

ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**SPECIAL MEETING
THURSDAY, JUNE 11, 2020 – 4:00 P.M.
WEBEX EVENT**

Staff: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Elizabeth Richardson, Senior Planner
Jamie Peltier, Associate Planner
Antoinette Mann, City Clerk

The Administrative Hearing Office called the meeting to order at 4:01 P.M.

PUBLIC COMMUNICATIONS: None

FORMAL ITEMS

1. PROJ-6984 – Mar Y Cel Amendment to Coastal Development Permit located at 24 E. Santa Clara Street.

Request for an Amendment to Coastal Development Permit (CDP-1-20-54094) to reconfigure the unit count and income rates for the affordable units within the approved Mar Y Cel project, a mixed-use development consisting of 140 apartment units and 6,276 square-feet of commercial space on a 2.4 acre site in the Urban General Zone (T4.3) within the Downtown Specific Plan

Recommendation: Approve the Amendment to the Administrative Coastal Development Permit OR Deny the Amendment to the Administrative Coastal Development Permit.

California Environmental Quality Act
Mitigated Negative Declaration (EIR-2-14-20151).

Case Planner: Maruja Clensay, Senior Planner
Applicant: Oren Hillel, Greystar

Action: The Administrative Hearing Officer continued the project to a date uncertain.

2. PROJ-8444 – Wyler Residence Coastal Development Permit located at 1226 Brunswick Lane.

Request for an Administrative Coastal Development Permit to construct a new 3,027 square-foot, 2 ½-story, single-family residence and attached 410 square-

foot garage on a 3,544 square-foot lot located in the Single-Family Beach (R-1-B) zone with land use designation of Existing Urban.

Recommendation: Approve, subject to 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: MSI Construction

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner

Applicant: None

Member of the Public: Steve Wyler, property owner of Proj-8444

Documents: PowerPoint by Staff

Ex Parte Communication: None

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

3. PROJ-12768 – The Tides Formal Design Review and Planned Development Permit located at 5040 Telegraph Road.

Request for Formal Design Review and Planned Development Permit for the construction of a three-story, 42 unit multi-family residential apartment building including two live/work units and four affordable units, and 63 parking spaces on a 1.3 acre site in the Single Family Residential (R-1-1AC) zoning district with a land use designation of Commerce.

Recommendation: Approve, subject to conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 32, In-fill Development).

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Telegraph and Day Partners, LLC

SPEAKERS

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Chris Itule, Applicant and Mark Pettit, Lauterbach & Associates (applicant's architect)

Member of the Public: None

Emails: Nicholas Semolich

Documents: PowerPoint by Staff and Applicant's Architect
Ex Parte Communication: Administrative Hearing Officer Gilli received email from Brian Brodersen, the Landscape Architect for the project about palms trees and the hearing process.

Action: The Administrative Hearing Officer approved the Formal Design Review and Planned Development Permit with the additional conditions and modifications as follows:

- Condition Nos. 50 and 51 - Add language that provides authorization to the General Manager of Ventura Water Department to modify these conditions as she sees fit so long as the infrastructure improvements are still provided.
- Condition Nos. 103 and 104 - Revise the conditions related to the traffic study and signal to allow for the City's Engineer, Traffic Engineer or the Public Works Director to handle the issue of getting the traffic signal properly design, constructed, and timed.
- Add a condition related to design. Prior to submittal of the building permit, applicant shall work with staff and submit revised drawings to the Planning Division for review and approval. The revision should address the listed items below:
 - Provide information and examples of the design style trying to be achieved for the building and further enhance the design.
 - Address the large blank walls on the northern edge of the west and east elevations closest to Telegraph Road.
 - Revised landscaping plans to incorporate additional trees to the site with focus on the areas along the perimeter of the project site. Canopy trees are encouraged however some palms may remain in the landscape design. Proposed street trees shall not be palms.

ADJOURNMENT – Meeting adjourned at 4:59 pm.