

CITY OF VENTURA

# ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

**SPECIAL MEETING  
THURSDAY, OCTOBER 15, 2020 – 6:00 P.M.  
WEBEX EVENT**

Staff: Peter Gilli, Community Development Director  
Neda Zayer, Assistant Community Development Director  
Andy Heglund, Senior Assistant City Attorney  
Jamie Peltier, Associate Planner  
Monique Gil, Associate Planner  
Courtney Deppen, Recording Secretary

The Administrative Hearing Officer called the meeting to order at 6:02 P.M.

**PUBLIC COMMUNICATIONS:** None

**CONSENT ITEM**

1. **Approval of the Administrative Public Hearing September 24, 2020 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Administrative Hearing Officer approved the Administrative Public Hearing September 24, 2020 meeting minutes as presented.

**FORMAL ITEMS**

2. **PROJ-14538 – Ventura Bike Depot Tentative Parcel Map and Administrative Coastal Development Permit located at 239 W. Main Street/ 50 Julian Street.**

Request for a Tentative Parcel Map and Administrative Coastal Development Permit to create two legal lots from a 24,142 square-foot site in the Urban General (T4.3) zone within the Downtown Specific Plan.

**Recommendation:** Approve the Tentative Parcel Map and Administrative Coastal Development Permit, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions).

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Silvas Investments, LLC

Staff recommended continuance of PROJ-14538 to the next Administrative Public Hearing of October 29, 2020.

**Action:** The Administrative Hearing Officer approved continuance of PROJ-14538 to the October 29, 2020 Administrative Public Hearing.

**3. PROJ-14587 – Weber/Goodman Lot Line Adjustment located at 1011 Weber Circle/ 915 Goodman Avenue.**

Request for a Lot Line Adjustment to move an interior lot line to establish a 4.7-acre lot (APN 083-0-050-430) and a 2-acre lot (APN 083-0-050-490) in the Residential Planned Development (RPD-25 and RPD-14) zones with a land use designation of Neighborhood High.

**Recommendation:** Approve the Lot Line Adjustment, as conditioned.

**California Environmental Quality Act**

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

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Jensen Design and Survey, Inc.

**SPEAKERS**

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Tanner Shelton, Jensen Design & Survey, Inc.

**Member of the Public:** None

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Lot Line Adjustment as conditioned.

**4. PROJ-14601 – Tibbals Residence Administrative Coastal Development and Administrative Variance located at 1030 Waterbury Lane.**

Request for an Administrative Coastal Development Permit and Administrative Variance for the construction of a 191 square-foot addition and to raise the roof pitch of the existing single-story, single-family residence and garage on a 3,480 square-foot site in the Single Family (R-1-B) zone with a land use designation of Existing Urban.

**Recommendation:** Approve the Administrative Coastal Development Permit and 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:** Kevin Miller, Oceanview Design

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Jensen Design and Survey, Inc.

**SPEAKERS**

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Kevin Miller, Oceanview Design

**Member of the Public:** None

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Administrative Coastal Development Permit and Administrative Variance, as conditioned.

**5. PROJ-14088 – AM Noodle Alcohol Use Permit located at 4744 Telephone Road, #4.**

Request for an Alcohol Use Permit for an ABC license Type 41 (On-sale Beer and Wine – Eating Place) for a new restaurant, “AM Noodle” in the Riviera Shopping Center on a 6.7-acre site in the Commercial Planned Development (CPD) zone with a land use designation of Commerce.

**Recommendation:** Approve the Alcohol Use 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:** Monique Gil, Associate Planner

**Applicant:** Chairat Puengrod

**SPEAKERS**

**Case Planner:** Monique Gil, Associate Planner

**Applicant:** Not available

**Member of the Public:** None

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Alcohol Use Permit as conditioned.

**6. PROJ-12391 – Wendy’s Formal Design Review located at 2662 East Thompson Boulevard.**

Request for Formal Design Review for façade modifications to an existing 2,364 square foot drive-thru restaurant and converting an existing enclosed patio (greenhouse) into an open-air patio (California room) on a 2.7-acre site in the General Urban (T4.5) zone with a land use designation of Commerce.

**Recommendation:** Approve the Formal 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:** Monique Gil, Associate Planner

**Applicant:** John Dodson

**SPEAKERS**

**Case Planner:** Monique Gil, Associate Planner

**Applicant:** John Dodson; Andrew Feinour, VP – Facilities and Construction for Wendy’s Company

**Member of the Public:** Shelley Sian

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approve the Formal Design Review with modification as follows:

- All pilaster columns shall have a minimum depth of one foot. Applicant has the option to widen the columns to make it more proportional with the new depth.
- Front Entry (West Façade) tower height shall be lowered to align with the top of the parapet or the aluminum fascia. The proposed red color scheme maybe retained if the applicant wants to do that.
- Drive-thru (East Façade) tower height shall be reduced (the same height as the front entry) and the color will be changed to another color used in the façade.
- Side Entry (North Façade) red blade’s proposed height is approved and the applicant has the option to slightly widened it to provide more space around the signage. The proposed red color scheme is approved.

**STAFF COMMUNICATION**

Assistant Community Development Director Zayer announced that the next Administrative Public Hearing is on October 29, 2020.

**ADJOURNMENT** – meeting adjourned at 6:33 pm.