



# Recently Approved Projects as of May 13, 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 5/13/2024.**

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 &amp; 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
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

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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
PL22-0147	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
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> <ol style="list-style-type: none"> <li>Adding fitness stations along the walking trail at the park as an additional amenity.</li> <li>Allowing the park to function as a 100-year flood basin if the levee fails.</li> <li>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).</li> <li>Elimination of several internal walkways within Lot 63.</li> <li>Allowing the use of impervious, rather than pervious, pavement for sidewalks along Main Street.</li> <li>Modifying of the pocket park within Lot 63 to reduce its width and to eliminate a pool, picnic table pods, trellises, and benches.</li> <li>Eliminating the speed humps with pedestrian crossings along Bushwillow Way, Murcott Avenue, and Citron Avenue. A painted crosswalk would instead be provided.</li> <li>Allowing the use of impervious pavement, rather than "turf block," for the vehicle access through Parcel E.</li> <li>Providing a gate with Knox box to allow for emergency egress across a portion of Parcel S from Cara Lane to Pacific Avenue.</li> <li>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.</li> </ol>	Michael Conger: (805) 654-5038	Nathan Keith 24911 Avenue Stanford Santa Clarita, CA 91355; (661)805-7751

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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&amp;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	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).	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	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).	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	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.	Amanda Bonavida: (805) 654-2476	Jeremy Henry 619 Crestview Drive Ojai, CA 93023; 805-216-6124
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

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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&amp;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
PL23-0076	1090061070		Land Conservation Act	12/05/2023	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).	Kristina Boero: (805) 654-2467	Dorcas H. Thille Revocable Living Trust 14053 Foothill Road Santa Paula, CA 93003; 805-200-6932
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	<p>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&amp;T are collocated on the WCF.</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 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.</p>	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

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
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"> <li>1. Extend the term of the CUP for an additional 10 years (current CUP expiration date is April 10, 2024).</li> <li>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.</li> <li>3. Increase the number of "large", weekend only events (up to 917 guests) from four events to eight events per year.</li> <li>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.</li> </ol> <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><b>Traffic and Parking</b> 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><b>Water Supply</b> Water is supplied to the property by Camrosa Water District.</p> <p><b>Fire Protection</b> No changes to structures are proposed that would require additional fire protection measures. All previous Fire conditions of approval have been satisfied.</p> <p><b>Wastewater</b> Portable restrooms are provided during events and are serviced regularly by an outside vendor, typically after each event.</p> <p><b>Grading and Stormwater</b> The site was previously graded under the original CUP. No grading or new permanent structures are proposed.</p> <p><b>Biological Impacts</b> 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><b>Noise and Light</b> 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"> <li>55-foot -tall faux palm tree (62-feet to top of concealment elements)</li> <li>6 panel antennas mounted at 53-foot RAD center</li> <li>6 remote radio units (RRU's) behind antennas</li> <li>361 square foot lease area</li> <li>5 cabinets in leased area (1 battery cabinet included)</li> <li>Chain link fence surrounding lease area.</li> </ul>	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	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.	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	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

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PL23-0131	0300030580	11811 SANTA PAULA OJAI RD, OJAI, CA 93023	Conditional Use Permit	04/04/2024	<p>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:</p> <p>(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.</p> <p>Physical changes to the existing facility proposed with this CUP include antenna swaps, two additional RRUs, and power plant upgrades within the equipment shelter</p>	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	<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>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



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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
PL23-0137	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
PL24-0003	0300030580	11811 OJAI SANTA PAULA RD, OJAI, CA 93023	Modification	04/04/2024	<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 WCF consists of:</p> <p>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</p> <p>No changes are proposed with this Minor Modification.</p>	Benjamin Reinert: (805) 654-2466	Lynda Mcclung 655 N. Central Avenue, Suite 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>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.</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 a private driveway connected to Highway 33. There are no proposed operational or physical changes to the WCF as part of this project.</p>	Adams Bernhardt: (805) 654-3436	Andrea Liu 1511 E. Orangethorpe Avenue, Unit D Fullerton, CA 92831; 714-423-0563
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
PL24-0029	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**