

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Michael McDonald, City Clerk

REGULAR MEETING

THURSDAY, JULY 28, 2022 6:00 P.M.

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

Staff: Peter Gilli, Community Development Director
Miles Hogan, Senior Assistant City Attorney
Levi Hill, Acting Planning Manager
Jamie Peltier, Principal Planner
Jared Rosengren, Senior Planner
Gene Burse, Senior Planner
Michael McDonald, Recording Clerk

The Hearing Officer called the meeting to order at 6:00 PM.

PUBLIC COMMUNICATIONS : None

CONSENT ITEM

1. **Approval of the Director's Hearing June 23, 2022, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Hearing Officer approved the June 23, 2022 meeting minutes as presented.

FORMAL ITEM

2. **PROJ-15305 – JENNINGS RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 3090 BAYSHORE AVENUE.**

Request for an Administrative Coastal Development Permit to construct a 4,102 square foot two-story single-family residence and 257 square foot attached ADU with a 535 square foot two-car garage on a 0.12-acre site in the Single Family (R-1-6) zoning district with a land use designation of Existing Urban in the Coastal Zone

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

Case Planner: Falak Zaidi, Associate Planner

Applicant: Garrett Jennings

SPEAKERS:

Staff: Jamie Peltier, Principal Planner

Applicant: Shawn Trujillo, Architect

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15305 – Jennings Residence, as presented and conditioned.

3. PROJ-15438 – CHURCH OF SCIENTOLOGY SIGN VARIANCE LOCATED AT 2151 ALESSANDRO DRIVE.

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: Approve the Sign Variance Permit, as conditioned.

Case Planner: Gene Burse, Senior Planner

Applicant: Alec Parodi, Church of Scientology of Ventura

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Mr. Conolly, Architect, Bobby Grantham, Public Affairs at Church of Scientology of Ventura

Members of Public: John Towski, Lucial Mouser, Colin Grey, Raul Martinez, Robert Guthery, Jonathan Jones, Wendy Sawder, Amy Cherie, Natalie Brutton, Steven Quondam, Larry Grove, Michael Benett, Caroline Berg, Tom Burton

Emails: [public comment](#), [public comment2](#) [public comment3](#), [public comment4](#), [public comment5](#)

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Action: The Hearing Officer continued PROJ-15438 – Church of Scientology to the August 25, 2022 Director’s Hearing.

4. PROJ-15460 – AXE AND ALE ALCOHOL USE PERMIT AND USE PERMIT LOCATED AT 5811 OLIVAS PARK DRIVE.

Request for an Alcohol Use Permit for a Type 47 License (on-sale general – eating place) and a Use Permit to allow Indoor Sports and Recreation for a new 9,896 square-foot restaurant (Axe & Ale Tavern) within an existing building on a portion of a 2.8-acre site in the Manufacturing Planned

Development (MPD) zoning district with a land use designation of Industry.

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

Case Planner: Jared Rosengren, Senior Planner

Applicant: Annette J Cortez

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: Lynn

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15460 – Axe and Ale, as presented and conditioned.

5. PROJ-15462 – STEVENS RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1027 BROCKTON LANE.

Request for an Administrative Coastal Development Permit for a modification and 189 square foot addition to an existing single-family residence on a 3,772 square foot site in the Single-Family Residential Beach (R-1-B) zoning district and with a land use designation of Existing Urban within the Coastal Zone.

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

Case Planner: Jared Rosengren, Senior Planner

Applicant: Terrell Cryer

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: None

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15462 – Stevens Residence, as presented and conditioned.

6. PROJ-22-0056 – MIDTOWN WINES ALCOHOL USE PERMIT LOCATED AT 981 E MAIN ST.

Request for an Alcohol Use Permit for a Type 20 Alcohol License (off-sale beer and wine) at a proposed 1,100 square-foot retail shop (Midtown Wines) on a 0.17-acre site in the General Urban (T4.1) zoning district within the Downtown Specific Plan.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Jamie Peltier, Principal Planner

Applicant: Jason Herber

SPEAKERS:

Staff: Levi Hill, Acting Planning Manager

Applicant: Jason Herber

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-22-0056 – Midtown Wines, as presented and conditioned.

STAFF COMMUNICATION

The August 11, 2022 Director's Hearing Cancelled. The next meeting is August 25, 2022.

ADJOURNMENT – meeting adjourned at 7:21 p.m.