

CITY OF VENTURA

DIRECTOR'S HEARING MINUTES

Peter Gilli, Hearing Officer
Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, SEPTEMBER 29, 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
Erica Hong, Associate Planner
Falak Zaidi, Associate Planner
Michael MacDonald, Recording Clerk

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

PUBLIC COMMUNICATIONS : None

CONSENT ITEM

1. **Approval of the Director's Hearing August 25, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Action: Continued to next Director's Hearing due to errors.

FORMAL ITEMS

2. **PROJ-15438 – CHURCH OF SCIENTOLOGY SIGN VARIANCE PERMIT LOCATED AT 2151 ALESSANDRO DRIVE.**

Request for an Administrative Coastal Development Permit to add 267 square feet to an existing single-family residence on a 0.08-acre lot located in the Single-Family Beach (R-1-B) zoning district with a land use designation of Existing Urban within the coastal zone.

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

Case Planner: Gene Burse, Senior Planner

Applicant: Church of Scientology Ventura, Alec Parodi

SPEAKERS:

Staff: Jamie Peltier, Principal Planner

Applicant: Mr. Conolly and Bobbi Grantham

Members of Public: Wendy Sauder, Bob Guthrie, Lilth, Amy Cherrie, Pete Freeman, Michael Erwin, Jason Rutland, Lucille Boucher, Scott McCarthy, Bruce Whitey, David Coventry, Russ Hench, Denis Downing, Ken Wright, Don Thompson, Steven Sutler, Raul Martinez, Natalie Bouton, Mike Freegan.

Emails: None

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-15438 – Church of Scientology, as presented and conditioned.

- Condition #1 revised modified: Up to 93.1 Sq. Ft.
- Condition #2 revised to 24 months to install.

3. 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 0.08-acre lot located in the Single-Family Beach (R-1-B) zoning district with a land use designation of Existing Urban within the coastal zone.

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

Case Planner: Falak Zaidi, Associate Planner

Applicant: John Fenske

SPEAKERS:

Staff: Falak Zaidi, Associate Planner

Applicant: John Fenske

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-22-0086 Miller Residence, as presented and conditioned.

4. 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 within the coastal zone.

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

Case Planner: Falak Zaidi, Associate Planner

Applicant: Mark Shellnut

SPEAKERS:

Staff: Falak Zaidi, Associate Planner

Applicant: Mark Shellnut

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Action: The Hearing Officer approved PROJ-22-0078 Renfro Residence, as presented and conditioned.

5. PROJ-15454 – FRITCH RESIDENCE MODIFICATION PERMIT 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 17 feet and 11 1/2 inches on a 0.4-acre site in the Single Family Residential (R-1-10) zoning district with a land use designation of Neighborhood Low

Recommendation: Approve the Modification Permit, as conditioned.

Case Planner: Erica Hong, Associate Planner

Applicant: Dick and Pat Fritch

SPEAKERS:

Staff: Erica Hong, Associate Planner

Applicant: Josh Griffin, Project Manager Cornerstone Architects, Stan Tenpenny, builder.

Members of Public: Steve Knoll, William Breburg, George Owen.

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: Yes, Peter Gilli visited neighbor site.

Action: The Hearing Officer approved PROJ-15454 Fritch Residence as modified and conditioned.

- Condition Change: Reduce ridgelines other than the main over the entry to 551.8 in elevation.

6. PROJ-22-0075 – 39 N CALIFORNIA HISTORIC DESIGN REVIEW LOCATED AT 39 N CALIFORNIA STREET.

Request for Historic Design Review for an exterior remodel consisting of window changes and accessibility improvements to an existing office building located on a 0.1-acre site in the Urban Core (T6.1) zoning district within the Downtown Specific Plan (DTSP) and coastal zone.

Recommendation: Approve the Historic Design Review, as conditioned.

Case Planner: Erica Hong, Associate Planner

Applicant: Rasmussen and Associates

SPEAKERS:

Staff: Erica Hong, Associate Planner

Applicant: None

Members of Public: None.

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None.

Action: The Hearing Officer approved Proj-22-0075 37 N California, as presented and conditioned.

STAFF COMMUNICATION –

Director's hearing for October 13, 2022, hearing is cancelled. The next Director's Hearing will be on October 27, 2022.

ADJOURNMENT – meeting adjourned at 8:28 p.m.