



Recently Approved Projects as of April 03, 2024

County of Ventura • Resource Management Agency • Planning Division

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Recently Approved Projects include the following entitlement types: Conditional Use Permit, Land Conservation Act Contract, Conditional Certificates of Compliance, Continuation of Non-Conformity, Planned Development Permit, Permit Modification, Variance, Subdivision, General Plan Amendment and Zone Change. Source: Ventura County Planning Division Accela Database, as of 4/3/2024.

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL19-0045	6940170240	1050 POTRERO RD, WESTLAKE VILLAGE, CA 91361	Conditional Use Permit	02/14/2024	<p>The Applicant requests that a CUP be granted to authorize Outdoor Events (Ventura County Non-Coastal Zoning Ordinance, § 8107-46.4) ("conditionally permitted outdoor events"). The Applicant requests 60 outdoor events per calendar year for an initial 5-year term with a subsequent option to renew for a term of 10 years each. The project site is currently developed (in part) with a horse ranch operation. The proposed project's CUP boundary encompasses the eastern portion of the property, which consists of approximately 21 acres of the 38.3-acre lot. The proposed project includes up to 60 events per calendar year, with events occurring between 10:00 am and 11:00 pm. Amplified music will be turned off at 10:00 pm and guests will be required to leave the property by 11:00 pm. Clean-up and tear down of the event site will occur no later than 12:00 am (midnight) on the day of the event. Set-up of the site will occur as early as, but no earlier than, 8:00 am. All staff will be required to vacate the property by 12:00 am. Events requiring set-up and/or break-down on a day separate from the event day will be counted towards one of the allowed 60 event days. The proposed project will allow for tenting of the outside area of the property for temporary events, and the tents will be taken down within 24 hours of the event start time. The proposed events may occur on any day throughout the year. However, the majority of the events are likely to occur between March 1st and November 1st due to expected fair weather. Event frequency will likely be reduced between November 2nd and February 31st.</p> <p>Day events, including bridal showers, tea parties, and corporate meetings are expected to last, on average, three hours with an additional three hours allotted for vendor set-up and tear down. Evening events, including non-profit and corporate events, and weddings, will be expected to last, on average, six hours with an additional five hours for vendors to set-up and tear-down.</p> <p>No grading is required to facilitate the proposed project and only development to construct the southeastern driveway in accordance with the County Road Standard Plate E-2 will occur for the proposed project. An existing private entrance road off West Potrero Road will provide access to the project site from the northern side of the property. Additionally, a decomposed granite path, located on the east side of the property, will provide access to the project site. An existing domestic water well located in the Lake Sherwood Groundwater Basin provides water to the site. However, water for temporary outdoor events will be brought on-site for each event, and the applicant will not use the existing well to provide water for the events. A septic system provides existing on-site wastewater treatment; however, the applicant will be providing portable restrooms rather than using the existing septic system, for sewage disposal for the events.</p> <p>Guests Count: The applicant is proposing to limit attendance to a maximum of 375 guests per event.</p> <p>Noise: The proposed project includes the use of a PA system for DJs and/or bands and will be monitored and regulated by a designated staff member with a decibel reader.</p> <p>Parking, Transport & Circulation: Guest parking will be located in a parking area within the northeastern portion of the CUP boundary as depicted on the proposed site plan. The parking area will be located to the north of the event area and will include 315 parking spaces. Additionally, the applicant is proposing to manage parking as follows: 1. A gate guard, who will also operate as traffic control, will attend events of 100 people or more and all evening events. Additionally, valet service, which will also assist with traffic control, will be provided for events with 100 people or more and will be available for all events with at least 50 people. The applicants full description is downloaded in the Accela Document tab</p>	Justin Bertoline:	Michael Fowler 1050 Potrero Road Thousand Oaks, CA 91361; 805-208-6961
PL19-0109	0900190355		Conditional Certificate of Compliance	12/05/2023	Conditional Certificate of Compliance for an illegal lot with APN 090-0-190-355 (for sale, lease and finance only).	Noe Torres: (805) 654-3635	Esther Martinez 2708 W Camas St Boise, ID 83705; 805-746-8514

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PL20-0031	0640150165	1988 N CRIMEA ST, VENTURA, CA 93001	Conditional Use Permit	01/11/2024	<p>Conditional Use Permit for a new wireless communication tower to replace one originally permitted through Special Use Permit 1259.</p> <p>Two telecommunications towers, the associated equipment, and building (located on APN: 064-0-150-165 (Old APN: 065-0-150-075)) were approved through Resolution No. 60-34 granting Special Use Permit No. 1259; Special Use Permit No. 1259 which has no expiration date.</p> <p>All of the digital files in support of the project are downloaded in the Accela Document Tab under PL20-0031</p>	Thomas Chaffee: (805) 654-2406	Alexander Lew 210 West Birch Street, Suite 201 Brea, CA 92821; 714-401-2241
PL20-0091	6940210430	850 CARLISLE RD, Ventura County Unincorp	Minor Modification	02/14/2024	<p>The Project is a Minor Modification to CUP 3790 for the continued use (10 years) of an existing animal compound referred to as Exotic Animals. The CUP currently has an expiration date of August 22, 2020 and would be extended for an additional 10 years. The animal compound houses and trains exotic and domestic animals and requests to keep the allowance of previously owned animals for future needs. Previously permitted and existing animals at the compound include the following (see table 1 of COAs).</p> <p>One full time employee works at the property and up to three part time employees are hired as needed for maintenance. Trainers visit the site to work with specific animals as contracted. The maximum allowance of employees at the facility is four. The Applicant/Owner lives on the neighboring property addressed as 864 West Carlisle Road (APN 694-0-210-765) and is available 24 hours/day as a caretaker to the facility. The property is not open to the public and no filming is allowed onsite. Some of the animals are transferred to an offsite location for educational purposes. Animal waste is cleared from caged areas daily, bagged in airtight containers, and disposed of by a licensed hauling company or taken to a permitted waste disposal facility.</p> <p>Water to the site is provided by an existing water well (SWN 01S19W05D02S). No restrooms are located on the project site; as such there is no onsite wastewater treatment systems or sewer hookup. The neighboring property and animal compound (CUP 3397) on parcel 694-0-210-760 have a bathroom in the onsite office available for employee use. Access to the site is via a private driveway to Carlisle Road. The site is currently licensed by the United States Department of Agriculture (Certificate 93-C-0055), Federal Fish and Wildlife Migratory Bird Office (Permit No. MB679846), CA Department of Fish and Wildlife (Restricted Species Permit No. 2189), and the County of Ventura Animal Services (Wildlife License R20-271205).</p> <p>The following table provides a list of the existing structures onsite (see table 2 in COAs).</p> <p>There is no grading or vegetation removal proposed with this project.</p>	Angela Georgeff:	John Newton 159 Moonsong Court Moorpark, CA 93021; 805-529-3494
PL22-0065	0300030540	11818 OJAI SANTA PAULA RD, Ventura County Unincorp	Modification	03/28/2024	<p>Minor Modification to an existing Wireless Communication Facility (WCF) for a 10-year time extension. The existing facility consists of:</p> <p>Four (4) approximately 15-foot tall antenna support structures Twelve (12) panel antennas Equipment shelter housing cabinets Approximately 2,650 square foot lease area Emergency backup generator.</p> <p>No changes are proposed with this time extension.</p>	Benjamin Reinert: (805) 654-2466	Scott Dunaway 1114 State Street Santa Barbara, CA 90274; 8056370339

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PL22-0082	7000060100		Planned Development	11/01/2023	<p>Coastal Planned Development (PD) Permit to construct a 4,880 square feet (sq. ft.) one-story single-family dwelling with an attached 1,046 sq. ft. four car garage, a 452 sq. ft. covered patio and swimming pool with barbeque area on the northeast portion of the proposed building pad. The roof of the single-family dwelling will contain solar panels, which will provide electricity to the project site, and a 500-gallon propane tank for heating. Access to the site is provided by way of Yerba Buena Road using an existing unimproved 20-foot wide by 1,700-foot-long private driveway that will be upgraded per Ventura County Fire Protection District standards for access. Estimated earthwork includes 4,308 cubic yards cut and 2,835 of cubic yards fill and 1,473 cubic yards of export. Grading will consist of 2:1 cut and fill slopes and a building pad with a 2-5% gradient.</p> <p>Water service will be provided by an existing permitted private water well (01S20W22F02S). Two proposed 4,995-gallon galvanized steel water tanks will provide water storage for domestic and firefighting purposes. An onsite wastewater treatment system (OWTS) that includes two seepage pits, approximately 5 feet wide by 50 feet deep, a septic tank, and a treatment system tank would be constructed adjacent to and west of the single-family dwelling.</p> <p>The proposed project will permanently remove approximately 121,314 sq. ft. (2.785 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the construction of the access road, the home, and the required 100-foot fuel modification zone. Approximately 2,700 sq. ft. of ESHA was cleared without the benefit of a permit 13,590 sq. ft. (0.312 acres) associate with previous development on the western portion of the site and 1,829 sq. ft. (0.042 acres) of ruderal vegetation west of the access road. A total of 3.097 acres of ESHA will require mitigation at a 2:1 ratio (6.19 acres). Restoration of 0.312 acres will occur onsite, the remaining 5.882 acres will be mitigated through the acquisition of offsite parcels to be dedicated to Mountains Recreation and Conservation Authority (MRCA).</p>	John Oquendo: (805) 654-3588	Michael Weisberg 10715 Yerba Buena Road Malibu, CA 90265; 805-444-4294
PL22-0147	0080190295	4860 CASITAS PASS RD, RINCON, CA	Lot Line Adjustment	12/18/2023	Lot Line Adjustment between 3 legal lots in the Casitas Spring Area within Open Space 40 acre Zone, under APN 008-0-140-35. Subject lots to be adjusted are legal under PMW 66	Piper Smith: (805) 654-2434	Welsh James D-laurie 38 S. La Cumbre Santa Barbara, CA 93108; 8056804887
PL22-0173	0600410395	3694 W PACIFIC COAST HY, RINCON, CA	Permit Adjustment	01/02/2024	Site Plan Adjustment to Coastal PD PL17-0014. Lot 81A.	Kristina Boero: (805) 654-2467	Leslie T Kaplan 196 Lake Sherwood Drive Lake Sherwood, CA 91361; 8057966721
PL22-0174	8500012045		Lot Line Adjustment	01/03/2024	<p>Lot Line Adjustment between APNs 850-0-012-125 (35 Corral) and 850-0-012-045 (190 Saddlebow)</p> <p>Parcels were legally created under Rancho Simi Tract Map, Portion Tract 2008-6, M.R. Bk.53, Pg.51 Portion Tract 2008-5, M.R. Bk. 51, Pg.66</p>	Piper Smith: (805) 654-2434	Greg Wardle 7045 La Fonda Court Ventura, CA 93003; 8056426246
PL22-0175	0000000000	8880 Pacific Coast, CA	Conditional Use Permit	04/02/2024	Conditional Use Permit to establish to allow the installation of wireless communication equipment placed on an existing utility pole along an existing developed roadway on the north side of the Pacific Coast Highway immediately above Point Magu State Park Beach. Existing antennas will be replaced with larger models installed with shorter arms closer to the pole. The antennas are proposed to be mounted by arms at 29' the utility poles. The associated equipment will also be replaced with an increase in volume on the pole. The associate equipment is placed parallel to the street as to not increase the "width of the pole." Equipment and risers will be painted to blend in with the pole.	Thomas Chaffee: (805) 654-2406	Robin Pendley 9275 Corbin Avenue Northridge, CA 91324; 714-296-3942

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PL22-0180	1490010175	2838 FRIEDRICH RD, Ventura County Unincorp, CA 93036	Major Modification	10/17/2023	<p>The Project involves a Minor Modification of CUP Case No. PL15-0034 to authorize the continued operation of its existing water production, storage, and transmission facilities on APNs 149-0-041-205 (2838 Friedrich Road) and 149-0-041-185 (2828 Friedrich Road) for an additional 40 years after approval of the modified CUP. Existing water facility structures and equipment on APN 149-0-041-205 include a water well, well pump, a 125,000 gallon water storage tank, a 10,000 gallon pressure tank, pumping station (four 25 horsepower pumps, one 15 horsepower pump), chlorination facilities, storage structure, generator, electrical cabinet, Supervisory Control and Data Acquisition system, fences/walls, landscaping, and signage. This water facility operates with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. Existing water facility structures and equipment on APN 149-0-041-185 include a 120,000 gallon water storage tank, emergency interconnect system, security lighting, gravel access drive, chain link frontage fence with barbed wire (maximum eight feet tall), landscape screening (approx. 475 square feet) along the frontage fence and eastern and western property lines, and an at-grade detention basin. There are no pumps at this location and no sound is emitted. There are communication lines, a water transmission pipeline, and tank/line associated valve arrangements on, between, or connecting the facilities at APNs 149-0-041-205 and 149-0-041-185.</p> <p>In addition, the applicant proposes the construction and installation of a backup water production, storage, and transmission facility on APN 149-0-043-135 (3802 Almond Drive). APN 149-0-043-135 contains an existing single family dwelling which will be moved off the subject property to a vacant lot in the Nyeland Acres neighborhood and a laundry structure (non-commercial) which will be demolished. For a complete project description, please see the conditions of approval document.</p>	Charles Anthony: (805) 654-3683	Mike Barber 3701 Orange Drive Oxnard, CA 93036; 805-415-2787
PL23-0003	1090340090	5050 NORTHRIDGE DR, CAMARILLO, CA	Lot Line Adjustment	10/18/2023	<p>Lot line adjustment between two legal lots so that APN 109-0-340-090 (Parcel 1) is 40.21 acres and APN 109-0-340-100 (Parcel 2) is 61.38 acres.</p> <p>Existing parcel sizes: 109-0-340-090 is 41.61 acres (Parcel 1) 109-0-340-100 is 61.38 acres (Parcel 2)</p>	Amanda Bonavida: (805) 654-2476	Arnold Meyerstein 23500 Long Valley Road Hidden Hills, CA 91302; 3109257764
PL23-0032	0330372070	11400 N. VENTURA AV, OAJI, CA 93023	Minor Modification	12/11/2023	<p>Minor Modification to CUP PL14-0151 for the continued operation and maintenance of an existing WCF for an additional 10-year period (Case No. PL23-0032). The existing WCF is designed as a 42-foot faux eucalyptus tree and includes ground mounted equipment shelters within a screened fenced enclosure. AT&T antennas are mounted at 37-feet in height. T-Mobile antennas are mounted at 23-feet in height.</p> <p>The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by an unpaved footpath connected to North Ventura Avenue. There are no operational or physical changes to the existing WCF proposed as part of this project.</p>	Adams Bernhardt: (805) 654-3436	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203; 714-328-3385
PL23-0052	1080080065	1245 GRIMES CANYON RD, FILLMORE, CA 93015	Land Conservation Act	12/05/2023	<p>LCA Contract to rescind three existing LCA Contracts (Contract Nos. 3-13.1, 3-13.3 and 3-13.4) and re-enter into one new 10-year LCA contract (Contract No. 3-13.5) on three legal lots totaling 158 acres. Approximately 154.92 acres (98.05%) are in crop production. The new LCA contract will coincide with the configuration of the legal lots (Certificate of Compliance No. CC13-11-868 recorded on May 15, 2014, Document No. 20140515-0061633-0, Certificate of Compliance No. CC13-11-869 recorded on May 15, 2014, Document No. 20140515-0061634-0, and Certificate of Compliance No. CC13-11-870 recorded on May 15, 2014, Document No. 20140515-0061635-0).</p>	Kristina Boero: (805) 654-2467	
PL23-0054	6630300055	588 CAMINO MANZANAS, THOUSAND OAKS, CA 91360	Minor Modification	02/01/2024	<p>Renewal of expired Land Use Permit LU06-0095 (Minor Mod to CUP-2249) for a thirty-year period. This request pertains solely to Emmanuel's continued use of the property as previously permitted and specifically excludes all previously requested approvals for construction at or modifications to the site.</p> <p>All of the supporting documents are located in the Accela PL23-0054 record tab.</p>	Aubrie Richardson: (805) 654-5097	Robert W Steenberge 588 Camino Manzanas Thousand Oaks, CA 91360; 8054994422
PL23-0057	5030030330	6500 CHAGALL DR, MOORPARK, CA 93021	Land Conservation Act	12/05/2023	<p>New 10-year LCA contract (Contract No. 51-2.23) on one legal lot totaling 20.01 acres. Approximately 19.69 acres (98.4%) of the property is in crop production. The LCA contract will coincide with the configuration of the legal lot (Grant Deed Document No. 2022000112235, recorded with the Ventura County Recorder on November 29, 2022).</p>	Kristina Boero: (805) 654-2467	Aadirishi Farms Llc 7920 Solano St Ventura, CA 93004; 626-2534509
PL23-0062	0100070050	1620 FOOTHILL RD, OJAI, CA 93023	Lot Line Adjustment	11/29/2023	<p>Lot Line Adjustment between 2 legal lots to create a 8.20 acres Parcel A and a 30.60 acres Parcel B. APN 010-0-220-020 is legal per C of C # 06-07-662 and APN 010-0-070-05 is legal per legal lot determination dated 5-26-91.</p>	Amanda Bonavida: (805) 654-2476	Jeremy Henry 619 Crestview Drive Ojai, CA 93023; 805-216-6124

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PL23-0067	1090010210	3127 W LOS ANGELES AV, OXNARD, CA 93036	PERMIT	02/27/2024	<p>The applicant requests a Continuation Permit for the continued operation of an existing, nonconforming concrete batch plant until 2060 (a 32-year term). No new construction, expansion, or increase in the facility's existing operational capacity is proposed.</p> <p>Existing operations include the delivery/shipment of ready mix (wet) concrete off site for sales or construction purposes, the manufacture of solid concrete barriers and blocks, and on-site vehicle and tire service for the operations. Existing operations involve conveyors for aggregate, silos, admixture (colorant) tanks, outside storage of raw materials, aggregate, equipment, steel bins, delivery trucks, and truck washdown and truck washout which includes a recycling clarifier system. The project site also includes several existing buildings and other equipment.</p> <p>The permit area is a 5.17-acre (approximately) portion of APN 109-0-010-210 identified on the site plan (Exhibit 3). The permit area is mostly paved with concrete and is serviced by two entrances/exits. Vehicles traveling east along W. Los Angeles Avenue/SR 118 may use a designated left turn lane at the traffic-light controlled intersection of W. Los Angeles Avenue/SR 118 and Vineyard Avenue to enter the project site. Both entrances/exits allow for vehicles to enter to/exit from the project site via W. Los Angeles Avenue/SR 118.</p> <p>The concrete batch plant is authorized to produce a maximum of 175,000 cubic yards of concrete each year. The concrete batch plant operates 24 hours a day, seven days a week. The concrete batch plant receives potable water from existing onsite water wells under permit with the State Water Resources Control Board, Division of Drinking Water as a non-community, non-transient public water system.</p> <p>Wastewater is treated and disposed of through an existing on-site wastewater treatment system which is currently regulated by California Regional Water Quality Control Board, Los Angeles Region. Access to the site is provided by Los Angeles Avenue/SR 118.</p> <p>Specific details may be obtained from the Planning Division staff (if necessary).</p>	Charles Anthony: (805) 654-3683	Russel Cochran 11011 Azahar Suite 1 Ventura, CA 93004; 805-672-0200
PL23-0073	1090061260	454 W LOS ANGELES AV, CAMARILLO, CA	Conditional Use Permit	12/04/2023	<p>CUP for the continued operation and maintenance of an existing WCF for an additional 10-year period. The existing WCF is designed as a faux orchard crop fan, 36-feet, 4-inches in height, and includes antennas for AT&T. The project site includes ground-mounted equipment cabinets located within a fenced enclosure.</p> <p>The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessible by an unpaved road connected to West Los Angeles Avenue. No exterior lighting, grading, or fencing is proposed with the project. There are no operational or physical changes to the existing WCF proposed as part of this project.</p>	Adams Bernhardt: (805) 654-3436	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203; 714-328-3385
PL23-0074	0330082015	11502 N VENTURA AV, OJAI, CA 93023	Conditional Use Permit	10/19/2023	<p>Conditional Use Permit (CUP) PL23-0074 has been granted to the authorize the continued operation and maintenance of an existing car wash and related facilities for a 10-year period. The existing structures and uses include the following:</p> <ul style="list-style-type: none"> • Car wash tunnel (1,147 sf) • Retail and office building with sales area for a drinking water store (1,748 sf) and 2nd floor office (714 sf) • Covered patio (750 sf) • Covered vacuuming area (1,000 sf) • Lube and oil change bays with basement service area (675 sf) • Storage and equipment room (603 sf) • Water tank enclosures (121 sf) <p>The business is authorized to be open to the public Monday through Sunday from 8:00am to 6:00pm. The site is accessible via a driveway from Villanova Road. Domestic water is provided by Casitas Municipal Water District. Sewer service is provided by the Ojai Valley Sanitary District. There is no proposed construction and no requested changes to the existing landscaping, signage, and lighting as part of this project. The existing outdoor lighting, comprised of four (4) free-standing light poles, 18 feet in height, and located throughout the parking area, shall be extinguished at the end of the working day. Lights may be turned on no sooner than 1 hour before the commencement of working hours.</p>	Adams Bernhardt: (805) 654-3436	Ojai Carwash Inc 11502 N Ventura Av Ojai, CA 93023; 805-300-3999
PL23-0076	1090061070		Land Conservation Act	12/05/2023	<p>New 10-year LCA contract (Contract No. 51-5.58) on two legal lots totaling 95.75 acres. Approximately 85.20 acres (89%) of the property is in crop production. The boundaries of the contract will coincide with the configuration of the legal lots (Parcel 1 and Parcel 2, Lot 47 of the Rancho Las Palmas Tract as recorded in 3MR22, dated May 6, 1953, and amended December 16, 1969).</p>	Kristina Boero: (805) 654-2467	Dorcas H. Thille Revocable Living Trust 14053 Foothill Road Santa Paula, CA 93003; 805-200-6932

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PL23-0077	1470040360	5050 ROSE AV, Ventura County, CA 93009	Land Conservation Act	12/05/2023	New 10-year LCA contract (Contract No. 51-5.7) on one legal lot totaling approximately 47.59 acres. Approximately 44.0 acres (92%) of the property is in crop production. The boundaries of the contract will coincide with the configuration of the legal lot (Lot 82 of 3 MR 26, dated July 11, 1932, of the Official Records, Document No. 20181207-00137755-0).	Kristina Boero: (805) 654-2467	Martinez Jose C-maria E 5000 Aggen Rd Somis, CA 93066; 805-407-7451
PL23-0080	0410130285		Land Conservation Act	12/05/2023	New 10-year LCA contract (Contract No. 4-1.18) on one legal lot totaling 50.47 acres. Approximately 44.94 acres (89%) of the property are in crop production. The request also includes an extension of AGP No. 4-1 so that the entirety of APN 041-0-130-285 is located within the agricultural preserve. The boundaries of the contract will coincide with the configuration of the legal lot (Parcel 2 of Parcel Map Waiver No. 646 / Lot line Adjustment No. 920144860, recorded August 18, 1992, as Document No. 92-144860 of the Official Record).	Kristina Boero: (805) 654-2467	Gordon E And Nancy B Kimballtrust 4200 Timber Canyon Rd Santa Paula, CA 93060; 805-469-8815
PL23-0084	1280030035	1579 LOS ANGELES AV, VENTURA, CA 93004	Permit Adjustment	03/08/2024	Permit Adjustment to LU09-0092 for Heartwood Milling, located at 1579 Los Angeles, Ave. This permit authorizes the project site and existing structures to be used for Repair and Reconditioning Services, Manufacturing Industries, Warehousing and Storage, and Wholesale Trade to accommodate the operations of Heartwood Milling. The operation employs five (5) employees that generally work Monday through Sunday from 6:00am to 6:00pm. There is no retail component to the operation and customers typically visit by appointment. The operation processes minimal daily deliveries and shipments (0-4 per day). Water is provided by Ventura Water.	Adams Bernhardt: (805) 654-3436	Wade E Lewis 917 Railroad Ave Santa Paula, CA 93061; 8054020533
PL23-0086	6460170055		Conditional Certificate of Compliance	12/22/2023	Conditional Certificate of Compliance related to No 19-11-1396 and notice of violation NOI-201	Noe Torres: (805) 654-3635	Brian Munoz 3778 Avenida Callada Calabasas, CA 91302; 818-451-6423
PL23-0088	2300170025	301 S. Wood RD, Camarillo, CA 93010	Conditional Use Permit	02/20/2024	Minor Modification to CUP LU12-0024 for the continued operation and maintenance of an existing non-stealth Wireless Communication Facility (WCF) for a 10-year period (Case No. PL23-0088). The existing WCF is designed as a 120-foot monopole with ground mounted equipment cabinets within a 2,400-square-foot fenced enclosure. Verizon, Dish Wireless, Frontier, and AT&T are collocated on the WCF. The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a private dirt road accessible from Wood Road. There are no operational or physical changes to the existing WCF proposed as part of this project.	Adams Bernhardt: (805) 654-3436	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203; 714-328-3385
PL23-0089	0170195055	222 S PADRE JUAN AV, OJAI, CA 93023	Lot Line Adjustment	02/07/2024	Voluntary Merger between two legal lots located in the unincorporated area of Ventu Park. The voluntary	Piper Smith: (805) 654-2434	Mel Wyatt 30765 Pacific Coast Highway #181 Malibu, CA 93023; 310-901-3970

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PL23-0100	5000410275	3566 SUNSET VALLEY RD, Ventura County Unincorp	Minor Modification	03/28/2024	<p>Minor Modification to Conditional Use Permit (CUP) PL13-0103 for the use of the site located at 3566 Sunset Valley Road in Moorpark (property) for "Outdoor Events". The proposed modifications include the following:</p> <ol style="list-style-type: none"> 1. Extend the term of the CUP for an additional 10 years (current CUP expiration date is April 10, 2024). 2. Increase the permitted number of events from 60 to 90 per year in accordance with section 8107-46.4 of the Non-Coastal Zoning Ordinance. 3. Increase the number of "large", weekend only events (up to 917 guests) from four events to eight events per year. 4. Extend the hours of operation for events by one hour. This would consist of the event ending at midnight, guests leaving the property by 12:30 AM, and all vendors off the property by 1:00 AM. <p>Note: the Permittee is not requesting to increase the total number of guests per event, which is currently limited to 232 guests for the "small" events and 917 guests for the "large" events. However, subsequent to the granting of PL13-0103, Section 8107-46 et seq of the Ventura County Non-Coastal Zoning Ordinance (Outdoor Events) was updated. Since the Code update, the term guest has been omitted and now refers to attendees (a term which includes guests, staff, vendors, and any other persons in attendance at the event). When originally issued, PL13-0103 specified guests and did not identify a number of allowed non-guest attendees (staff, vendors, security, etc.). Generally, for the smaller events there are about 20 vendors and for the larger events there are about 30 vendors. Therefore, to comply with the terminology of Section 8107-46 et seq of the Ventura County Non-Coastal Zoning Ordinance and ensure that the Permittee can continue to have up to 232 guests and 917 guests currently allowed under PL13-0103, this CUP modification should clarify a maximum of 252 attendees are allowed for "small" events and 947 attendees for "large" events.</p> <p>Traffic and Parking The proposed modification does not include an increase in the number of guests or employees and will not result in additional trips during each event or require additional parking. An overall increase in annual vehicle trips would result by increasing the number of events from 60 to 90 and increasing the number of large events from four per year to ten per year. The parking, as currently allowed, would continue to be provided on-site for attendees.</p> <p>Water Supply Water is supplied to the property by Camrosa Water District.</p> <p>Fire Protection No changes to structures are proposed that would require additional fire protection measures. All previous Fire conditions of approval have been satisfied.</p> <p>Wastewater Portable restrooms are provided during events and are serviced regularly by an outside vendor, typically after each event.</p> <p>Grading and Stormwater The site was previously graded under the original CUP. No grading or new permanent structures are proposed.</p> <p>Biological Impacts As mentioned above, the site was previously graded when originally developed. No trees will be removed. Activities and level of use will be similar to existing conditions. Therefore, there will be no biological impacts.</p> <p>Noise and Light Noise and light generated from the project will be similar to the existing operation, however events will be extended one hour. The owner/applicant is the nearest off-site property owner.</p> <p>All supporting documents are located in the Accela Document Tab including the approval documents and negative declaration for PL13-0103</p>	Adams Bernhardt: (805) 654-3436	Alan Nelsen 9452 Telephone Rd #258 Ventura, CA 93004; 805-901-3966
PL23-0101	2250011100	2400 Channel Islands BL, Oxnard, CA	Conditional Use Permit	03/28/2024	<p>Conditional Use Permit (CUP) to replace an expired CUP for the continued use, operation, and maintenance of an existing wireless communication facility (WCF) for a 10-year time period. No changes are proposed with this CUP reinstatement. The existing facility consists of:</p> <ul style="list-style-type: none"> 55-foot -tall faux palm tree (62-feet to top of concealment elements) 6 panel antennas mounted at 53-foot RAD center 6 remote radio units (RRU's) behind antennas 361 square foot lease area 5 cabinets in leased area (1 battery cabinet included) Chain link fence surrounding lease area. 	Adams Bernhardt: (805) 654-3436	Sydney Sigmund 7910 Se 60th Avenue Portland, OR 97206; 310-266-6676

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PL23-0110	0300030550	11818 Ojai Santa Paula RD, Ojai, CA 93023	Conditional Use Permit	03/28/2024	<p>Conditional Use Permit (CUP) for the installation, operation, and maintenance for a new Wireless Communication Facility (WCF) for a 10-year time period. The proposed WCF includes:</p> <p>Two (2) 30-foot tall monopoles Three (3) flush mounted panel antennas Six (6) Remote Radio Units (RRU's) 42 square foot concrete pad for ground mounted equipment Two (2) Equipment cabinets mounted on concrete pad</p>	Adams Bernhardt: (805) 654-3436	Chris Pell 1511 E. Orangethorpe Avenue Fullerton, CA 92831; 760-678-8329
PL23-0114	0160200165	4902 Piru Canyon Road, Piru, CA 93040	Conditional Use Permit	01/30/2024	<p>The applicant requests approval of a CUP for continued use, operation, and maintenance of the WCF. The facility consists of a 60-foot-tall monopole (70-feet to top of equipment); a nine, 4-foot-tall Panel Antennas; a six Remote Radio Units (RRU's); a Microwave Antenna; a Backup Emergency Generator; approximately 400 square feet of lease area; and a Concrete Masonry Unit (CMU) wall surrounding the equipment area.</p> <p>The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by an unpaved private dirt road connected to Piru Canyon Road. No changes are proposed to the existing facilities.</p> <p>The original CUP was approved in 2011 and expired in 2021. No changes are proposed with this reinstatement of the CUP.</p>	Benjamin Reinert: (805) 654-2466	Tara Carmichael 10590 West Ocean Air Drive San Diego, CA 92130; 858-952-1936
PL23-0121	0990060565	815 Mission Rock RD, Santa Paula, CA	Modification	03/26/2024	<p>County-initiated revocation of CUP LU06-0011 for a waste water treatment facility, known as Santa Clara Waste Water Treatment Facility located at 815 Mission Rock Road, unincorporated area of Santa Paula.</p>	Franca Rosengren: (805) 654-2045	Franca A. Rosengren 800 S. Victoria Avenue, L#1740 Ventura, CA 93009; 805-654-2045
PL23-0124	0330070125	12096 VENTURA AV, Ventura County Unincorp	Permit Adjustment	11/17/2023	<p>Permit Adjustment to modify Conditional Use Permit (CUP) No. 1880 for the Villanova Preparatory School. This Permit Adjustment authorizes (1) establishment of a basketball court; and (2) the construction and temporary use of a tent to accommodate athletic, educational, and religious programs.</p> <p>A 6,000-square-foot (sq. ft.) basketball court was established adjacent to the existing tennis courts in 2011 without being authorized under the CUP or through a Zoning Clearance approval. This Permit Adjustment action will formally recognize the basketball court as part of the CUP.</p> <p>A temporary tent will be constructed on the basketball court. The tent will be located so as not to impact landscaping or protected trees. The tent will remain in place for approximately six months, while the school has the roof on its gymnasium repaired. The structure and associated improvements shall be removed within 30 days of the Building and Safety Division completing its final inspections of the gymnasium's roof, or by May 31, 2024, whichever occurs first. The applicant may request that the Planning Director grant up to two (2) six-month extensions, subject to the approval of the Building and Safety Division and Fire Protection District and subject to all required building and fire permits.</p> <p>No permanent improvements or exterior lighting fixtures are proposed. Electric service will be provided to the tent using an extension cord from a service connection for the existing tennis court lighting to allow for interior LED lighting. The electric connection will not require trenching or other site work. No plumbing or mechanical improvements are proposed. Restroom facilities are provided in a nearby classroom building. The project site receives water service from the Casitas Municipal Water District and wastewater is disposed by way of the Ojai Valley Sanitary District. Access to the site is by way of North Ventura Avenue (State Route 33), a state highway, and Villanova Road, a County road.</p>	Michael Conger: (805) 654-5038	Villanova Preparatory 12096 Ventura Av Ojai, CA 93023; 805 646-1464
PL23-0130	0190053075	1209 RANCHO RD, OJAI, CA 93023	Permit Adjustment	03/27/2024	<p>Permit Adjustment to Legalize 3 sheds and a prefab sauna (LU11-0035, LU11-0036)</p>	Aubrie Richardson: (805) 654-5097	Steve V Alary 9452 Telephone Road #109 Ventura, CA 93004; 8054076729

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PL23-0132	1630160475	7668 SANTA ROSA RD, CAMARILLO, CA 93012	Minor Modification	03/12/2024	<p>The applicant requests a minor modification to CUP (PL23-0132) to authorize the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year period. The existing facility consists of a 15-foot-tall faux rock with the associated antennas and equipment located inside the faux rock. These include ten panel antennas, four remote ratio units, 437 square feet of lease area, four equipment cabinets, and an emergency backup generator.</p> <p>The WCF is unmanned, except for occasional periodic maintenance visits, and operates 24 hours per day. The WCF does not require water to operate. The site is accessed by an unpaved dirt road connected to Santa Paula Road. No changes are proposed with this renewal.</p>	Benjamin Reinert: (805) 654-2466	Andrea Liu 1511 East Orangethorpe Avenue, Suite D Fullerton, CA 92831; 714-423-0563
PL23-0133	1330071105	167 LAMBERT ST, OXNARD, CA 93036	Conditional Use Permit	03/28/2024	<p>Conditional Use Permit within a MULIT-TENANT WAREHOUSE-INDUSTRIAL BLDG, to allow for the Rental and Leasing of Durable Goods in Unit C. which will include outdoor display of heavy equipment for sale.</p> <p>Here is the project description provided by the project agent:</p> <p>PROPOSED OPERATIONS The Applicant requests to add a Conditional Use permit to Planned Development No. PD-996 to allow for the Rental and Leasing of Durable Goods in Unit C which will include outdoor display of heavy equipment for sale in a designated outdoor Tractor Display Area. There are three tenants in the existing 34,312 square foot building: Units A, B, and C. No changes are proposed to the existing building or the industrial uses operating out of Units A and B. ZC23-0600 was issued June 12, 2023 to allow heavy machinery repair of tractors and accessory sales of component parts in the 11,545 square foot Unit C. The Applicant is proposing to add display of heavy equipment for sale to the existing Unit C operation permitted via ZC23-0600.</p> <p>There are 91 existing parking spaces on-site. The proposed Tractor Display Area will replace 22 existing parking spaces along the street frontage leaving 69 parking spaces for customer and employee vehicles. Per NCZO Sec. 8108-4.7, 69 parking spaces are required for this property based on the parking requirements for "Industrial Land Uses Not Otherwise Listed" (1 space per 500 SF of GFA).</p> <p>The proposed changes are in order to allow the business to display equipment for rental, lease and sale and will not significantly increase vehicle traffic to and from the property. The business utilizes an off-site location to fulfill equipment orders and sales activities are primarily carried out at the customer's location. The equipment stored on the Lambert Street site will be display models.</p> <p>Existing & Proposed Vehicle Trip Generation Estimate for Unit C: - 15 employees = 30 trips - Max. 20 customers per day = 40 trips - 2 Vendors = 4 trips Total Vehicle Trips: 74 trips (round-trip) No physical changes to the existing 34,312 square-foot industrial building or existing industrial uses in Units A and B are proposed. ZC23-1120 is currently being processed for new signs for Unit C. No changes are proposed to existing utilities and waste disposal. Water will continue to be provided by the Vineyard Avenue Mutual Water Company. Sewer service will continue to be provided by the County of Ventura (County Service Area 34). No changes to existing landscaping are proposed.</p>	Adams Bernhardt: (805) 654-3436	Erik Nagy 1672 Donlon St Ventura, CA 93003; 805-654-6977

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PL23-0133	1330071105	167 LAMBERT ST, OXNARD, CA 93036	Minor Modification	03/28/2024	<p>Conditional Use Permit within a MULIT-TENANT WAREHOUSE-INDUSTRIAL BLDG, to allow for the Rental and Leasing of Durable Goods in Unit C. which will include outdoor display of heavy equipment for sale.</p> <p>Here is the project description provided by the project agent:</p> <p>PROPOSED OPERATIONS The Applicant requests to add a Conditional Use permit to Planned Development No. PD-996 to allow for the Rental and Leasing of Durable Goods in Unit C which will include outdoor display of heavy equipment for sale in a designated outdoor Tractor Display Area. There are three tenants in the existing 34,312 square foot building: Units A, B, and C. No changes are proposed to the existing building or the industrial uses operating out of Units A and B. ZC23-0600 was issued June 12, 2023 to allow heavy machinery repair of tractors and accessory sales of component parts in the 11,545 square foot Unit C. The Applicant is proposing to add display of heavy equipment for sale to the existing Unit C operation permitted via ZC23-0600.</p> <p>There are 91 existing parking spaces on-site. The proposed Tractor Display Area will replace 22 existing parking spaces along the street frontage leaving 69 parking spaces for customer and employee vehicles. Per NCZO Sec. 8108-4.7, 69 parking spaces are required for this property based on the parking requirements for "Industrial Land Uses Not Otherwise Listed" (1 space per 500 SF of GFA).</p> <p>The proposed changes are in order to allow the business to display equipment for rental, lease and sale and will not significantly increase vehicle traffic to and from the property. The business utilizes an off-site location to fulfill equipment orders and sales activities are primarily carried out at the customer's location. The equipment stored on the Lambert Street site will be display models.</p> <p>Existing & Proposed Vehicle Trip Generation Estimate for Unit C: - 15 employees = 30 trips - Max. 20 customers per day = 40 trips - 2 Vendors = 4 trips Total Vehicle Trips: 74 trips (round-trip) No physical changes to the existing 34,312 square-foot industrial building or existing industrial uses in Units A and B are proposed. ZC23-1120 is currently being processed for new signs for Unit C. No changes are proposed to existing utilities and waste disposal. Water will continue to be provided by the Vineyard Avenue Mutual Water Company. Sewer service will continue to be provided by the County of Ventura (County Service Area 34). No changes to existing landscaping are proposed.</p>	Adams Bernhardt: (805) 654-3436	Erik Nagy 1672 Donlon St Ventura, CA 93003; 805-654-6977
PL23-0137	1560180285	2789 SOMIS RD, SOMIS, CA 93066	Permit Adjustment	01/24/2024	<p>Permit Adjustment to modify the timing of conditions 34 and 69 of PL19-0046 for Somis Ranch Farmworker Housing. PAJ would authorize COA 34 to be completed prior to final occupancy of phase 2 or by December 31, 2024 and authorize COA 69 to be completed by the final occupancy for phase 2.</p> <p>SEE PL19-0046 FOR PARENT PERMIT INFORMATION</p>	John Novi: (805) 654-2462	Lisa Woodburn 1672 Donlon Street Ventura, CA 93009; 805-633-2251
PL23-0139	6850051040	1101 PEPPERTREE LN, Ventura County, CA 93063	Conditional Use Permit	03/08/2024	<p>Permit Adjustment to CUP No. 1776 to allow for construction of two additional yurts (12' radius, approx. 452 sq. ft. each, with a maximum height of 14 ft.) for use as part of Camp Alonim, one of two camps that operates at American Jewish University - Brandeis-Bardin Campus. Each yurt would contain 7-9 bunks (housing up to 12 campers) and will include storage cubbies. Electricity will be provided to the yurts, but there would be no plumbing. Yurts will be located outside of the protected zone of protected trees and at least 100 feet from East Branch of Meier Canyon Creek.</p> <p>No change in camp population would occur, and facilities would remain under the maximum allowed square footage provided in NCZO Sec. 8107-17. Under CUP No. 1776, camp population is currently limited to 400 campers and 200 staff members. CUP No. 1776 also authorizes an additional camp (Brandeis Collegiate Institute), assembly uses, and temporary events.</p>	Michael Conger: (805) 654-5038	Jonathan Friedman 612 Lone Oak Drive Thousand Oaks, CA 91362; 805-338-1151
PL24-0001	0640010015	1800 SCHOOL CANYON RD, VENTURA, CA 93001	Minor Modification	03/28/2024	<p>Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of a Wireless Communication Facility (WCF) for an additional 10-year time period. The existing facility consists of:</p> <p>Nine (9) 10-foot-tall antenna mounts Six (6) Panel antennas Six (6) Remote Radio Units (RRU's) Approx. 100 square foot equipment shelter</p> <p>No changes to the existing facility are proposed.</p>	Benjamin Reinert: (805) 654-2466	Lynda Mcclung 655 N. Central Avenue #1520 Glendale, CA 91203; 714-328-3385

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PL24-0009	0610230020	8195 N VENTURA AV, VENTURA, CA 93001	Modification	03/28/2024	<p>Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for an additional 10-year time period. The existing facility consists of:</p> <p>Existing SCE lattice tower antenna support structure Nine (9) panel antennas mounted at 56-feet above grade on existing tower Six (6) Remote radio units (RRU) mounted at 56-feet 441 square foot lease area Two (2) cabinets and associated equipment mounted below tower in lease area.</p> <p>No changes are proposed as part of this time extension.</p>	Adams Bernhardt: (805) 654-3436	Andrea Liu 1511 E. Orangethorpe Avenue, Unit D Fullerton, CA 92831; 714-423-0563
PL24-0029	1490010175	2838 FRIEDRICH RD, Ventura County Unincorp, CA 93036	Permit Adjustment	04/02/2024	<p>Permittee requests a Permit Adjustment to modified CUP Case No. PL22-0180 to allow for a reduction in proposed block wall length. An existing, on-site building (for storage/garage use) will provide noise reduction for the segment of block wall that will not be built.</p>	Charles Anthony: (805) 654-3683	Mike Barber 3701 Orange Drive Oxnard, CA 93036; 805-415-2787

Please be advised that records not showing an Assessor's Parcel Number (or address) are on land without an assigned parcel number (such as a right-of-way), or they are related to a countywide legislative action (such as a General Plan Amendment). These projects do not appear on the associated Approved/Pending Projects maps. Please contact the Case Planner for more specific information. Projects are searchable by address while using the interactive map