

CITY OF VENTURA

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# DIRECTOR'S HEARING MINUTES

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Peter Gilli, Hearing Officer  
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

## REGULAR MEETING

**THURSDAY, June 23, 2022 – 6:00 P.M.**

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

Staff:                   Neda Zayer, Assistant Community Development Director  
                              Levi Hill, Acting Planning Manager  
                              Jamie Peltier, Principal Planner  
                              Erica Hong, Associate Planner  
                              Jared Rosengren, Senior Planner  
                              Tyler Walter, Associate Planner  
                              Gene Burse, Senior Planner  
                              Falak Zaidi, Associate Planner  
                              Michael McDonald, Recording Clerk

The Hearing Officer called the meeting to order at 6:03 PM.

**PUBLIC COMMUNICATIONS: NONE**

## CONSENT ITEM

- 1. Approval of the Director's Hearing May 26, 2022, Meeting Minutes.**

**Action:** The Hearing Officer approved the May 26, 2022 meeting minutes with edits.

## FORMAL ITEMS

- 2. PROJ-15467- GLOVIS AMERICA CARE STORAGE USE PERMIT LOCATED AT 3355 VENTURA RD.**

Request for a Use Permit for temporary vehicle storage on an approximately 21-acre portion of a 49.3-acre site in the Commercial Planned Development Olivas Park Specific Plan (CPD-OPSP), Mixed-Use Olivas Park Specific Plan (MXDOPSP), and Open Space (OS) zoning district within the Olivas Park Specific Plan.

**Recommendation:** Approve the Alcohol Use Permit, as conditioned

**Case Planner:** Erica Hong, Associate Planner

**Applicant:** Adriana Alcala, Glovis America, Inc.

**SPEAKERS:**

**Staff:** Erica Hong, Associate Planner  
**Applicant:** Adriana Alcala, Glovis America, Inc.  
**Members of Public:** None  
**Emails:** None  
**Documents:** PowerPoint by Staff  
**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15467 – Glovis America Care Storage, as presented and conditioned.

**3. PROJ-15459 – AGAVE COCKTAILS ALCOHOL USE PERMIT LOCATED AT 79 S OAK ST**

Request for an Alcohol Use Permit for a Type 47 Alcohol License (on-sale general - eating place) at a proposed restaurant (Agave Cocktails) on a 0.32-acre site in the Urban Core (T6.1) zoning district within the Downtown Specific Plan.

**Recommendation:** Approve the Alcohol Use Permit, as conditioned

**Case Planner:** Sheveta Sharma, Contract Planner  
**Applicant:** Matthew Olufs

**SPEAKERS:**

**Staff:** Jamie Peltier, Principal Planner  
**Applicant:** None  
**Members of Public:** None  
**Emails:** [public comment](#)  
**Documents:** PowerPoint by Staff  
**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15459 – Agave Cocktails, as presented and conditioned.

**4. PROJ-15465 – ASIATIQUE ALCOHOL USE PERMIT LOCATED AT 546 E MAIN ST.**

Request for an Alcohol Use Permit for a Type 41 Alcohol License (on-sale beer and wine - eating place) at an existing 3,200 square-foot restaurant (Asiatique) on a 0.1-acre site in the Urban Core (T6.1) zoning district within the Downtown Specific Plan

**Recommendation:** Approve the Alcohol Use Permit, as conditioned

**Case Planner:** Sheveta Sharma, Contract Planner  
**Applicant:** Wattanarat Srisuthiwattana

**SPEAKERS:**

**Staff:** Jamie Peltier, Principal Planner

**Applicant:** None

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15465 – Asiatique, as presented and conditioned.

**5. PROJ-15463 – PHO GYU ALCOHOL USE PERMIT LOCATED AT 4960 TELEPHONE RD.**

Request for an Alcohol Use Permit for a Type 41 Alcohol License (on-sale beer and wine - eating place) at an existing 2,600 square-foot restaurant (Pho Gyu) on a portion of a 1.1-acre site in the Commercial Planned Development (CPD) zone and with a land use designation of Commerce

**Recommendation:** Approve the Alcohol Use Permit, as conditioned.

**Case Planner:** Sheveta Sharma, Contract Planner

**Applicant:** Samie Kim

**SPEAKERS:**

**Staff:** Jamie Peltier, Principal Planner

**Applicant:** None

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15463 – Pho Gyu, as presented and conditioned.

**6. PROJ-15427 – HARBOR SIDEWALK ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED IN THE PUBLIC RIGHT OF WAY.**

Request for an Administrative Coastal Development Permit for the construction of a new public sidewalk on the north side of Harbor Boulevard between Sanjon Road and Vista Del Mar Drive in the public right-of-way

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

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

**SPEAKERS:**

**Staff:** Jared Rosengren, Senior Planner  
**Applicant:** City of Ventura  
**Members of Public:** None  
**Emails:** [public comment](#), public comment2, [public comment3](#)  
**Documents:** PowerPoint by Staff  
**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15427 – Harbor Sidewalk, as presented and conditioned.

**7. PROJ-15473 – BLACK BEAR DINER ALCOHOL USE PERMIT LOCATED AT 2401 HARBOR BLVD.**

Request for an Alcohol Use Permit for a Type 41 License (on-sale beer & wine – eating place) for alcohol sales at an existing restaurant on a portion of a 7.4-acre site in the Limited Commercial (C-1) zoning district with a land use designation of Planned Commercial, within the Coastal Zone

**Recommendation:** Approve the Alcohol Use Permit, as conditioned

**Case Planner:** Tyler Walter, Associate Planner  
**Applicant:** Elite Diners, LLC

**SPEAKERS:**

**Staff:** Tyler Walter, Associate Planner  
**Applicant:** None  
**Members of Public:** None  
**Emails:** None  
**Documents:** PowerPoint  
**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15473 – Black Bear Diner, as presented and conditioned.

**8. PROJ-15468 – CAOSTAL STORAGE VARIANCE AND MINOR CHANGE LOCATED AT 4451 MARKET ST.**

Request for a Variance and Minor Change for an 8-foot tall metal fence on a 39,603 square-foot site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

**Recommendation:** Approve the Variance and Minor Change Permit, as conditioned

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

**Applicant:** Coastal Storage Partners, LLC (Chris Itule)

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner

**Applicant:** None

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15468 – Coastal Storage, as presented and conditioned.

**9. PROJ-15438 – CHURCH OF SCIENTOLOGY SIGN VARIANCE LOCATED AT 2151 ALESSANDRO DR.**

Request for a Sign Variance to increase the allowable signage area for a wall mounted sign on an existing building on a 3.4 acre site in the Professional Office (PO) zone with a land use designation of Planned Commercial

**Recommendation:** Continue to July 28, 2022, Director's Hearing

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

**Applicant:** Alec Parodi, Church of Scientology of Ventura

**SPEAKERS:**

**Staff:** None

**Applicant:** None

**Members of Public:** None

**Emails:** None

**Documents:** None

**Ex-Parte Communication:** None

**Action:** The Hearing Officer continued PROJ-15438 – Church of Scientology to July 28, 2022 Director's Hearing

**10. PROJ-15157 – BURNS RESIDENCE VARIANCE LOCATED AT 304 N BRENT ST.**

Request for a Variance to exceed the maximum lot coverage and encroach into the front yard setback on a 5,643 square foot site in the Single-Family Residential (R-1-7) zoning district with a land use designation of Neighborhood Low.

**Recommendation:** Deny Variance Request.

**Case Planner:** Falak Zaidi, Associate Planner

**Applicant:** Robert Burns

**SPEAKERS:**

**Staff:** Falak Zaidi, Associate Planner

**Applicant:** Robert Burns

**Members of Public:** Andrew Burns

**Emails:** None

**Documents:** PowerPoint by Staff and Applicant

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-15157 – Burns Residence with adjustments to the findings.

**STAFF COMMUNICATION – NONE.**

**ADJOURNMENT –** meeting adjourned at 6:28 p.m.