

CITY OF VENTURA

ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

REGULAR MEETING

THURSDAY, SEPTEMBER 23, 2021 – 6:00 P.M.

WEBEX EVENT

Staff: Peter Gilli, Community Development Director
Andy Heglund, Senior Assistant City Attorney
Dara Sanders, Planning Manager
Jared Rosengren, Senior Planner
Kevin Kohan, Contract Planner
Courtney Deppen, Recording Clerk

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

PUBLIC COMMUNICATIONS: None.

CONSENT ITEM

1. **Approval of the Administrative Public Hearing August 26, 2021, Meeting Minutes.**

Recommendation: Approve, as presented.

Action: The Administrative Hearing Officer continued the item to the October 14, 2021 Administrative Hearing.

FORMAL ITEMS

2. **PROJ-7807 – Goetting Residence Administrative Coastal Development Permit located at 1570 Vista Del Mar.**

Request for an Administrative Coastal Development Permit for a 2,828 square foot 2½ story addition and a new 440 square foot two-car garage to an existing 581 square foot single-family residence on a 14,383 square foot site in the Single Family (R-1-7) zone with a land use designation of Single Family within a Coastal zone.

Recommendation: Approve the Administrative Coastal Development Permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) Class 3, New Construction or conversion of Small Structures.

Case Planner: Adrian Paniagua, Associate Planner

Applicant: Shannon Dodge with Whitman Design Build Inc.

Action: The Administrative Hearing Officer continued PROJ-7807 to date uncertain to be re-noticed and agendized for a future Administrative Hearing.

3. PROJ-15160 – Uhls Residence Administrative Coastal Development Permit located at 1350 Camden Lane.

Request for Administrative Coastal Development Permit to construct a new two-story 2,653 square foot single-family residence with a 410 square foot attached garage, 220 square foot covered patio, 509 square foot balcony and 147 square foot covered porch on a 5,745 square foot site in the Single-Family Beach (R-1-B) zone with a land use designation of Existing Urban within the Coastal Zone.

Recommendation: Approve the Administrative Coastal Development Permit, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) Class 3, New Construction or conversion of Small Structures.

Case Planner: Sebastian Barrios, Contract Planner

Applicant: Amy James

SPEAKERS

Case Planner: Sebastian Barrios, Contract Planner

Applicant: Amy James

Member of the Public: None

Documents: PowerPoint by Staff

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved PROJ-15160 as presented with the following added condition:

- The applicant coordinate with staff to modify the exterior building, trim, and railing colors, so they are not the same color.

4. PROJ-15124 – Vinfast Dealership Design Review located at 6660 Auto Center Drive.

Request for Formal Design Review for site improvements and exterior façade change to an existing 18,126 square foot auto dealership on a 3.87-acre site in the Commercial Planned Development (CPD) Zone within the Olivas Park Specific Plan.

Recommendation: Approve the Formal Design Review, 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: Sebastian Barrios, Contract Planner

Applicant: John Hofer and Jane Collette

SPEAKERS

Case Planner: Sebastian Barrios, Contract Planner

Applicant: Jane Collette

Member of the Public: None

Documents: PowerPoint by Staff

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved PROJ-15124 as presented with a modification to the street name on Condition #4 to Auto Center Drive.

5. PROJ-14665 – Ross Office Building Design Review located at 1691 East Main Street.

Request for Formal Design Review for exterior modifications to an existing 1,213 square foot medical office building on a 6,700 square foot site in the General Urban (T4.5) zoning district within the Midtown Corridors Development Code.

Recommendation: Approve the Formal Design Review, subject to the conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (a) Class 1, Existing Facilities and Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation).

Case Planner: Jared Rosengren, Senior Planner

Applicant: Jay Ross

SPEAKERS

Case Planner: Jared Rosengren, Senior Planner

Applicant: Troy White with TW Land Planning & Development

Member of the Public: Errol Barb

Documents: PowerPoint by Staff

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved PROJ-14665 as presented with a modification that Condition #5 be deleted as it was added in error. The Administrative Hearing Officer encouraged the applicant to find alternate locations for more canopy trees, potentially benefiting the heat/island effect in the paved area.

STAFF COMMUNICATION

Planning Manager Dara Sanders reported the Next Administrative Hearing will be October 14, 2021.

ADJOURNMENT – meeting adjourned at 6:38 pm.

FINAL