



# Planning Director Hearing

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

In response to the declared state and local emergencies due to the novel coronavirus, consistent with the Governor's Executive Order N-29-20, all meetings of the Planning Division are being conducted electronically (see below). To find out how you may electronically attend the Planning Director Hearing and provide public comment please refer to our website [vcrma.org/planning-director-hearing-agendas](http://vcrma.org/planning-director-hearing-agendas).

A Planning Director Hearing will be held on Thursday, July 29, 2021. The Hearing will be conducted online to review the case(s) listed below. To view the hearing online, please follow the links as listed for each hearing below:

**Join Zoom Meeting:** <https://ventura-org-rma.zoom.us/j/88512585125>

**Meeting ID:** 885 1258 5125

**Password:** 413853

**Phone In:** 1 (669) 900-9128

The public is encouraged to provide written comments to the case planner, John Oquendo (805) 654-3588, e-mail: [john.oquendo@ventura.org](mailto:john.oquendo@ventura.org). Following the meeting, the Planning Director will approve or deny the project and impose any necessary conditions on the entitlement that is the subject of the hearing.

<b>TIME</b>	<b>10:00 am</b>
Case Number	PL21-0012
Applicant	Melissa Tyson
Case Planner Manager	John Oquendo            805-654-3588 Jennifer Welch           805-654-2465
District Supervisor	District #5 (Ramirez)
Project Location	1105 Ocean Drive, Oxnard
Project Description	The applicant requests approval of a Coastal Planned Development (PD) Permit for the demolition of an existing single-family dwelling and the construction of a new 3-story (maximum height 28 feet) 2,886 square foot single family dwelling with an attached 695 square foot garage.
Environmental Document	CEQA Exempt Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures)

**Join Zoom Meeting:** <https://ventura-org-rma.zoom.us/j/83007126937>  
**Meeting ID:** 830 0712 6937  
**Password:** 937967  
**Phone In:** 1 (669) 900-9128

The public is encouraged to provide written comments to the case planner, John Kessler (805) 654-2461, e-mail: [john.kessler@ventura.org](mailto:john.kessler@ventura.org). Following the meeting, the Planning Director will approve or deny the project and impose any necessary conditions on the entitlement that is the subject of the hearing.

<b>TIME</b>	<b>1:30 pm</b>
Case Number	PL21-0031
Applicant	Mike Biedebach
Case Planner Manager	John Kessler                      805-654-2461 Mindy Fogg                         805-654-5192
District Supervisor	District #1 (LaVere)
Project Location	3486 N. Ventura Ave, Ventura
Project Description	The applicant requests that a Planned Development (PD) permit be granted to authorize the operation of a custom boat manufacturing facility.
Environmental Document	Exempt, Sections 15301 and 15303

**Join Zoom Meeting:** <https://ventura-org-rma.zoom.us/j/88039921463>  
**Meeting ID:** 880 3992 1463  
**Password:** 161738  
**Phone In:** 1 (669) 900-9128

The public is encouraged to provide written comments to the case planner, John Kessler (805) 654-2461, e-mail: john.kessler@ventura.org. Following the meeting, the Planning Director will approve or deny the project and impose any necessary conditions on the entitlement that is the subject of the hearing.

<b>TIME</b>	<b>2:30 pm</b>	
Case Number	PL21-0062	
Applicant	Penn Hsu	
Case Planner Manager	John Kessler Mindy Fogg	805-654-2461 805-654-5192
District Supervisor	District #1 (LaVere)	
Project Location	8608 and 8618 N. Ventura Ave, Casitas Springs	
Project Description	The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the installation and operation of a new retail commercial nursery for a 20-year period.	
Environmental Document	Exempt, Section 15303	

On all scheduled items, the applicant and/or the applicant's representative is requested to attend. Questions regarding any of the above cases should be referred to the indicated case planner for the project as shown above. Case planners may be phoned directly.

Dave Ward, AICP, Director  
 Ventura County Planning Division

AV - Administrative Variance

CBD - Community Business District

CCC - Conditional Certificates of Compliance

CE - Categorical Exemption

CEQA- California Environmental Quality Act

CUP - Conditional Use Permit

EIR - Environmental Impact Report

GPA - General Plan Amendment

MND - Mitigated Negative Declaration

MRP - Mineral Resource Protection

ND - Negative Declaration

PD - Planned Development

PM - Parcel Map

PMW - Parcel Map Waiver

RPD - Residential Planned Development

SHP - Scenic Highway Protection

SP - Specific Plan

SRP - Scenic Resource Protection

TT - Tentative Tract Map

V - Variance

ZC - Zone Change

Persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a Planning Director Hearing per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing addressed to Meighan Batinica, 800 South Victoria Avenue, Ventura, CA 93009-1740 or telephonically by calling her at (805) 654-2478. Any such request for accommodation should be made at least 48 hours prior to the scheduled meeting for which assistance is requested.

If you challenge the action resulting from this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Ventura County Planning Division at, or prior to, the public hearing.

**SPECIAL NOTICE:**

**The Planning Division offers an E-mail Public Hearing Notification Service that allows interested stakeholders, applicants, and citizens to receive e-mail notification when a new Planning Director Hearing is posted. You may subscribe to this service by going to the Planning Division website at: <https://vcrma.org/planning-director-hearing-agendas> and then click on [Subscribe to our email notification service for these hearings](#).**