



Planning Division  
501 Poli Street  
Ventura, CA 93001  
805.654-7893

## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**Project Title:** Anastasi Development Project

**Project Location:** A 5.61-acre vacant lot at the intersection of Harbor Boulevard and Seaward Avenue, near the US-101 freeway

**Assessor's Parcel No.:** 081-0-054-030 and 076-0-010-235

**Project Applicant:** Anastasi Development Company, LLC  
511 Torrance Boulevard, Suite 200  
Redondo Beach, California 90277

**Project Contact:** Jared Rosengren, Principal Planner  
[jrosengren@cityofventura.ca.gov](mailto:jrosengren@cityofventura.ca.gov)

**Project Description:** The project includes a tentative tract map that would subdivide the project site into three parcels: Parcel 1 (3.78 acres); Parcel 2 (1.29 acres); and Parcel 3 (0.54 acres). The project would involve construction of 11 residential buildings and five mixed use buildings on the project site; as well as four single story, above ground enclosed parking garages. The project would include a total of 96 residential units arranged as rowhouse and stacked dwelling units with one, two, or three bedrooms. The project would also include 5,005 square feet (sf) of live/work space and 18,755 sf of commercial space, including a 2,500 sf café/restaurant. The project would require discretionary approvals and permits including a Coastal Development Permit, Major Design Review, and Tentative Tract Map.

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**NOTICE IS HEREBY GIVEN THAT** the City of San Buenaventura proposes to adopt an IS-MND for the above-referenced project. The IS-MND is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects would be reduced to a less than significant level. The reasons to support such a finding are documented in the Initial Study prepared by the City.

The Initial Study–Mitigated Negative Declaration (IS-MND) is available at the City's Community Development Department located at 501 Poli Street, Ventura, California 93001 and at the E.P. Foster Library, 651 E Main Street, Ventura, California 93001. The document is

also available at: <https://www.cityofventura.ca.gov/2053/Enviromntl-Docs-Local-Coastal-Program-Am>

Written comments regarding the proposed IS-MND must be submitted to the Community Development Department **prior to 5:00 p.m. on the last day of the 20-day public review/comment period (May 5, 2025)**. All correspondence and any questions regarding the Mitigated Negative Declaration should be directed to the following City staff:

**NAME:** Jared Rosengren  
**TITLE:** Principal Planner  
**ADDRESS:** City of San Buenaventura  
Community Development Department  
501 Poli Street  
Ventura, California 93002-009  
**EMAIL:** [jrosengren@cityofventura.ca.gov](mailto:jrosengren@cityofventura.ca.gov)

*Public Review Period:* **Begins –April 14, 2025** **Ends – May 5, 2025**

**Public Hearing and Comments.** Separate public noticing will be provided prior to the public hearing. All comments concerning the draft IS-MND should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Jared Rosengren, Principal Planner, at [jrosengren@cityofventura.ca.gov](mailto:jrosengren@cityofventura.ca.gov). Written comments may be mailed to the City of Ventura, Planning Division, 501 Poli Street, CA 93001 or emailed directly to [jrosengren@cityofventura.ca.gov](mailto:jrosengren@cityofventura.ca.gov).

Public input on these matters is encouraged, however, all public comments must be focused on the project’s environmental effects only and whether they have been adequately addressed in the Draft Initial Study-Mitigated Negative Declaration. If you challenge the action taken on the project description in this notice in court, you may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the above at/or prior to the public hearing.

Signature:   
Jared Rosengren  
Principal Planner  
[jrosengren@cityofventura.ca.gov](mailto:jrosengren@cityofventura.ca.gov)

Date: April 11, 2025