

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, JUNE 22, 2023 – 6:00 P.M.

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

Staff: Rachel Dimond, Interim Assistant Community Development Director
Jamie Peltier, Principal Planner
Kiera Pascua, Assistant Planner
Gail Davis, Recording Clerk

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

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. **Approval of the Director's Hearing May 24, 2023, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: Approved as presented.

FORMAL ITEMS

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

2. **PROJ-23-0253 – Baja Surf n Taco Alcohol Use Permit located at 1567 Spinnaker Drive.**

Request for an Alcohol Use Permit for a Type 41 License (On-Sale Beer & Wine - Eating Place) for on-site sales at an existing restaurant (Baja Surf n Taco) on 7.24 -acre-site in the Harbor Commercial (HC) with a land use designation of Harbor Commercial.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Kiera Pascua, Assistant Planner

Applicant: Richardo Magana

SPEAKERS:

Staff: Kiera Pascua, Assistant Planner

Applicant: None

Members of Public: None

Emails: [public comment](#)
Documents: PowerPoint by Staff
Ex-Parte Communication: None

The Hearing Officer approved Resolution No. **CD-2023-34** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA
RESOLUTION NO. CD-2023-
APPROVING AN ALCOHOL USE PERMIT FOR BAJA BAY SURF N TACO
LOCATED AT 1567 SPINNAKER DRIVE UNIT 104.

PROJECT NO.: 23-0253
CASE NO.: UP-01-23-0012

3. PROJ-23-0304 – Main Street Bridge Geotechnical Administrative Coastal Development Permit located at Main Street Bridge.

Administrative Coastal Development Permit to conduct a geotechnical investigation to evaluate subsurface soils and conditions to support design of the future Main Street Replacement Bridge project located on a portion of a 5-acre site in the Parks (P) and Agricultural (A) zoning districts and with a land use designation of Parks.

Case Planner: Jared Rosengren, Senior Planner
Applicant: City of Ventura

Action: Due to a noticing error, the project was continued to the July 27, 2023 hearing.

4. PROJ-23-0323 – Federle Residence Administrative Coastal Development Permit located at 2954 Seaview Avenue.

Request for an Administrative Coastal Development Permit for a new attached 410-square-foot room addition to an existing two-story single-family residence on a 0.28-acre site in the Single Family Residential (R-1-6) zone with a land use designation of Existing Urban in the Coastal Zone.

Case Planner: Grant White, Assistant Planner
Applicant: Laura Dunbar

Action: Due to a noticing error, the project was continued to the July 27, 2023 hearing.

5. P ROJ-22-0216 – 2706 Bayshore Variance and Coastal Development Permit located at 2706 Bayshore Avenue.

Request for a variance for lot coverage, new attached 540 square-foot ADU, 124 square-foot garage addition, and replace tile roof with asphalt roof for a single-family residence on a 4,500 square foot site in the Single-Family (R-1) zoning district with a land use designation of Existing Urban within the Coastal Zone.

Case Planner: Gene Burse, Senior Planner

Applicant: Michael Kracow

Action: Due to a noticing error, the project was continued to the July 27, 2023 hearing.

STAFF COMMUNICATION – None

ADJOURNMENT – meeting adjourned at 6:10 p.m.