

# ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**SPECIAL MEETING  
THURSDAY, JUNE 25, 2020 – 6:00 P.M.  
WEBEX EVENT**

Staff: Peter Gilli, Community Development Director  
Neda Zayer, Assistant Community Development Director  
Phil Nelson, Public Works Director  
Andy Heglund, Senior Assistant City Attorney  
Jared Rosengren, Principal Planner  
Tim Rosenstein, Associate Planner  
Courtney Deppen, Recording Secretary

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

**PUBLIC COMMUNICATIONS:** None

**FORMAL ITEMS**

**1. PROJ-11713 – North Ventura Apartment Design Review and Planned Development Permit located at 2110 N. Ventura Avenue.**

Request for an Administrative Planned Development Permit and Design Review approval for a new 3-story, 29-unit apartment building with 6 low-income affordable units in the M-2 (General Industrial) zone with a land use designation of Neighborhood High.

**Recommendation:** Approve the Administrative Planned Development Permit and Design Review subject to conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15354 (Class 32, In-Fill Development).

**Case Planner:** Tim Rosenstein, Associate Planner

**Applicant:** Greenhawk, LLC/ Jeffrey Becker

**SPEAKERS**

**Case Planner:** Tim Rosenstein, Associate Planner

**Applicant:** Jason Harvey, Applicant's architect

**Member of the Public:** Keith; Lori Steinhauer

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Administrative Planned Development Permit and Design Review with the following modifications:

- Current proposed railing is not approved. Final railing design will be decided on a later date through collaboration with staff.
- Add a condition that the sight distance for vehicles exiting the development will be studied and landscaping or patio walls modified if needed to ensure there is adequate visual clearance for pedestrian and vehicle safety.
- Add a condition that the demolition permits will not be issued until project plans have been submitted for permitting, and large trees on the site will not be removed until construction is imminent.
- Correct applicant's name on the final Administrative Order.
- More trees will be incorporated along the north border of the project behind the building.
- Consider incorporating the following into the design:
  - a) A shade element on the balconies on the west elevation;
  - b) Natural turf instead of artificial turf in the courtyard play area;
  - c) Investigate the rear-most (east) staircase to ensure proper design.

**2. PROJ-14584 – Paid Parking Administrative Coastal Development Permit located at 2950 Pierpont Boulevard (Marina Park) and 529 E. Harbor Boulevard (City of Ventura Parking Structure).**

Request for an Administrative Coastal Development Permit for temporary paid parking at Marina Park and the City Harbor Boulevard parking structure to recover additional costs from the COVID-19 related to increase patrols to ensure social distancing is maintained and extensive cleaning of restroom facilities of those beaches and parks. Marina Park is a 15.3-acre park located in the Parks (P) zone with a land use designation of Parks. The Harbor Boulevard Parking Structure is on a 6.8-acre site in the Commercial Tourist Oriented (CTO) zone with a land use designation of Downtown.

**Recommendation:** Approve, subject to conditions.

**California Environmental Quality Act**

The proposed project is Exempt from California Environmental Quality Act (CEQA) review by the "General Rule" that CEQA applies only to projects that have a potential for causing a significant effect on the environment.

**Case Planner:** Jared Rosengren, Principal Planner

**Applicant:** City of Ventura

**SPEAKERS**

**Case Planner:** Jared Rosengren, Principal Planner

**Applicant:** None

**Member of the Public:** David Moore

**Emails:** Public comment from Patricia Tugwell  
**Documents:** PowerPoint by Staff  
**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Administrative Coastal Development Permit with the revised language to Condition 3 as requested by the Coastal Commission.

*Revised Condition No. 3*

The parking fee shall terminate after 9 months, or at the termination of the additional health measures required by the Stay Well VC health order established by the Ventura County Public Health Officer, whichever is sooner. The parking fee may only be extended through an amendment to this Coastal Development Permit that is appealable to the California Coastal Commission, or through a new appealable Coastal Development Permit through by the Administrative Hearing process. ~~Officer through an amendment to this Coastal Development Permit.~~

**ADJOURNMENT** – meeting adjourned at 6:57 pm.