

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, JULY 27, 2023 – 6:00 P.M.

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

Staff: Neda Zayer, Interim Community Development Director
Jamie Peltier, Principal Planner
Grant White, Assistant Planner
Jared Rosengren, Senior Planner
Taylor Hernvall, Associate Planner
Kiera Pascua, Assistant Planner
Gail Davis, Recording Clerk

The Hearing Officer called the meeting to order at 6:01 PM.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. **Approval of the Director's Hearing June 22, 2023, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The hearing officer approved the minutes as presented.

2. **PROJ-23-0334 – The Lodge Bar Alcohol Use Permit located at 11 S Ash Street.**

Request for an Alcohol Use Permit for a Type 47 License (On-Sale General – Eating Place) for on-site alcohol sales at a new hotel restaurant (The Lodge) on a 0.41-acre site in the T4.1 Urban General zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Grant White, Assistant Planner

Applicant: Becker Group

Action: The Hearing Officer approved Resolution No. **CD-2023-39** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

RESOLUTION NO. CD-2023-39 APPROVING AN ALCOHOL USE PERMIT FOR THE LODGE

LOCATED AT 11 S. ASH STREET

PROJECT NO.: 23-0334
CASE NO.: UP-05-23-0023

3. **PROJ-23-0352 – Ventura Sandwich Company Alcohol Use Permit located at 2700 Loma Vista Road.**

Request for an Alcohol Use Permit for a Type 41 License (On-Sale Beer and Wine – Eating Place) for alcohol sales at an existing convenience restaurant (Ventura Sandwich Company) on a 0.1-acre site in the T5.2 Urban Center zone within the Midtown Corridor with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Grant White, Assistant Planner
Applicant: Alex Martinez

Action: The Hearing Officer approved Resolution No. **CD-2023-43** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA
RESOLUTION NO. CD-2023- 43
APPROVING AN ALCOHOL USE PERMIT FOR VENTURA SANDWICH COMPANY
LOCATED AT 2700 LOMA VISTA ROAD

PROJECT NO.: 23-0352
CASE NO.: UP-06-23-0027

4. **PROJ-23-0311 – Daylight and Moon Café Alcohol Use Permit located at 2991 Loma Vista Road.**

Request for an Alcohol Use Permit for a Type 41 License (beer and wine) for on-site alcohol sales at a new restaurant (Daylight and Moon Café) on 0.36-acre site in the Limited Commercial (C-1) with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Kiera Pascua, Assistant Planner
Applicant: Joshua Moschiano

Action: The Hearing Officer approved Resolution No. **CD-2023-41** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-41
APPROVING AN ALCOHOL USE PERMIT FOR DAYLIGHT AND MOON CAFE
LOCATED AT 2991 LOMA VISTA ROAD**

**PROJECT NO.: 23-0311
CASE NO.: UP-05-23-0020**

FORMAL ITEMS

5. PROJ-23-0323 – Federle 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.

Recommendation: Approve the Coastal Development Permit, as conditioned.

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

SPEAKERS:

Staff: Grant White, Assistant Planner
Applicant: Frances Jeffery
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-35** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-35
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED AT 2954 SEAVIEW AVENUE**

**PROJECT NO.: 23-0323
CASE NO.: CDP-05-23-0031**

6. PROJ-22-0175 – The Yard Sign Warrant located at 328 E Main Street.

Request for a Warrant for The Yard to install 14 commercial signs totaling approximately 728 square feet on an 0.27-acre site located in the T6.1 (Urban Core) zoning district with a land use designation of Downtown Specific Plan.

Recommendation: Approve the Warrant, as conditioned.

Case Planner: Grant White, Assistant Planner

Applicant: Jeremy Ireland

SPEAKERS:

Staff: Grant White, Assistant Planner

Applicant: Jeremy Ireland

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: The hearing officer had communications with the applicant property owner providing information regarding the zoning ordinance and the process of applying for a sign warrant never displaying any support or non-support for the project.

Action: The Hearing Officer approved Resolution No. **CD-2023-40** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-40
APPROVING A WARRANT FOR THE YARD SIGNAGE
LOCATED AT 328 EAST MAIN STREET**

**PROJECT NO.: 22-0175
CASE NO.: V-09-22-0005**

7. PROJ-22-0216 – 2706 Bayshore Administrative Coastal Development Permit and Administrative Variance located at 2706 Bayshore Avenue.

Request for an Administrative Coastal Development Permit and Administrative Variance for increased lot coverage, a new attached 540 square-foot accessory dwelling unit, 124 square-foot garage addition, and replace tile roof with asphalt roof for a single-family residence on a 0.1-acre site in the Single-Family (R-1) zoning district with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the variance, as conditioned.

Case Planner: Gene Burse, Senior Planner

Applicant: Michael Kracow

SPEAKERS:

Staff: Jamie Peltier, Principal Planner
Applicant: Michael Kracow
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-36** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-36
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
AND ADMINISTRATIVE VARIANCE
LOCATED AT 2706 BAYSHORE AVENUE**

PROJECT NO.: 22-0216
CASE NO.: CDP-11-22-0017 and V-05-23-001

8. PROJ-23-0304 – Main Street Bridge Geotechnical Administrative Coastal Development permit located at Main Street Bridge.

Request for an 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 with a land use designation of Parks in the Coastal Zone.

Recommendation: Approve the Administrative Coastal Development permit, as conditioned.

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

SPEAKERS:

Staff: Jared Rosengren, Senior Planner
Applicant: None
Members of Public: Sabrina Soliz
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-37** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-37
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED
AT THE BASE OF THE MAIN STREET BRIDGE**

**PROJECT NO.: PROJ-23-0304
CASE NO.: CDP-04-23-0028**

9. PROJ-15381 – Community Memorial TPM Tentative Parcel Map located at 168 Brent Street and 153 North Joanne Avenue.

Request for a Tentative Parcel Map to create two commercial lots and convert an existing 36,126 square foot commercial building into 16 office condominium spaces on a 1.18 acre site in the Professional Office (PO) zoning district with a land use designation of Public and Institutional.

Recommendation: That the project be continued to a date uncertain.

Case Planner: Jared Rosengren, Senior Planner

Applicant: Buenavista Medical Properties

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

10. PROJ-23-0278 – Ivy Lawn Memorial Park Historical Design Review located at 5400 Valentine Road.

Request for a Historic Design Review to remodel an existing 3,247 square-foot single story office building and add a 3,328 square-foot second story addition to the same office building on a 14.74-acre site in the in the Limited Industrial Zone (M-1) zone with a land use designation of Industry.

Recommendation: Approve the Historical Design Review, as conditioned.

Case Planner: Tyler Walter, Associate Planner

Applicant: Dylan Chappell

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 Resolution No. **CD-2023-38** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-38
APPROVING A HISTORIC DESIGN REVIEW FOR
THE IVY LAWN ADMINISTRATIVE BUILDING
LOCATED AT 5400 VALENTINE ROAD**

**PROJECT NO.: 22-0278
CASE NO.: HDR-02-23-0005**

11. PROJ-23-0325 – Wright Residence Coastal Development Permit located at 1160 Winthrop Lane.

Request for an Administrative Coastal Development Permit to convert an existing garage into an Accessory Dwelling Unit, enclose two existing decks and an entry patio to an existing single-family residence on a 0.09-acre site in the Single-Family Beach (R-1-B) zone with a land use designation of Existing Urban and within the Coastal Zone.

Recommendation: Approve the Coastal Development Permit, as conditioned.

Case Planner: Taylor Hernvall, Associate Planner
Applicant: Perry Wright

SPEAKERS:

Staff: Taylor Hernvall, Associate Planner

Applicant: Perry Wright

Members of Public: None

Emails: [public comment](#)

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved Resolution No. **CD-2023-42** as presented and subject to conditions, entitled:

CITY OF SAN BUENAVENTURA

**RESOLUTION NO. CD-2023-42
APPROVING AN ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
LOCATED AT 1160 WINTHROP LANE**

**PROJECT NO.: 23-0325
CASE NO.: CDP-05-32-0032**

STAFF COMMUNICATION – None
ADJOURNMENT – meeting adjourned at 06:49 p.m.

FINAL