



Recently Approved Projects as of September 04, 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 9/4/2024.

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL20-0104	6490285010		Lot Line Adjustment	06/12/2024	Proposed Lot Line Adjustment (LLA) between two legal lots found in the Box Canyon area of South Santa Susana. APNs include 640-0-285-110 for the first lot and 649-0-285-010, 649-0-285-100, 649-0-285-040, and 649-0-286-060.	Aman Patheja: (805) 654-2476	Lari Bright 313 Box Canyon Road West Hills, CA 91304; 818-317-1004
PL21-0033	5020010090	12085 CLINTON ST, Ventura County Unincorp	Minor Modification	07/12/2024	<p>The applicant requests a Minor Modification to CUP Case No. LU10-0041 (Case No. PL21-0033) to authorize the continued operation of an existing dog kennel for an additional five years. The CUP allows for 100 dogs on-site at any one time and no increase in the number of dogs is proposed. The existing kennel facility would continue to be used for the applicant's existing golden retriever and vizsla breeding operation. On-site dog sales would be prohibited. No boarding of other dogs occurs or would occur at the site. Existing structures are used for housing the dogs and for ancillary uses, such as storage. Fenced outdoor areas are utilized for dog runs. Four employees are employed in the operation of the kennel. The kennel operates from 6:00 a.m. to 10:00 p.m. Monday-Sunday, with four customer visits each week scheduled from Wednesday through Saturday between 11:00 am and 3:00 p.m. There is no proposed increase in the number of employees or customer visits. Additional existing kennel-related structures that have been added to the site without permits would be included in the Minor Modification request being processed by Planning. A list of the specific structures is identified on the site plan. No new development or construction is proposed.</p> <p>Identification signs are located at the entrance to the project site and the parking areas for the public. Existing lighting fixtures provide lighting of the project site for security and convenience purposes. The Epworth Mutual Water Company would continue providing water service to the kennel. An existing manure management plan regulates the collection, storage, and disposal of animal waste. Kennel employees collect and dispose of trash from the kennel in trash receptacles. The dog kennel facility would not be connected to a public sewer system or on-site septic system. The existing principal dwelling on the subject property is connected to an approved septic system that is outside of the CUP permit boundary area. Kennel employees would continue to have access to restroom facilities located within the existing dwelling (via a separate entrance located at the rear of the dwelling). Access to the project site is provided by a gravel private driveway via Clinton Street</p>	Charles Anthony: (805) 654-3683	Timothy Hoke 12085 Clinton Street Moorpark, CA 93021; (805) 532-2216

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL21-0092	6730130140		Planned Development	03/25/2024	<p>Planned Development Permit to authorize the construction of a 1,767 sq. ft. one-story single-family dwelling with a 416 sq. ft. deck and a detached 400 sq. ft. 2-car garage within the Scenic Resource Protection Overlay Zone. The project would also include a staircase structure of 150 sq. ft. and 158 sq. ft. of raised walkways. The single-family dwelling's foundation will include an exposed 16-foot, 3-inch stem wall.</p> <p>Due to the site's steep slopes, the project will include the construction of a series of retaining walls, varying in height from less than one foot to approximately 12 feet, 6 inches in height. The retaining walls facilitate the construction of a driveway providing direct access from the proposed garage to Kathleen Drive, a private paved road. Textured and colored concrete will be used for retaining walls over six feet in height visible from Kathleen Drive to blend them in with the surrounding native vegetation. Grading is to be balanced onsite and will not exceed 50 cubic yards. Drainage will be conveyed to a rip rap energy dissipator at the lot's low point, where it will then sheet flow following existing contours.</p> <p>The project also includes implementation of a landscape plan using native vegetation. Three protected oak trees are proposed for removal to accommodate the driveway, retaining walls, and single-family dwelling. Earthwork will occur within the protected zone of 11 additional oak trees. In accordance with the Thousand Oaks Area Plan, the applicant will be required to replace each removed tree with one or more trees equivalent to the appraised value of the tree being removed or to contribute the respective amount to the tree mitigation fund.</p> <p>The project also involves the unpermitted vegetation removal and earthwork on an adjacent parcel (Parcel C of Lot Line Adjustment PL21-0006; APN 673-0-130-655) to accommodate a 9-foot-wide construction access road from Donlin Lane. This work occurred in 2022 and encompasses an area of approximately 2,220 sq. ft. Of this total, approximately 1,275 sq. ft. of vegetation removal occurred within the 100-foot fuel modification zone for existing legally established structures on adjacent parcels. This portion of the vegetation removal, therefore, is exempt from discretionary permitting pursuant to Section 8109-4.1.3(b)(5). The applicant requests to retain the access road while the project is under construction. The applicant will restore the remaining 945 sq. ft. of vegetation removal that occurred outside of the fuel modification zone prior to occupancy.</p> <p>Water and sewer are provided to the project site by the City of Thousand Oaks. The project site accesses the nearest public road, Newbury Lane, by way of Kathleen Drive.</p>	Michael Conger: (805) 654-5038	Giordani Teri 805 Calle Canon Camarillo, CA 93012; 805-427-0579
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
PL22-0157	0000000000	6672 Old Pacific Coast Highway, CA	Conditional Use Permit	05/07/2024	<p>Conditional Use Permit for a 10-year time extension related to an existing wireless communication facility (WCF). The WCF is located on an existing wood utility pole in the Caltrans Right-of-Way near the intersection of Ocean Avenue and Old Pacific Coast Highway. The existing site consists of:</p> <p>33'-9" wood utility pole 2 existing panel antennas mounted on 7-foot long cross arms at 32'-9" above grade 2 Equipment cabinets on ground near base of utility pole</p>	Thomas Chaffee: (805) 654-2406	Lynda Mcclung 7543 Woodley Avenue Van Nuys, CA 91406; 714-328-3385
PL22-0175	0000000000	8880 Pacific Coast, CA	Conditional Use Permit	04/02/2024	<p>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.</p>	Thomas Chaffee: (805) 654-2406	Robin Pendley 9275 Corbin Avenue Northridge, CA 91324; 714-296-3942

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL23-0012	0560250015		Permit Adjustment	03/21/2024	<p>PAJ to Vesting Tentative Tract Map 5683 (File No. SD07-0007) and Planned Development Permit No. LU07-0136 to modify PD Permit Condition Nos. RPD-12(a)(1), RPD-12(a)(12), and RPD-19(a), and to alter conceptual plans in Exhibits 10-2 through 10-7. The project alterations include the following:</p> <ul style="list-style-type: none"> a. Adding fitness stations along the walking trail at the park as an additional amenity. b. Allowing the park to function as a 100-year flood basin if the levee fails. c. Planting one row, rather than two rows, of trees along the west side of Main Street. The applicant will match these trees to the size and species of the trees planted along the east side of Main Street (36-inch box camphor trees). d. Elimination of several internal walkways within Lot 63. e. Allowing the use of impervious, rather than pervious, pavement for sidewalks along Main Street. f. Modifying of the pocket park within Lot 63 to reduce its width and to eliminate a pool, picnic table pods, trellises, and benches. g. Eliminating the speed humps with pedestrian crossings along Bushwillow Way, Murcott Avenue, and Citron Avenue. A painted crosswalk would instead be provided. h. Allowing the use of impervious pavement, rather than "turf block," for the vehicle access through Parcel E. i. Providing a gate with Knox box to allow for emergency egress across a portion of Parcel S from Cara Lane to Pacific Avenue. j. Eliminating trails and benches along the perimeter of the detention basins occupying Parcels B and C, located south of Kristen Lane and east of Pixie Avenue. 	Michael Conger: (805) 654-5038	Nathan Keith 24911 Avenue Stanford Santa Clarita, CA 91355; (661)805-7751
PL23-0026	0900110175	1606 LOS ANGELES AV, VENTURA, CA 93004	Major Modification	07/12/2024	<p>The applicant requests a PD Permit (Case No. PL23-0026) for the continued use of an existing 11,440 square foot building for the assembly and light manufacturing of metal and plastic to fabricate fences and gates. Occasional small scale assembly-line work occurs on the existing project site. Sales of fences and gates would continue on-site. Storage of equipment, materials, fences, and gates would also continue on site (inside of structures and in open yard). No changes in the type or scale of the operations or uses are proposed.</p> <p>The applicant proposes demolition of existing structures and new construction at the project site. The applicant would remove an office showroom building, pole sign, vehicle parking spaces, storage yard fencing, small structures, and asphalt and concrete.</p> <p>The applicant proposes a new, 4,753 sq. ft. office building (with showroom and storage area), covered trash enclosure, and other new smaller structures. During the construction phase, two temporary office structures (with accessible ramps) and separate accessible temporary restroom/portable toilets with hand washing station would be temporarily installed and removed after completion of construction.</p> <p>The proposed office building with showroom and storage area would include a parapet to screen solar panels and mechanical units placed on the roof. The building would have two signs, one at the front and one at the side. A smaller, freestanding, on-site monument sign is also proposed near the front property line. A proposed trash enclosure and adjacent electrical and storage enclosures are proposed. A proposed metal fence and gate (eight feet tall and approximately 75 feet long) with access controls and Knox access would extend from the eastern end of the new office building to the eastern property line. A proposed solid fence (height subject to Ventura County Non-Coastal Zoning Ordinance Section 8106-8.1 and length approximately 440 feet) would extend along the length of the eastern property line.</p> <p>The applicant proposes a new parking lot and concrete walkway connecting to the public right of way leading up to the main entrance. Parking blocks/wheel stops would be installed in parking spaces N1 through N8 to prevent vehicles from intruding into the proposed concrete walkway.</p> <p>New landscaping in the parking area as well as landscaping at the front of the parcel (APN: 090-0-110-385) are proposed. Existing storm drains would remain.</p> <p>There would be no increase in the number of employees (the current number of employees is 19). Typically, 15 of the 19 employees work off site. The hours of operation (6:00 a.m. to 7:00 p.m., daily) are to remain the same. Water service is provided by and would continue to be provided by Ventura Water. Sewer service is provided by and would continue to be provided by Saticoy Sanitary District. An on-site driveway provides access to Los Angeles Avenue.</p> <p>More details are provided in the Planning Division Staff Report and Plans.</p>	Charles Anthony: (805) 654-3683	Ben Turner 2300 Knoll Dr Ventura, CA 93003; 18054218174

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PL23-0034	0600330015	3164 SOLIMAR BEACH RD, RINCON, CA	Planned Development	06/05/2024	<p>This Coastal Planned Development (PD) Permit authorizes the repair of a rock revetment on the seaward sides of lots addressed as 3164 and 3154 Solimar Beach Drive. The repair work was conducted between February 15, 2023, to February 21, 2023. The revetment is located on APNs 060-0-330-080 and 060-0-330-015 and is owned by Solimar Beach Colony Trust. Property owners within the Solimar Beach Colony residential development are required to maintain the portion of the revetment adjoining their homes. As a result of the 2022-2023 winter storms, high surf, significant rainfall, and floating debris in the water, many of the large rocks supporting the revetment were dislodged and fell onto the adjacent beach. Repair and maintenance activities included relocating dislodged rock from the beach and adding new rock to fill in the voids along the revetment. Approximately 91 tons of rock was added to the revetment adjacent to 3164 Solimar Beach Colony Drive and approximately 177 tons of rock was added to the revetment adjacent to 3154 Solimar Beach Colony Drive. The completed repair work maintains the original footprint, location, design height, and shape of the previously approved revetment (California Coastal Commission Case No. 216-21 and Amended by A-219-79). No new rock was placed on the beach and no alterations to the foundation occurred.</p> <p>A temporary entry point to the sandy beach area adjacent to the Solimar Beach Colony and construction access path was delineated in the field. The temporary entry point was located off State Route (SR) 1 near northern terminus of the Solimar Beach Colony development (Approximately 200 feet north of 3164 Solimar Beach Drive). The entry point was also the location of the Project delivery area and temporary material stockpile, where a dump truck delivered repair rock to the site; dump trucks did not access sandy beach areas. Boulders located near between the shoulder of SR 1 and the shore were temporarily relocated and a temporary sand berm was constructed to gain access to the beach. Traffic control measures were implemented during activities occurring along SR 1 with flagmen holding slow and stop signs while material and construction equipment deliveries occurred. Construction equipment used for Project implementation included one (1) large rubber track excavator with thumb attachment and one (1) compact loader. The compact loader was used to create a temporary material stockpile north of the repair area. The compact loader, excavator and construction personnel were temporarily located on sandy beach/intertidal areas of Solimar Beach during low tide periods. The work zone had safety cones delineating and confining construction activities, while also providing enough room for public access to the shore. During high tides periods, the equipment was stored in the common storage area of the Solimar Beach Colony. The boulders removed for the temporary access were returned and the tide recovered any disturbance on the sandy beach areas from the construction equipment and construction personnel.</p>	John Oquendo: (805) 654-3588	Holmgren Robert-kathleen Tr 3164 Solimar Beach Dr Ventura, CA 93001; 805-652-0552
PL23-0068	5020050150	8577 HAPPY CAMP RD, MOORPARK, CA 93021	Planned Development	04/03/2024	<p>Planned Development Permit to allow the removal of an existing 3,500 SF sport's court to be replaced with a 3,680 SF detached residential garage, including a new concrete driveway, site grading for garage access and new stormwater basin. There is an existing single-family dwelling, pool and gazebo on the property as well as an existing 464 sq. ft. ground mounted solar array (max. 6 ft. height), attached to another existing ground-mounted solar array, located at 8577 Happy Camp Rd, Moorpark.</p>	Aubrie Richardson: (805) 654-5097	Jason Jones 8577 Happy Camp Road Moorpark, CA 93021; 818-292-5339
PL23-0097	2180011025	595 Wolff RD, CA	Conditional Use Permit	04/25/2024	<p>Request for a Conditional Use Permit for the operation of an animal kennel/animal rescue known as "Paw Works" to abate violation case no. CV22-0832, located at 595 N. Wolff Road, in the unincorporated area of the County of Ventura, east of the City of Oxnard.</p> <p>The project includes conversion of 6,420 square feet of an existing 8,277 square foot building, formerly used by the Chase Brothers Dairy, for use as a dog kennel/cattery, with kennel space for dogs and cats, office space, storage rooms, intake and recovery rooms, a restroom, a laundry room, a break room, and a utility room. The project includes the construction of a 2,484 square foot outdoor kennel space with fencing, shade sails, and gravel flooring. Additional work on the existing building includes a security system, repairing and new electrical, and a new water heater.</p> <p>The requested CUP would abate the violation for establishing a kennel/cattery without a permit, and authorize said kennel/cattery to operate. Per Compliance Agreement CA23-0012, the tenant is able to remain in business while the CUP is being processed per the timelines established by the agreement.</p> <p>The facility would house up to 130 animals for overnight boarding. The facility operates from 6:30am to 5:30pm seven days a week. Some animals boarded at the facility are driven to a storefront at The Oaks mall in Thousand Oaks for adoption and brought back to the facility for boarding. No employees are on site overnight. Visits from the public for adoptions would be conducted by appointment only.</p> <p>All documents have been downloaded to the Documents tab</p>	Adams Bernhardt: (805) 654-3436	Krystine Degrande 79 E. Daily Cir Camarillo, CA 93010; 805-799-3937

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PL23-0098	0110030050		Lot Line Adjustment	04/23/2024	<p>Lot line adjustment between a 1441.52-acre Parcel 1 and a 75.20-acre Parcel 2 resulting in a 1490.45-acre Parcel A and a 26.27-acre Parcel B located in the Unincorporated Area of the Ojai Valley.</p> <p>Parcel 3 is within the Open Space 20 ac/TRU/DKS/HCWC Zone and the Open Space Ojai Valley Area Plan land use designation. Parcel 1 was created in its current configuration through Lot Line Adjustment PL15-0167</p> <p>Parcel 1 is located in the RE-1 ac/TRU/DKS/HCWC, RA-10 ac/TRU/DKS, and OS-40 ac/TRU/DKS/HCWC Zones and the YYY Ojai Valley Area Plan land use designation. Parcel 3 was created in its current configuration through PMW No. 788.</p>	Amanda Bonavida: (805) 654-2476	Ojai Valley Land Conservancy P O Box 1092 Ojai, CA 93024; 805-602-2294
PL23-0100	5000410275	3566 SUNSET VALLEY RD, Ventura County Unincorp	Minor Modification	03/28/2024	<p>Modified CUP for expansion and continued operation of Outdoor Events at Rancho De Las Palmas.</p> <p>See Conditions of Approval in the Final Decision Letter for full project description.</p>	Adams Bernhardt: (805) 654-3436	Alan Nelsen 9452 Telephone Rd #258 Ventura, CA 93004; 805-901-3966
PL23-0100	5000410275	3566 SUNSET VALLEY RD, Ventura County Unincorp	Minor Modification	06/10/2024	<p>Modified CUP for expansion and continued operation of Outdoor Events at Rancho De Las Palmas.</p> <p>See Conditions of Approval in the Final Decision Letter for full project description.</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> <p>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.</p>	Adams Bernhardt: (805) 654-3436	Sydney Sigmund 7910 Se 60th Avenue Portland, OR 97206; 310-266-6676
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
PL23-0117	0030250200	15660 Curtis Trail, CA	Permit Adjustment	08/22/2024	<p>The following project description was provided by the Project Agent:</p> <p>APPLICATION FOR a minor modification AND 20 YEAR EXTENSION TO PL 12-0141 (AS MODIFIED BY PL14-0148, PL14-0171 AND PL18-0133). THE ADJUSTMENT REQUEST WOULD DECREASE THE CUP AREA BY 0.53% AND DECREASE THE ANIMAL CONTAINMENT AREAS BY 0.16% AS A PART OF A RECONFIGURATION OF ONE ANIMAL PEN. TWO ADDITIIONAL ANIMAL SHADE STRUCTURES ARE PROPOSED TO BE BUILT INSIDE EXISTING CONTAINMENT AREAS. THESE SHADE STRUCTURES WOULD BE 282 SQ. FT. EACH AND WOULD BE 10'-8" HIGH.</p> <p>All of the submitted application materials, plus the conditions of approval from the approved CUP, are uploaded in the Accela Document tab.</p>	Adams Bernhardt: (805) 654-3436	Ben Turner 2300 Knoll Dr Ventura, CA 93003; 805 4218-740
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

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PL23-0125	6920040155	939 W STAFFORD RD, THOUSAND OAKS, CA 91361	Planned Development	06/26/2024	Planned Development Permit to authorize the construction of a two-story single-family dwelling with an attached four-car garage and a detached single story accessory dwelling unit on a vacant parcel referenced as Lot 76 of Tract map 4409-4 in the Scenic Resource Protection Overlay Zone, and addressed as 939 West Stafford Road, Lake Sherwood. The proposed single-family dwelling includes the following: 1st floor area of 3,448 sq. ft. 2nd floor area of 2,704 sq. ft., and attached four-car garage area of 968 sq. ft.. The attached covered patio area includes: 1st floor covered area of 1,113 sq. ft. and 2nd floor balcony area of 177 sq. ft.. The proposed detached accessory dwelling unit is 1,200 sq. ft. and covered patio areas of 35 sq. ft.. On-site fencing is proposed. Water is provided by the Ventura County Waterworks District 38 and sewer service is provided by Triunfo Sanitation District. Access to Lot 76 is provided by a reciprocal driveway to the west of the proposed pad location from West Stafford Road. Less than 50 cubic yards of grading is proposed. The graded soil is proposed to be balanced onsite. No protected trees are within the area of proposed improvements. On-site landscaping is proposed and subject to MWEL0.	Kristina Boero: (805) 654-2467	Ibrahim Hzayen 360 Twilight Court Camarillo, CA 93012; 818-461-2642
PL23-0126	6920040165	925 W STAFFORD RD, THOUSAND OAKS, CA 91361	Planned Development	06/26/2024	Planned Development Permit to authorize the construction of a two-story single-family dwelling with an attached four-car garage and a detached accessory dwelling unit on a vacant parcel referenced as Lot 75 of Tract 4409-4 within the Scenic Resource Overlay Zone, and addressed as 925 West Stafford Road, Lake Sherwood. The proposed single-family dwelling includes the following: 1st floor area of 4,886 sq. ft., 2nd floor area of 1,174 sq. ft., and attached four-car garage of 1,050 sq. ft.. The covered patio areas include: 1st floor area of 808 sq. ft. and 2nd floor balcony of 37 sq. ft.. The proposed detached accessory dwelling unit is 1,200 sq. ft. with 170 sq. ft. of covered patios. On-site fencing is proposed. Water will be provided by the Ventura County Waterworks District 38 and sewer service will be provided by Triunfo Sanitation District. Access to the property is by reciprocal driveway to the east of the proposed pad area from West Stafford Road. Less than 50 cubic yards of grading is proposed. The graded soil is proposed to be balanced onsite. No protected trees are within the area of proposed improvements. On-site landscaping is proposed and subject to MWEL0.	Kristina Boero: (805) 654-2467	Ibrahim Hzayen 360 Twilight Court Camarillo, CA 93012; 818-461-2642
PL23-0130	0190053075	1209 RANCHO RD, OJAI, CA 93023	Permit Adjustment	03/27/2024	Permit Adjustment to Legalize 3 sheds and a prefab sauna (LU11-0035, LU11-0036)	Aubrie Richardson: (805) 654-5097	Steve V Alary 9452 Telephone Road #109 Ventura, CA 93004; 8054076729
PL23-0131	0300030580	11811 SANTA PAULA OJAI RD, OJAI, CA 93023	Conditional Use Permit	04/04/2024	Conditional Use Permit (CUP) to replace an expired CUP for the minor modification and continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year time period. The existing facility consists of: (8) 16-foot tall "Popsicle Stick" antenna support structures (2-arrays of 4) (8) Panel antennas (1) 4-foot diameter microwave dish (1) 2-foot diameter microwave dish (8) Remote radio units (RRU) Equipment shelter housing all ground cabinets and equipment. Physical changes to the existing facility proposed with this CUP include antenna swaps, two additional RRU's, and power plant upgrades within the equipment shelter	Benjamin Reinert: (805) 654-2466	Joshua Alba 24310 Moulton Parkway, Suite O, #1009 Laguna Hills, CA 92637; 949-336-1550
PL23-0132	1630160475	7668 SANTA ROSA RD, CAMARILLO, CA 93012	Minor Modification	03/12/2024	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. 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.	Benjamin Reinert: (805) 654-2466	Andrea Liu 1511 East Orangethorpe Avenue, Suite D Fullerton, CA 92831; 714-423-0563

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PL23-0133	1330071105	167 LAMBERT ST, OXNARD, CA 93036	Conditional Use Permit	03/28/2024	<p>Eberhard Equipment has been granted a CUP to engage in the rental, leasing, and sale of equipment and durable goods for a 15-year period. Existing accessory uses that would continue onsite include the repair of heavy equipment and sale of component parts originally authorized by Zoning Clearance ZC23-0600. Eberhard Equipment operates out of Suite C (11,545 sf) in the existing multi-tenant industrial building. Fortyfive of the ninety-one existing parking spaces at the multi-tenant industrial building are dedicated to the proposed project. Twenty-three parking spaces are provided for the proposed use for parking (1 space per 500 sq. ft. of GFA). Twenty-two parking spaces will be converted into an outdoor sales and display area for heavy machinery, incidental to the primary operations conducted in Suite C. The remaining forty-six parking spaces are available for the remaining tenants of the multi-tenant industrial building (1 space per 500 sq. ft. of GFA). There are no proposed physical changes to Suite C, and no proposed physical changes or permanent structures to create the outdoor sales and display area. Outside storage in the outdoor sales and display area is strictly prohibited. The remainder of the existing multi-tenant industrial building will be operated and maintained in accordance with the terms of PD 996.</p> <p>The hours of operation will be limited to Monday through Friday from 7:00am to 5:00pm and the business employs 15 staff. The Vineyard Avenue Mutual Water Company provides water and the County of Ventura Sanitation District Area 34 provides sewer. A paved driveway from Lambert Street provides access to the site.</p>	Adams Bernhardt: (805) 654-3436	Erik Nagy 1672 Donlon St Ventura, CA 93003; 805-654-6977
PL23-0133	1330071105	167 LAMBERT ST, OXNARD, CA 93036	Minor Modification	03/28/2024	<p>Eberhard Equipment has been granted a CUP to engage in the rental, leasing, and sale of equipment and durable goods for a 15-year period. Existing accessory uses that would continue onsite include the repair of heavy equipment and sale of component parts originally authorized by Zoning Clearance ZC23-0600. Eberhard Equipment operates out of Suite C (11,545 sf) in the existing multi-tenant industrial building. Fortyfive of the ninety-one existing parking spaces at the multi-tenant industrial building are dedicated to the proposed project. Twenty-three parking spaces are provided for the proposed use for parking (1 space per 500 sq. ft. of GFA). Twenty-two parking spaces will be converted into an outdoor sales and display area for heavy machinery, incidental to the primary operations conducted in Suite C. The remaining forty-six parking spaces are available for the remaining tenants of the multi-tenant industrial building (1 space per 500 sq. ft. of GFA). There are no proposed physical changes to Suite C, and no proposed physical changes or permanent structures to create the outdoor sales and display area. Outside storage in the outdoor sales and display area is strictly prohibited. The remainder of the existing multi-tenant industrial building will be operated and maintained in accordance with the terms of PD 996.</p> <p>The hours of operation will be limited to Monday through Friday from 7:00am to 5:00pm and the business employs 15 staff. The Vineyard Avenue Mutual Water Company provides water and the County of Ventura Sanitation District Area 34 provides sewer. A paved driveway from Lambert Street provides access to the site.</p>	Adams Bernhardt: (805) 654-3436	Erik Nagy 1672 Donlon St Ventura, CA 93003; 805-654-6977
PL23-0138	0000000000	5700 PACIFIC COAST HY, OXNARD, CA 93033	Conditional Use Permit	05/06/2024	<p>Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing wireless communication facility (WCF) for a 10-year time period. The facility is attached to an existing 47-foot-tall wood utility pole near Postmile 9.825 of northbound Highway 1 in the California Department of Transportation (Caltrans) Right-of-Way (ROW). The facility consists of four 4-foot-tall panel antennas mounted at 30-feet, nine Remote Radio Units (RRU) mounted below the antennas, a power cabinet mounted on utility pole, and an underground equipment vault. No changes are proposed to the WCF with this CUP.</p>	Thomas Chaffee: (805) 654-2406	Tara Carmichael 10590 West Ocean Air Drive, Suite 250 San Diego, CA 92130; 858-952-1936
PL23-0146	7000050140	0 Deer Creek Rd RD, Malibu, CA	Permit Adjustment	05/14/2024	<p>Site Plan Adjustment to Coastal Planned Development Permit No. PL18-0113 to delete Condition No. 17 (Restoration of Environmentally Sensitive Habitat Area [ESHA]), and modify Condition Nos. 1 (Project Description) and 18 (Compensatory Mitigation for Impacts on Environmentally Sensitive Habitat Area [ESHA] Through Off-Site Preservation).</p> <p>Coastal PD Permit No. PL18-0113 calls for on-site restoration of 2.93 acres of ESHA to mitigate for ESHA removal that occurred in the past without permits and preservation of an additional 3.27 acres of an off-site property. Under the Permit Adjustment, the revised condition will mitigate ESHA loss entirely through preservation; no restoration would occur. To satisfy the condition, the applicant will transfer approximately 1,244 acres of land ("Deer Creek Property") to the National Park Service or another natural resource agency or conservation organization, to be preserved and managed in perpetuity.</p>	Michael Conger: (805) 654-5038	Alex Size 101 Montgomery Street San Francisco, CA 94104; 727-492-7058

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PL23-0149	1450180085	2557 CORTEZ ST, OXNARD, CA 93036	Permit Adjustment	07/09/2024	Resolve PV-23-0007. Site Plan Adjustment for Planned Development Permit to permit a Transportation Services business that will function as a catering truck commissary located in the M2 Zone and the Industrial land use designation in the El Rio/Nyeland Acres Area Plan at 2557 Cortez Street (APN145-0-180-085). The commissary is proposed on an developed 55,492 sq. ft. condominium lot with administrative offices and storage within an existing 6,282 sq. ft. industrial tenant space with onsite parking for 55 parking stalls. Food carts are also proposed to be stored within the commissary. Water to the site is provided by Cloverdale Mutual Water Company and sewer is provided by County of Ventura District 34. New development includes a 962 sq. ft. vehicle washing bay with a clarifier, a 365 sq. ft. covered trash enclosure, an underground self contained grease trap, and landscaping to meet current development standards. The site was previously permitted as a bus storage yard. Also included in this permit request is an administrative permit adjustment to DP-73 (not expired) boundary area used by Wiggins Fork Lift. DP-73 permit area will be shrunk back to only include the portion of the building and common area which is used by Wiggins as shown on the proposed site plan.	Adams Bernhardt: (805) 654-3436	Bobby Jones 4324 East Vineyard Avenue Oxnard, CA 93036; 805-312-1055
PL24-0001	0640010015	1800 SCHOOL CANYON RD, VENTURA, CA 93001	Minor Modification	03/28/2024	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: Nine (9) 10-foot-tall antenna mounts Six (6) Panel antennas Six (6) Remote Radio Units (RRU's) Approx. 100 square foot equipment shelter No changes to the existing facility are proposed.	Benjamin Reinert: (805) 654-2466	Lynda Mcclung 655 N. Central Avenue #1520 Glendale, CA 91203; 714-328-3385
PL24-0002	0410210210		Conditional Use Permit	04/04/2024	Conditional Use Permit (CUP) for the reinstatement and modification of an expired CUP for the modification, continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year time period. The existing facility consists of: 60-foot-tall faux Pine Tree antenna support structure Twelve (12) panel antennas Six (6) RRU's (Remote Radio Units) Ground mounted equipment within lease area Emergency backup generator. The changes associated with this CUP for the existing facility include the replacement of antennas on the faux tree and cabinets within existing lease area.	John Novi: (805) 654-2462	Andrea Liu 1511 E. Orangethorpe Avenue, Unit D Fullerton, CA 92831; 714-423-0563
PL24-0003	0300030580	11811 OJAI SANTA PAULA RD, OJAI, CA 93023	Modification	04/04/2024	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 WCF consists of: Four (4) 15-foot antenna support structures (popsicle stick) Four (4) Panel antennas Two (2) Microwave dish antennas Three (3) Ground mounted cabinets in lease area Approx. 176 square foot lease area No changes are proposed with this Minor Modification.	Benjamin Reinert: (805) 654-2466	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203; 714-328-3385
PL24-0004	1380190500	4107 GONZALES RD, Ventura County Unincorp	Permit Adjustment	04/16/2024	The applicant requests a Permit Adjustment (PAJ) to modify the Use Inauguration Time Limit specified in Condition 7 of Minor Modification of Conditional Use Permit (CUP) 5042 (Case No. LU11-0148). The PAJ would extend the deadline to receive a Zoning Clearance for Use Inauguration by two-years from the date specified in the Conditions of Approval, or by March 10, 2025. SEE LU11-0148 FOR PARENT PERMIT INFORMATION	Benjamin Reinert: (805) 654-2466	Cravens Lane Assoc Llc 4595 Foothill Rd Carpinteria, CA 93013 309; 8055706678
PL24-0009	0610230020	8195 N VENTURA AV, VENTURA, CA 93001	Modification	03/28/2024	Modification of CUP PL14-0004 to authorize the continued operation of an existing stealth WCF for a 10-year period (Case No. PL24-0009). The existing WCF includes antennas affixed to an existing SCE lattice tower at 59 feet in height and a 441 square-foot-fenced accessory equipment enclosure. 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 driveway connected to Highway 33. There are no proposed operational or physical changes to the WCF as part of this project.	Adams Bernhardt: (805) 654-3436	Andrea Liu 1511 E. Orangethorpe Avenue, Unit D Fullerton, CA 92831; 714-423-0563

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PL24-0012	0190010275	1911 MEINERS RD, OJAI, CA 93023	Lot Line Adjustment	08/23/2024	Ministerial Lot Line Adjustment between APN 019-0-010-275 and 019-0-010-475	Piper Smith: (805) 654-2434	Jeremy Henry 619 Crestview Drive Camarillo, CA 93010; 8052166124
PL24-0013	7000270055	11624 ELLICE ST, MALIBU, CA 90265	Planned Development	08/13/2024	Coastal Development Permit for the construction of a new single-family residence consisting of 12,637 sf of enclosed and covered areas including the garage/carport on Lot #4, Tract #5457. The parcel is a 1.28 acre vacant lot with perimeter stone veneered walls, mature trees and rough graded certified pad. The proposed home will be single-story consisting of 10,001 sf of "livable" space, 1,648 of covered entry & porches, as well as 988 sf of garage/carports. The house will feature 6 BR's, 6 Full BA's 2 powder rooms, kitchen, pantry, laundry, gym, theater, wine room and wet bar. Outside facilities include pool, spa, bbq entertaining area, pickleball court and decks. The house exterior elevation is a modern beach style home with stucco exterior walls, metal and wood trim around windows and doors and a flat roof. The subject property is located in the Coastal Residential (CR) minimum 1-acre Zone and the Residential Low 1-2 Dwelling Unit Permit Acre Coastal Land Use Designation. Water is provided by the Yerba Buena Water Company and wastewater disposal is handled by an onsite wastewater treatment system. The property was created in its current configuration as Lot 4 of Tract 5457 and existing site improvements including the graded pad, landscaping, and fencing were approved by an earlier Planned Development Permit.	Noe Torres: (805) 654-3635	Ronald Coleman 11312 Yerba Buena Rd Malibu, CA 90265; 818-429-3442
PL24-0014	0000000000		Zoning Ordinance Amendment	06/04/2024	County-Initiated Amendments to Article 7 of the NCZO to Amend Regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) Consistent with Government Code Sections 65852.2 and 65852.22, based on comments received from HCD on the adopted ordinance per PL20-0023.	Ruchita Kadakia: (805) 654-2414	
PL24-0015	1280030085	1607 LOS ANGELES AV, VENTURA, CA 93004	Minor Modification	05/06/2024	<p>The applicant requests a Minor Modification of existing CUP (CUP 4826; As modified by LU04-0020 and PL13-0176) to authorize the continued operation of a Medical Waste Transfer Facility in a 1,304-square foot tenant space (Suite H) within an existing multitenant industrial building for a 20-year period. The 9-unit industrial building, located at 1607 Los Angeles Avenue, was originally permitted by Planned Development Permit (PD) 242. No operational or physical changes in the collection facility are proposed. The property owner is responsible for supplying access to domestic water and sewer connections as part of the lease. Water is provided by the Ventura Water and sewer is provided by the Saticoy Sanitation District.</p> <p>The facility is a transfer station where medical waste from independent waste generators is unloaded, containerized, stored temporarily. Waste materials include sharps (needle containers), red bag bio hazardous waste, pathological waste, and pharmaceutical waste. The total amount of waste held is 1,000 lbs. and is stored in 50 gallon plastic containers and freezers. One van per day is associated with delivery. A disposal company picks up the waste weekly and transports the material to a separate, permitted disposal site. The facility includes an employee bathroom and storage area. Three parking spaces are provided for this unit. 1 employee will be onsite. Hours of Operation are Monday-Friday, 8 AM-5 PM.</p> <p>All supporting documentation including the previous conditions of approval are located in the Accela Document Tab.</p>	Benjamin Reinert: (805) 654-2466	Roberta Muntzel P.O. Box 3498 Ventura, CA 93006; 805-207-8419
PL24-0017	0410190105	1241 TEITSORT DR, Ventura County Unincorp	Modification	07/19/2024	<p>Minor Modification of Conditional Use Permit (CUP) 5143 to authorize the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0017). The site and CUP was previously owned and operated by Sprint. When T-Mobile acquired Sprint, the facility was no longer needed and was sold to Dish Wireless. This Minor Modification authorizes equipment changes associated with this ownership change including:</p> <p>Removal of all existing equipment within the existing equipment shelter Removal of all existing panel antennas and associated equipment Removal of existing microwave dish</p> <p>Retain existing 841 square foot equipment lease area Retain existing 200 square foot equipment shelter</p> <p>Installation of six (6) 8-foot-tall panel antennas on existing 11-foot-tall antenna mounts Installation of twelve (12) Remote Radio Units (RRU's) behind the panel antennas Installation of six (6) cabinets inside existing equipment shelter Installation of new backup emergency generator</p> <p>The facility is designed as a stealth facility with slim-line antennas arranged into three sectors. The lease area will be secured with a gated chain link fence. It will be unmanned, except for occasional maintenance visits, and will operate 24 hours per day. The WCF does not require water to operate. The site is accessed from Teitsort Drive.</p>	Benjamin Reinert: (805) 654-2466	John Mcdonald 65 Post Suite 1000 Irvine, CA 92618; 949-994-0363

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PL24-0022	0990110175	910 MISSION ROCK RD, SANTA PAULA, CA 93060	Permit Adjustment	06/07/2024	Applicant requests a Permit Adjustment to modified CUP Case No. PL23-0005 which authorizes the continued operation of an existing automotive salvage and dismantling yard and scrap metal recycling operation. The Permit Adjustment request involves the reduction of parking spaces from 23 spaces to six spaces. Also, one additional light fixture would be added to the existing office building and Assessor's Parcel No. 0990110075 would be removed from the CUP boundary.	Benjamin Reinert: (805) 654-2466	Mark Walker 152 Stanislaus Ave. Ventura, CA 93004; 8054071364
PL24-0026	2060313260	317 ROSSMORE DR, OXNARD, CA 93035	Merger	08/02/2024	VM with parcel 2060313260 and 2060313270 in coastal zone. Two properties are being merged to address a setback issue of an illegal porch addition.	Piper Smith: (805) 654-2434	Gary Salmen 257 Dorothy Ave Ventura, CA 93003; 8057016788
PL24-0027	0000000000		Zoning Ordinance Amendment	06/04/2024	County-initiated text amendments amending Articles 5 and 7 of the Ventura County Non-Coastal Zoning Ordinance to allow and establish regulations for processing of locally grown food in conformance with the 2016 SOAR initiative that allows this use in the AE, OS and RA Zones without the vote of the people. Related General Plan Amendment to add a new policy to the Economic Vitality Element EV-2.3.	Franca Rosengren: (805) 654-2045	Franca Rosengren 800 S. Victoria Avenue Ventura, CA 93009; 805-654-2045
PL24-0029	1490010175	2838 FRIEDRICH RD, Ventura County Unincorp, CA 93036	Permit Adjustment	04/02/2024	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.	Charles Anthony: (805) 654-3683	Mike Barber 3701 Orange Drive Oxnard, CA 93036; 805-415-2787
PL24-0040	6950280135	320 WEST STAFFORD RD, THOUSAND OAKS, CA	Permit Adjustment	07/10/2024	Permit Adjustment to add a cocktail bar at the Lake Sherwood Country Club. Water for the project is provided by the County of Ventura Water Works District 38 and waste water is handled by the Triunfo Sanitation District. All supporting documents for the permit adjustment request have been downloaded in the Acella Document Tab under PL18-0119, including the conditions of approval for PL16-0148	Noe Torres: (805) 654-3635	
PL24-0046	0340102190	780 N VENTURA AV, OJAI, CA 93023	Modification	06/27/2024	The applicant requests a Minor Modification to Conditional Use Permit (CUP) Case No. PL13-0159 to authorize the continued use, operation, and maintenance of a Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0046). The existing WCF is located on the rooftop of the Oakridge Inn and comprised of six panel antennas mounted at three locations and painted green to match, six remote radio units (RRU's). A 45-square-foot lease area in the parking lot contains two equipment cabinets within a ground mounted enclosure which is also part of the facility. The existing WCF is unmanned, except for periodic maintenance visits, and operates for 24 hours per day. The WCF does not require water to operate. The site is accessed by a private drive connected to North Ventura Avenue. No changes are proposed with this Minor Modification.	Benjamin Reinert: (805) 654-2466	Lynda Mcclung 655 N. Central Avenue Glendale, CA 91203; 714-328-3385
PL24-0051	8010040065	6500 Doubletree DR, CA	Permit Adjustment	08/05/2024	Permit Adjustment to Conditional Use Permit 4607 (PL13-0163) for the conversion of the existing two tennis courts at Deerhill Park into six pickleball courts. A sound baffle will be installed on the inside of all fence panels of the entire court. The entrance to the courts will be relocated to the south side. New fencing (12 feet in height) around the courts and landscaping is also proposed. Existing lighting will remain and double and single pole mounted light fixtures in the center of the court are proposed. Application items have been downloaded to the "Documents" tab for this record.	Kristina Boero: (805) 654-2467	Rancho Simi Rec & Park Dist 1692 Sycamore Dr Simi Valley, CA 93065; 805-584-4400

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PL24-0056	0610230020	8139 N VENTURA AV, VENTURA, CA 93001	Modification	08/05/2024	<p>Minor modification to Conditional Use Permit (CUP) 5336 to authorize the continued use, operation, and maintenance of an existing Wireless Communications Facility (WCF) for a 10-year period (Case No. PL24-0056). The existing WCF is mounted to an existing 155-foot tall lattice tower owned by Southern California Edison (SCE) and is comprised of three 4-foot tall panel antennas mounted at 51-feet above grade, three 4-foot tall panel antennas mounted at 70-feet above grade, and one 2-foot diameter microwave dish mounted at 42-feet above grade. Approximately 342 square feet of lease area at base of the lattice tower houses equipment cabinets and is secured by a six-foot tall fence.</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 from North Ventura Avenue. No physical changes are proposed.</p> <p>Planner Note: There is an additional carrier also attached to this same lattice tower not associated with this CUP renewal.</p>	Benjamin Reinert: (805) 654-2466	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203; 714-328-3385

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