

CITY OF VENTURA
ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**SPECIAL MEETING
THURSDAY, SEPTEMBER 10, 2020 – 6:00 P.M.
WEBEX EVENT**

Staff: Peter Gilli, Community Development Director
Jared Rosengren, Principal Planner
Tim Rosenstein, Associate Planner
Jamie Peltier, Associate Planner
Courtney Deppen, Recording Secretary

The Administrative Hearing Office called the meeting to order at 6:00 P.M.

PUBLIC COMMUNICATIONS: None

CONSENT ITEM

1. **Approval of the Administrative Public Hearing August 13, 2020 Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Administrative Hearing Officer approved the August 13, 2020 as presented.

FORMAL ITEMS

2. **PROJ-14502 – Malone Residence Administrative Coastal Development Permit located at 2781 Pierpont Boulevard.**

Request for an Administrative Coastal Development Permit for the construction of a second story and new garage to an existing single-family home located on a 6,000 square-foot site in the Single-Family Beach (R-1-B) zone.

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

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

Case Planner: Tim Rosenstein, Associate Planner

Applicant: Mark Villareal

SPEAKERS

Case Planner: Tim Rosenstein, Associate Planner

Applicant: not present
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Coastal Development Permit as conditioned.

3. PROJ-13780 – Pimentel Duplex Design Review and Warrant Permit located at 162 W. Park Row Avenue.

Request for a Formal Design Review and a Warrant for a new 4,733 square-foot two-unit residential development on a vacant 6,690 square-foot lot in the Urban General 2 (T4.2) zone.

Recommendation: Approve the Design Review and Warrant, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, In-Fill Development).

Case Planner: Jamie Peltier, Associate Planner

Applicant: Whitman Architectural Design, Inc.

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner
Applicants: Mark Whitman (available to answer questions)
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Design Review and Warrant as conditioned.

4. PROJ-14094 – Anderson Residence Administrative Variance Permit located at 2442 Sherwood Drive.

Request for an Administrative Variance to allow the replacement of an existing carport with a new garage within the front yard setback on an 8,700 square-foot lot in the Single Family (R-1-7) zone.

Recommendation: Approve the Administrative Variance, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

Case Planner: Jamie Peltier, Associate Planner
Applicant: Vina Lustado

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner
Applicant: Vina Lustado (available to answer questions)
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Variance as conditioned.

5. PROJ-14648 – Fix Way Design Review Permit located at 4 Fix Way.

Request for a Formal Design Review for exterior façade improvement to an existing 4,975 square-foot commercial development on a 4,975 square-foot lot in the Neighborhood Center (T5.1) zone.

Recommendation: Approve the Design Review, as conditioned.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

Case Planner: Jamie Peltier, Associate Planner
Applicant: Jason Herber, Herber Design

SPEAKERS

Case Planner: Jamie Peltier, Associate Planner
Applicant(s): Jason Herber, Architect (Herber Design)
Member of the Public: None
Documents: PowerPoint by Staff
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Planned Development Permit with modification to Condition 1.B – center recessed area.

Revised Condition 1. B

The center recessed area along the Ventura Avenue frontage shall be treated with either a [color or](#) material change, landscaping, or mural subject to the review and approval of the Planning Division.

STAFF COMMUNICATION – none.

ADJOURNMENT – meeting adjourned at 6:41 pm.