

CITY OF VENTURA  
**ADMINISTRATIVE PUBLIC HEARING MINUTES**

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**REGULAR MEETING  
THURSDAY, MAY 27, 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  
Gene Burse, Senior Planner  
Courtney Deepen, Recording Clerk

The Administrative Hearing Officer called the meeting to order at 6:05 PM.

**PUBLIC COMMUNICATIONS:** None

**CONSENT ITEM**

1. **Approval of the Administrative Public Hearing May 13, 2021 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Administrative Hearing Officer approved the May 13, 2021 Meeting Minutes as presented.

**FORMAL ITEMS**

2. **PROJ-14977 – Stormwater Lift Stations Administrative Coastal Development Permit at the shore drive at terminus of Dover Lane and Weymouth Lane.**

Request for an Administrative Coastal Development Permit to replace two existing stormwater lift stations at the terminus of Weymouth Lane and Dover Lane in the Single-Family Beach (R-1-B) and Two-Family Beach (R-2-B) zones with a land use designation of Existing Urban.

**Recommendation:** Approve the Administrative Coastal Development Permit, subject to the conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, Replacement or Reconstruction.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** City of Ventura Public Works

**Action:** The Administrative Hearing Officer continued PROJ-14977 to a date certain of June 10, 2021 Administrative Public Hearing.

**3. PROJ-14961 – Waterlines Replacement Administrative Coastal Development Permit at the Terminus of Weymouth Lane and Devon Lane.**

Request for an Administrative Development Permit to replace the waterline at the terminus of Weymouth Lane and Devon Lane in the Single-Family Beach (R-1-B) zone with a land use designation of Existing Urban.

**Recommendation:** Approve the Administrative Coastal Development Permit, subject to the conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, Replacement or Reconstruction.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** City of Ventura Public Works

**Action:** The Administrative Hearing Officer continued PROJ-14961 to a date certain of June 10, 2021 Administrative Public Hearing.

**4. PROJ-14789 – Magdaleno Residence Administrative Variance located at 7219 La Cumbre Circle.**

Request for an Administrative Variance to reduce the front yard setback from 24 feet to 15 feet and side yard setback from 5 feet to 3 feet for the construction of a new 226 square foot covered front porch and 693 square foot RV garage to the front and side of an existing 2,465 square foot single family residence on a 10,237 square foot lot in the Residential Planned Development (RPD-4U) 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 15332, In-Fill Development.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** David Magdaleno

**SPEAKERS**

**Case Planner:**

Elizabeth Richardson, Senior Planner

**Applicant:**

David Magdaleno

**Member of the Public:** Wayne  
**Documents:** PowerPoint by Staff  
**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer continued PROJ-14789 to a date certain of June 10, 2021 Administrative Public Hearing. He also asked that the applicant respond to the following questions/issues at the next hearing:

- Provide more information or justification as to why the reduction of the side yard setback for the RV garage is necessary, i.e., Did the applicant look at other options to avoid requesting for a variance?
- Provide a floor plan of the proposed RV garage.
- Provide more information or justification about the significance of having a covered patio in the front encroaching into the setback.
- Coordinate with their Homeowners Association (HOA) to ensure they are aware and abide to their HOA's CC&R.

**5. PROJ-14883 – Biafora Residence Administrative Coastal Development Permit located at 1238 Devon Lane.**

Request for an Administrative Coastal Development Permit for the demolition of an existing 960 square-foot single family home and attached garage and the construction of a new 2 ½ story 3,114 square-foot single family residence with attached 467 square-foot garage, 1,119 square feet of deck area and a pool on a 3,989 square foot lot in the R-1-B (Single Family Beach) zone with a land use designation of Existing Urban..

**Recommendation:** Approve the Administrative Coastal Development 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 3, New Construction.

**Case Planner:** Veronica Ledesma, Associate Planner

**Applicant:** Juintow Lin

**Action:** The Administrative Hearing Officer continued PROJ-14883 to a date certain of June 10, 2021 Administrative Public Hearing.

**6. PROJ-14885 – Via Baja Lot Line Adjustment located at 139 and 149 Via Baja.**

Request for a Lot Line Adjustment to merge a .46-acre vacant lot (065-0-141-095) into two adjacent lots a .68-acre lot (APN 065-0-141-045) and a 1.4-acre lot (065-0-141-065) resulting in a .91-acre lot and a 1.63-acre lot in the R-1-10 zone with a

General Plan designation of Neighborhood Low, commonly identified as 139 and 149 Via Baja.

**Recommendation:** Approve the Lot Line Adjustment, subject to the conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15305, Minor Alterations.

**Case Planner:** Veronica Ledesma, Associate Planner

**Applicant:** Matthew and Dana Hawley; James and Tracy Neitz

**Action:** The Administrative Hearing Officer continued PROJ-14885 to a date certain of June 10, 2021 Administrative Public Hearing.

**7. PROJ-14860 – Barroschino Residence Administrative Coastal Development Permit and Administrative Variance located at 1338 Devon Lane.**

an Administrative Coastal Development Permit and Administrative Variance to construct additions to the existing 1,943 square-foot single family home with attached 504 square-foot garage consisting of a 76 square-foot entry addition on the 1<sup>st</sup> floor, a 121 square-foot 2<sup>nd</sup> floor balcony at the rear of the home and a 221 square-foot balcony at the front of the home over the existing garage located at 1338 Devon Lane, Single Family Beach (R-1-B) zone, in the Coastal Zone - Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District, with an Existing Urban land use designation.

**Recommendation:** Approve the Administrative Coastal Development Permit and 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:** Veronica Ledesma, Associate Planner

**Applicant:** Mark Shellnut

**Action:** The Administrative Hearing Officer continued PROJ-14860 to a date certain of June 10, 2021 Administrative Public Hearing.

**8. PROJ-14773 – Victoria Avenue Tentative Parcel Map located at 1280 Victoria Avenue.**

Request for a Tentative Parcel Map to convert an existing 19,337 square foot commercial building into 18 condominium spaces on a 1.18-acre site in the General Urban Zone (T4.8) with a land use designation of Commerce.

**Recommendation:** Approve the Tentative Parcel Map, subject to the conditions.

**California Environmental Quality Act**

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

**Case Planner:** Gene Burse, Senior Planner

**Applicant:** Montalvo Center LLC

**SPEAKERS**

**Case Planner:** Gene Burse, Senior Planner

**Applicant:** Eric Nagy, applicant's representative (able to answer questions)

**Member of the Public:** None

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** Administrative Hearing Officer Gilli disclosed that he asked staff whether this item needs approval by the Planning Commission. Staff consulted with City Attorney's office who confirmed that this item could be handled at the Administrative Hearing.

**Action:** The Administrative Hearing Officer approved PROJ-14789 as presented and conditioned.

**STAFF COMMUNICATION** – None.

**ADJOURNMENT** – meeting adjourned at 6:23 pm.