

CITY OF VENTURA

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# DIRECTOR'S HEARING MINUTES

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Peter Gilli, Hearing Officer  
Neda Zayer, Hearing Officer

Michael MacDonald, City Clerk  
Mile Hogan, Assistant City Attorney II

## REGULAR MEETING

**THURSDAY, OCTOBER 27, 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, Senior 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:** The Hearing Officer approved the August 25, 2022 meeting minutes as presented.

## FORMAL ITEMS

- 2. PROJ-14897 – 141 N. VENTURA AVENUE MAJOR DESIGN REVIEW AND ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 141 N. VENTURA AVENUE.**

Request for a Major Design Review and Administrative Coastal Development Permit to renovate the existing commercial building to include two (2) commercial tenant spaces and add nine (9) apartments on a 0.1-acre site in the Neighborhood Center (T5.1) zone within the Downtown Specific Plan and coastal zone

**Recommendation:** Project 14897 – 141 N. Ventura Avenue to be continued to the next Director's Hearing on November 10, 2022 due to noticing error on staff's behalf.

**Case Planner:** Jamie Peltier, Principal Planner

**Applicant:** Jason Herber

**SPEAKERS:**

**Staff:** Jamie Peltier, Principal Planner

**Applicant:** None

**Members of Public:** None

**Emails:** None

**Documents:** None

**Ex-Parte Communication:** None

**Action:** The Hearing Officer continued Project 14897 – 141 N. Ventura Avenue to the next Director’s Hearing on November 10, 2022.

**3. PROJ-22-0118 – EXTRA SPACE STORAGE MAJOR DESIGN REVIEW, PLANNED DEVELOPMENT PERMIT, USE PERMIT, AND MINOR VARIANCE LOCATED AT apn:084-0-104-075.**

Minor Variances for a proposed three-story 124,965 square foot personal storage facility on a 2.5-acre site in the Manufacturing Planned Development (MPD) zoning district with a land use designation of Industry

**Recommendation:** Approve the Major Design Review, Planned Development Permit with concurrent Minor Variances, and Use Permit as conditioned.

**Case Planner:** Erica Hong, Senior Planner

**Applicant:** JSF Management, LLC

**SPEAKERS:**

**Staff:** Erica Hong, Senior Planner

**Applicant:** Daniel Hinojosa, Extra Space Storage

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

**Action:** The Hearing Officer approved PROJ-22-0118– Extra Space Storage, as presented and conditioned.

**4. PROJ-22-0128 – DESARIO ADU ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT LOCATED AT 1181 SHELLBURN LANE.**

Request for a Coastal Development Permit to convert 288 square feet of an existing detached garage into an Accessory Dwelling Unit located on a 0.08-acre site in the Single Family Beach (R-1-B) zone with a land use designation of Existing Urban in the coastal zone.

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

**Case Planner:** Erica Hong, Senior Planner  
**Applicant:** Daniel and Anne DeSario

**SPEAKERS:**

**Staff:** Erica Hong, Senior Planner

**Applicant:** Anne DeSario, Owner

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:**

**Action:** The Hearing Officer approved PROJ-22-0128– DeSario ADU, as presented and conditioned.

**STAFF COMMUNICATION** – Next Director’s Hearing is November 10, 2022.

**ADJOURNMENT** – Meeting adjourned at 6:11 p.m.