

CITY OF VENTURA

ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**REGULAR MEETING
THURSDAY, JUNE 10, 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
Monique Gil, Associate Planner
Jamie Peltier, Associate Planner
Courtney Deppen, Recording Clerk

The Administrative Hearing Officer called the meeting to order at 6:00 PM.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. Approval of the Administrative Public Hearing May 27, 2021 Meeting Minutes.

Recommendation: Approve, as presented.

Action: The Administrative Hearing Officer approved the May 27, 2021, Meeting Minutes as presented.

CONTINUED ITEMS

2. PROJ-14977 – Stormwater Lift Stations Administrative Coastal Development Permit at the 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

SPEAKERS

Case Planner: Elizabeth Richardson, Senior Planner
Applicant: Not available
Member of the Public: Staff received 1 public comment and posted online
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Coastal Development Permit (PROJ-14977) as presented and conditioned.

3. PROJ-14961 – Waterline 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

SPEAKERS

Case Planner: Elizabeth Richardson, Senior Planner
Applicant: Not available
Member of the Public: Staff received 1 public comment and posted online
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Coastal Development Permit (PROJ-14961) as presented and conditioned.

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: Continue to the June 24, 2021, Administrative Public Hearing.

California Environmental Quality Act

Not required for this action.

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: David Magdaleno

Action: The Administrative Hearing Officer continued PROJ-14789 to the June 24, 2021, Administrative Public Hearing.

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: Continue to the June 24, 2021, Administrative Public Hearing.

California Environmental Quality Act

Not required for this action.

Case Planner: Veronica Ledesma, Associate Planner

Applicant: Juintow Lin

Action: The Administrative Hearing Officer continued PROJ-14883 to the June 24, 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: Continue to the June 24, 2021, Administrative Public Hearing.

California Environmental Quality Act

Not required for this action.

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 24, 2021, Administrative Public Hearing.

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

Request for 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 1st floor, a 121 square-foot 2nd 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: Continue to the June 24, 2021, Administrative Public Hearing.

California Environmental Quality Act

Not required for this action.

Case Planner: Veronica Ledesma, Associate Planner

Applicant: Mark Shellnut

Action: The Administrative Hearing Officer continued PROJ-14860 to the June 24, 2021, Administrative Public Hearing.

FORMAL ITEMS

8. PROJ-14995 – Serrano Residence Administrative Variance located at 8372 Cheshire Street.

Request for an Administrative Variance to reduce the side yard setback to 4 feet for a 260 square-foot addition to an existing 1,900 square-foot single-family residence on a 6,200 square foot site in the Single Family (R-1) zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Administrative Variance, subject to the conditions, and directed Planning staff to look further into the cause of the error in the field leading to the need for the variance.

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: Saul Vigil

SPEAKERS

Case Planner: Jamie Peltier, Associate 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 (PROJ-14995) as presented and conditioned.

9. PROJ-14904 – Clara Street Director’s Permit located at 6272 Clara Street.

Request for a Director’s Permit for an animal raising permit for backyard chickens on a 6,000 square foot site in the Single Family (R-1-6) zone with land use designation of Neighborhood Low.

Recommendation: Approve the Director’s permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15268, Ministerial Projects.

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Amy Skeath

Planning Manager Sanders recommended that the Administrative Hearing Officer continue the project on July 15, 2021, hearing.

Action: The Administrative Hearing Officer continued PROJ-14904 to the July 15, 2021, Administrative Public Hearing.

10. PROJ-15025 – Nick the Greek Restaurant Alcohol Use Permit located at 440 East Main Street.

Request for an Alcohol Use Permit for a Type 41 (On Sale Beer and Wine – Eating Place) for a 1,152 square foot restaurant on a 5,000 square foot site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

Recommendation: Approve the Alcohol 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: Elizabeth Richardson, Senior Planner

Applicant: Nick the Greek

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 Alcohol Use Permit (PROJ-15025) as presented and conditioned.

11. PROJ-15017 – Fishbowl Digital Design Review Permit located at 1094 East Main Street.

Request for Design Review for façade modifications on an existing 2,900 square foot office building on a 4,950 square foot site in the Urban General (T4.1) zone within the Downtown Specific Plan.

Recommendation: Approve the Design Review 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: Monique Gil, Associate Planner

Applicant: Steven Hsu

Planning Manager Sanders recommended that the Administrative Hearing Officer continue the project on June 24, 2021, hearing.

Action: The Administrative Hearing Officer continued PROJ-15017 to the June 24, 2021, Administrative Public Hearing.

12. PROJ-15113 – Museum of Ventura County Warrant Permit located at 100 East Main Street.

Request for a Warrant to exceed the maximum sign size permitted on the east of the façade of the existing Museum of Ventura County building on a 5.0-acre site in the Neighborhood Center (T5.1) zone within the Downtown Specific Plan.

Recommendation: Approve the Warrant, 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: Monique Gil, Associate Planner

Applicant: Museum of Ventura County

SPEAKERS

Case Planner: Monique Gil, Associate Planner

Applicant: Denise Sindelar

Member of the Public: Staff received 9 public comments and posted online

Documents: PowerPoint by Staff

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Warrant (PROJ-15113) as presented and conditioned.

13. PROJ-14887 – Pierpont Community Administrative Coastal Development Permit located in the public median on South Seaward Avenue south of Pierpont Boulevard.

Request for an Administrative Coastal Development Permit for a new 8-foot-tall community identification monument sign located in the center median of South Seaward Avenue adjacent to 1050 South Seaward Avenue in the Intermediate Commercial (C-1A) zone with a land use designation of Commerce.

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 15303, (a), Class 3, New Construction or conversion of Small Structures.

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Pierpont Community Council

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 Coastal Development Permit (PROJ-14887) as presented and conditioned.

STAFF COMMUNICATION – None

ADJOURNMENT – meeting adjourned at 6:35 pm.

FINAL