

CITY OF VENTURA
DIRECTOR'S HEARING MINUTES

Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, MAY 25, 2023 – 6:00 P.M.

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

Staff: Neda Zayer, Interim Community Development Director
Rachel Dimond, Interim Assistant Community Development Director
Christopher De La Vega, Assistant Attorney I
Levi Hill, Principal Planner
Jared Rosengren, Senior Planner
Tyler Walter, Associate Planner
Grant White, Assistant Planner
Kiera Pascua, Assistant Planner
Gail Davis, Recording Clerk

The Hearing Officer called the meeting to order at 06:00 P.M.

PUBLIC COMMUNICATIONS: Matthew Marrufo

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.

3. PROJ-23-0292 – Gloria's Kitchen Alcohol Use Permit located at 2881 Loma Vista Road.

Request for an Alcohol Use Permit for a Type 47 License (beer, wine, and distilled spirits) for on-site alcohol sales at an existing restaurant (Gloria's Kitchen) on 0.25-acre site in the Limited Commercial (C-1) with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Action: The Hearing Officer approved Resolution No. **CD-2023-27** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023- 27
APPROVING AN ALCOHOL USE PERMIT FOR GLORIA'S KITCHEN
LOCATED AT 2881 LOMA VISTA RD.**

**PROJECT NO.: 23-0292
CASE NO.: UP-03-23-0017**

FORMAL ITEMS

Agenda item #2 was pulled from the consent agenda items and presented with the formal agenda items.

2. PROJ-23-0286 – 7-Eleven Alcohol Use Permit located at 3500 E Main Street.

Request for an Alcohol Use Permit for a Type 20 License (off-sale) for on-site alcohol sales at an existing convince store (7-Eleven) on 0.61-acre site in the Limited Commercial (C-2) with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Grant White, Assistant Planner

Applicant: Anthony Kassar

SPEAKERS:

Staff: Grant White, Assistant Planner

Applicant: Anthony Kassar

Members of Public: Richard George, Gregory J. Ramirez, Jordan Kirby, Andrea Abercrombie, Sarah Ramirez, and Mike Miskel.

Emails: [public comment](#)

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-25** as presented and subject to conditions, entitled:

**CITY OF SAN BUENAVENTURA
RESOLUTION NO. CD-2023- 25
APPROVING AN ALCOHOL USE PERMIT FOR 7-ELEVEN
LOCATED AT 3500 E. MAIN STREET**

**PROJECT NO.: 23-0286
CASE NO.: UP-03-23-0014**

4. PROJ-22-0235 – Seaside Transfer Station Vault Administrative Coastal Development Permit located at 559 Shoreline Drive.

Request for an Administrative Coastal Development Permit for the installation of a new meter and vault at the existing Seaside Transfer Station located on a portion

of a 5-acre site in the Parks (P) zoning district and with a land use designation of Parks in the Coastal Zone.

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

Case Planner: Jared Rosengren, Senior Planner

Applicant: City of Ventura

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: Greg Kundson, City of Ventura

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-23** as presented and subject to conditions, entitled:

**CITY OF SAN BUENAVENTURA
RESOLUTION NO. CD-2023-23
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED ON THE SOUTH SIDE OF SHORELINE DRIVE
WEST OF FIGUEROA STREET**

**PROJECT NO.: PROJ-22-0235
CASE NO.: CDP-12-22-0020**

5. PROJ-22-0172 – Surfer’s Point Parking Lot Administrative Coastal Development Permit located at 559 Shoreline Drive.

Request for an Amendment to an existing Administrative Coastal Development Permit for the continued use of parking pay stations at Surfers Point Parking Lot located on a portion of a 5-acre site in the Parks (P) zoning district and with a land use designation of Parks in the Coastal Zone.

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

Case Planner: Jared Rosengren, Senior Planner

Applicant: City of Ventura

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: None

Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-22** as presented and subject to conditions, entitled:

**CITY OF SAN BUENAVENTURA
RESOLUTION NO. CD-2023-22
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED AT SURFERS POINT PARKING LOT**

**PROJECT NO.: PROJ-22-0172
CASE NO.: CDP-09-22-0012**

6. PROJ-23-0291 – Ventura Missionary School Use Permit Amendment located at 500 High Point Drive.

Request for an Amendment to an existing Use Permit to allow for a capacity increase from 400 to 450 students at an existing private school on a 10.54-acre site in the Residential Planned Development (RPD-4) zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Amendment to the Use Permit, as conditioned.

Case Planner: Tyler Walter, Associate Planner
Applicant: Erick Gomez

SPEAKERS:

Staff: Tyler Walter, Associate Planner
Applicant: Troy White
Members of Public: Melinda Reynosa
Emails: [public comment](#)
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-26** as presented with the exception that condition number 2 be revised as reflected in the applicant's letter and condition number 21 be removed as well as any other reference to 400 students be amended to 450 in in those documents and subject to additional conditions, entitled:

**CITY OF SAN BUENAVENTURA
RESOLUTION NO. CD-2023-26
APPROVING AN AMENDMENT TO A USE PERMIT
FOR VENTURA MISSIONARY SCHOOL**

LOCATED AT 500 HIGH POINT DRIVE

PROJECT NO.: 23-0291
CASE NO.: UP-03-23-0015

7. PROJ-23-0299 – Hamilton Hotel Sign Permit located at 373 E Main Street.

Request for a Warrant for The Hamilton Lofts to install a 30 square-foot residential projecting sign on an 0.13-acre site located in the T6.1 (Urban Core) zoning district with a land use designation of Downtown Specific Plan.

Recommendation: Approve the Warrant, as conditioned.

Case Planner: Grant White, Assistant Planner

Applicant: Jeff Becker

SPEAKERS:

Staff: Grant White, Assistant Planner

Applicant: None

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-28** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA
RESOLUTION NO. CD-2023-28
APPROVING A WARRANT FOR THE HAMILTON LOFTS SIGN
LOCATED AT 363-373 EAST MAIN STREET

PROJECT NO.: 23-0299
CASE NO.: V-03-23-0010

8. PROJ-23-0250 – Administrative Coastal Development Permit located at 2916 Sailor Avenue.

The proposed project is a request for an Administrative Coastal Development Permit to allow a 218 square foot addition to an existing single-family residence on a 0.10-acre site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban and within the Coastal Zone.

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

Case Planner: Jared Rosengren, Senior Planner

Applicant: Kevin Miller

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: None

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-24** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

RESOLUTION NO. CD-2023-24

**APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED AT 2916 SAILOR AVENUE**

PROJECT NO.: 22-0250

CASE NO.: CDP-01-23-0022

STAFF COMMUNICATION – None

ADJOURNMENT – meeting adjourned at 06:45 p.m.