review meeting over a year ago. He did not attend the most recent Design Review Committee for this project.

Action: The Administrative Hearing Officer approved the Formal Design Review and Administrative Use Permit as presented and conditioned.

STAFF COMMUNICATION – None.

ADJOURNMENT – meeting adjourned at 6:38 pm.