

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, AUGUST 25, 2022 – 6:00 P.M.

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

Staff: Peter Gilli, Community Development Director
Levi Hill, Acting Planning Manager
Jamie Peltier, Principal Planner
Jared Rosengren, Senior Planner
Falak Zaidi, Associate Planner
Erica Hong, Associate Planner
Michael MacDonald, Recording Clerk

The Hearing Officer, Peter Gilli, called the meeting to order at 6:02 PM.

PUBLIC COMMUNICATIONS : None

CONSENT ITEM

- 1. Approval of the Director's Hearing July 28, 2022, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Hearing Officer approved the July 28, 2022 meeting minutes as presented.

FORMAL ITEMS

- 2. PROJ- 15349 VENTURA RANCH MARKET ALCOHOL USE PERMIT LOCATED AT 1532-1536 EAST MAIN STREET.**

Request for an Alcohol Use Permit for a Type 21 License (off sale general) for a new 9,100 square-foot grocery store (Ventura Ranch Market) within an existing building on a 28,265 sq. ft. site in the T4.5 zoning district with a land use designation of Commerce.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Jared Rosengren, Senior Planner

Applicant: Hakam Barakat

SPEAKERS:

Staff: Jared Rosengren, Senior Planner

Applicant: Hakam Barakat

Members of Public: Ken Simons
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer approved the Alcohol Use Permit for PROJ-15349 Ventura Ranch Market, as presented.

3. PROJ-15454 – FRITCH RESIDENCE MODIFICATION PERMIT PER THE THOMAS FIRE ORDINANCE LOCATED AT 196 NOB HILL LANE.

Request for a Modification Permit per the Thomas Fire Ordinance to rebuild a single family residence with a limited expansion of 24% and a height of 18 feet and 3 1/2 inches on a 18,651 sq. ft. site in the R-1-10 (single family) zoning district with a land use designation of Neighborhood Low.

Recommendation: Approve the Modification Permit per the Thomas Fire Ordinance, as conditioned.

Case Planner: Erica Hong, Associate Planner
Applicant: Dick and Pat Fritch

SPEAKERS:

Staff: Erica Hong, Associate Planner
Applicant: Steve Foster, Josh Griffin Cornerstone Architects, Stan Tenpenny, Tenpenny Construction
Members of Public: Ed Berghoff, Ellen Kelley, Sandy Breeberg, William Breeberg, Steve Noll
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer continued PROJ-15454 to the Director's Hearing of September 29, 2022

4. PROJ-22-0094 – LUCKY SUSHI & RAMEN ALCOHOL USE PERMIT LOCATED AT 2409 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 (Lucky Sushi & Ramen) 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 in the coastal zone

Recommendation: Approve the Alcohol Use Permit, as conditioned.

Case Planner: Shaveta Sharma, Contract Planner

Applicant: Suchanard Villegas, Lucky Sushi & Ramen

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 Alcohol Use Permit for PROJ-22-0094 Lucky Sushi & Ramen, as presented.

5. PROJ-15302 – AMANZI HOTEL DESIGN REVIEW LOCATED AT 298 S. CHESTNUT ST.

Request for a Design Review for exterior façade changes to an existing 3-story hotel located on a 1.33-acre site in the Neighborhood Center (T5.1) zoning district within the Downtown Specific Plan.

Recommendation: Approve the Design Review, as conditioned.

Case Planner: Falak Zaidi, Associate Planner

Applicant: Shantu Patel

SPEAKERS:

Staff: Falak Zaidi, Associate Planner

Applicant: Allen Teta with TRE Architecture

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15302 Amanzi Hotel, with the following condition:

- Lighting condition: Dark skies unless more lights needed for security.

6. PROJ-22-0086 – MILLER RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1019 DRIFTWOOD LANE.

Request for an Administrative Coastal Development Permit to add 267 square feet to an existing single-family residence on a 3,613 square foot lot located in the Single-Family (R-1-B) 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: Jamie Peltier, Principal Planner
Applicant: John Fenske

SPEAKERS:

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

Action: The Hearing Officer continued PROJ-22-0086 to the Director's Hearing of September 29, 2022

7. PROJ-22-0078 – RENFRO RESIDENCE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1309 BEACHMONT STREET.

Request for an Administrative Coastal Development Permit to remodel an existing single-family residence on a 0.1 acre located 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: Jamie Peltier, Principal Planner
Applicant: Mark Shellnut

SPEAKERS:

Staff: Falak Zaidi, Associate Planner
Applicant: None
Members of Public:
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Action: The Hearing Officer continued PROJ-22-0078 to the Director's Hearing of September 29, 2022

8. 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: Continue to the September 29, 2022 Director's Hearing.

Case Planner: Gene Burse, Senior Planner

Applicant: Alec Parodi, Church of Scientology of Ventura

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 continued PROJ-15438 to the Director's Hearing of September 29, 2022.

STAFF COMMUNICATION

The September 15, 2022, Director's Hearing will be cancelled. The next Director's Hearing is set for September 29, 2022.

ADJOURNMENT – meeting adjourned at 7:01 p.m.