

CITY OF VENTURA
ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**REGULAR MEETING
THURSDAY, AUGUST 26, 2021 – 6:00 P.M.
WEBEX EVENT**

Staff: Peter Gilli, Community Development Director
Megan Lorenzen, Assistant City Attorney II
Dara Sanders, Planning Manager
Bernadette Compean, Police Officer
Kevin Kohan, Contract Planner
Courtney Deppen, Recording Clerk

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

PUBLIC COMMUNICATIONS: None

FORMAL ITEMS

1. PROJ-15174 – Ventura Music Hall Alcohol Use Permit located at 1888 East Thompson Boulevard.

Request for an Alcohol Use Permit for a Type 47 (On Sale General - Eating Place) alcohol license for a live music event venue, restaurant, and bar on a 1.12-acre site in the T4.5 (General Urban Zone) district and land use designation of Commerce (Midtown).

Recommendation: Approve the Alcohol Use Permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (a) Existing Facilities.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Thomas Cussins, Ventura Music Hall LLC

SPEAKERS

Case Planner: Kevin Kohan, Contract Planner

Applicant: Thomas Cussins

Member of the Public: None

Documents: PowerPoint by Staff

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Ventura Music Hall Alcohol Use Permit for PROJ-15174 with the following modification to Condition No. 26:

- Staff is to include the original Use Permit Number noting “Accept as otherwise allowed by Use Permit No (*insert*), there shall not be (*list conditions*)”, which will cover the owner under the Use Permit and an Entertainment Permit will not be needed.
- Correct the hours of operations.

2. PROJ-14972 – Saint Paul Episcopal Church Amendment to Conditional Use Permit located at 149 Dunning Street, 3290 Loma Vista Road, and 3299 San Pablo Street.

Request for an Amendment to Conditional Use Permit No. 398 to convert an existing 3,824 square foot rectory study center building to a single-family residence on a 0.38-acre site in the R-3-1 (Multi-Family Residential) zone with a land use designation of Neighborhood Medium.

Recommendation: Approve the Amendment to Conditional Use Permit No. 398, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (a) Existing Facilities.

Case Planner: Kevin Kohan, Contract Planner

Applicant: David Kesterson, Lauterback & Associates Architects

SPEAKERS

Case Planner: Kevin Kohan, Contract Planner

Applicant: David Kesterson

Member of the Public: None

Documents: PowerPoint by Staff

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Saint Paul Episcopal Church Amendment to Conditional Use Permit for PROJ-14972 as presented and with the following addition:

- Note that this is an amendment to the Conditional Use Permit Numbers 79 and 398, subject to an attached administrative order.
- Staff work with the applicant to make corrections to the language to ensure it does not make significant changes to the permit and clear those changes through the City Attorney’s office before the final administrative order is issued.

3. PROJ-14945 – Spencer Residence Administrative Variances located at 2145 Hyland Avenue.

Request for Administrative Variances to exceed the lot coverage and reduce the side and rear yard setback for a 1,195 square foot addition to an existing 1,574 square foot single-family residence on a 0.13-acre site in the R-1-7 (Single Family) zone with a land use designation of Neighborhood Low.

Recommendation: Approve the Administrative Variances, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15305 Minor Alterations.

Case Planner: Kevin Kohan, Contract Planner

Applicant: Patty and Scot Spencer, Pablo Garcia

SPEAKERS

Case Planner: Kevin Kohan, Contract Planner

Applicant: None

Member of the Public: None

Documents: None

Ex Parte Communication: None

Action: The Administrative Hearing Officer continued PROJ-14945 to a date certain of September 9, 2021, Administrative Public Hearing

STAFF COMMUNICATION – Planning Manager Sanders announced that there will be an Administrative Hearing on September 9, 2021.

ADJOURNMENT – meeting adjourned at 6:20 PM.