



Recently Approved Projects as of April 02, 2025

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Recently Approved Projects include the following entitlement types: Conditional Use Permit, Land Conservation Act Contract, Conditional Certificates of Compliance, Continuation of Non-Conformity, Planned Development Permit, Permit Modification, Variance, Subdivision, General Plan Amendment and Zone Change. Source: Ventura County Planning Division Accela Database, as of 4/2/2025.

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL19-0021	0000000000		Zoning Ordinance Amendment	12/17/2024	County-initiated text amendments amending Articles 1, 2, 3, 4, 5, 6, 7, 8, 9, and 11 of the Ventura County Non-Coastal Zoning Ordinance (Comprehensive NCZO Update - Phase I Amendments). (PL19-0021)	Franca Rosengren: (805) 654-2045	Franca Rosengren 800 S. Victoria Avenue Ventura, CA 93009; 805-654-2045
PL21-0096	6680311095	559 KITTY ST, NEWBURY PARK, CA 91320	Merger	02/07/2025	Voluntary merger of a 9,452 sq ft parcel [APN# 6680311105] created as Lot 12 of Tract Map No. 1115 and a 400 sq ft parcel [APN# 6680311095] created as Well Parcel No. 14 of Tract Map No. 1115	Winston Wright: (805) 654-2468	Brandon & Renee Lodder 559 Kitty Street Newbury Park, CA 91320; 7022964930
PL21-0119	5200340035	8120 SANTA ROSA RD, CAMARILLO, CA 93012	PERMIT	01/07/2025	<p>This Application by Porpoise Productions Ltd., Profit Sharing Plan and Trust (Porpoise) and Mark A. Burley, Trustee and Penelope A. Burley, Trustee of the Mark and Penelope Burley Living Trust dated January 25, 2001 (Burley Trust), brings forth a reversal of an approved single-family tract development and seek to maintain the land in agricultural and farming use and one lot as personal equestrian property by the removal of the Tract Conditions.</p> <p>Porpoise owns lots 3, 4 5, and 6 of Tract 5154 and Burley Trust owns lots 7 and 8 of Tract 5154. The Application seeks to have all the tract conditions for lots 3-8 removed and all fees held by the County of Ventura and its respective agencies/divisions returned to the Applicants, since the tract will not be residentially developed.. The Applicants are proposing to have a Deed Restriction recorded against the land to prohibit development of single-family homes, which were approved as part of Tract 5154. This Deed Restriction would be held by a nonprofit such as Conejo Open Space Conservation Agency (COSCA) or Pacific Coast Conservation Alliance to ensure that the property is not further residentially developed and will remain as agricultural and farming and the private personal equestrian property. Burley Trust .will be able to add equestrian facilities as needed to Lot 8. This will include, but is not limited, to stables, barns, storage sheds and horse shelters.</p> <p>The Tract was approved in August 1999 but lots 3, 4, 5, 6 and 7 have remained as agricultural and farming. Lot 8 has the private and personal equestrian facilities used by the Burley Trust only. The current zoning on the property OS-10 acre.</p> <p>The property owners will agree to a written agreement that the existing bridge will be maintained equally by the property owners to assure continued access to the land.</p> <p>The Applicants desire to retain the agricultural operations and the equestrian property and not pursue any future residential development of the tract. The Applicant wants the fees and funds paid as part of Tract approval be returned since the tract will not be developed. All tract condition will be removed from Lots 3-8 of Tract 5154. All existing agreements for the Tract Development will be terminated upon approval of this Application.</p>	Noe Torres: (805) 654-3635	Nancy Schreiner 400 Camarillo Ranch Road #102 Camarillo, CA 93012; 805-248-9093

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL22-0151	7000030115	12815 YELLOW HILL RD, MALIBU, CA 90265	Major Modification	10/07/2024	<p>Major Modification to Planned Development Permit 1576 to add a new 2000 sf Storage Structure (U Occupancy) to be situated on the hillside between the existing Main Residence and existing Guest House adjacent to the existing Auto Court. The 1-story Structure will be tucked into the hill to minimize its exposure and integrate with the existing structures on the property. Vehicular and Pedestrian access will be from the existing Auto Court. There will also be a parallel retaining wall on the uphill side of the structure to allow for service access.</p> <p>There will be NO Propane Service, NO Septic Connection, NO Electrical Grid Connections and NO new Driveways. Electrical Service will be Off-Grid from a new proposed Roof Mounted Solar Array with Battery Storage.</p> <p>The Structure is sited adjacent to a Sandstone Rock outcrop. Any Boulders encountered during excavation will be distributed throughout the property and integrated into the landscape. Three NON-NATIVE tress will be removed to accommodate the new structure...these are a combination of Fire Prone Eucalyptus and Fir.</p>	Noe Torres: (805) 654-3635	George Wittman 9027 Se 37th Street Mercer Island, WA 98040; 20622904066
PL23-0035	0170090325	190 E EL ROBLAR DR, OJAI, CA 93023	Minor Modification	11/07/2024	<p>Minor Modification to Conditional Use Permit LU2550, as modified by PL13-0096, for the ongoing operation of an Assembly Use located at 190 El Roblar Drive, in the Unincorporated Area of the Ojai Valley. The request includes the addition of a proposed 5,500 square foot (S.F.) metal building consisting of 4 Sunday School rooms, 2 ADA compliant restroom and storage space.</p> <p>Currently located onsite is the Redemption Church of Ojai and associated Sunday School. The Church works with a program called CityServe that supplies churches with items such as nonperishable food (dry goods), furniture, apparel, and household necessities. The primary use of the building is for the storage of goods received from CityServe. The truck trailers and storage sheds that were included in Permit Adjustment PL13-0096 will be removed, and the storage area in the proposed metal building will accommodate the CityServe storage needs. Church volunteers pick up items from Bakersfield every 1 to 2 months and deliver them to the Church where they are stored in the proposed metal building. Volunteers will then distribute goods throughout the Ojai community to people in need.</p> <p>The Applicant is aware of the high volume of AM and PM peak hour trips on SR 33 through Casitas Springs. To avoid potential traffic impacts, the CityServe program directors will schedule pick-ups and drop-offs outside of peak hour periods. Additionally, the proposed Sunday School rooms will primarily be used as an expansion of the existing onsite Sunday school. However, an auxiliary program for homeschooling parents is also located here. The parents register with the state that they are homeschooling their children and the program offered at the church augments that arrangement. Redemption has an application process for this program and only accepts local students. Any potential additional trips associated with this program will be local and will not contribute to traffic on SR 33 through Casitas Springs.</p> <p>Water to the site is supplied by the Meiners Oaks Water District. Included in this application is a Water Availability Letter from the water district with the understanding that the existing water meter supplying the site is sufficiently sized to accommodate the addition of 2 restrooms. Sewer is provided by the Ojai Valley Sanitation District.</p> <p>Access and parking on the site will not be disrupted by the addition of the proposed metal building. The building will be located in the back of the property and no additional parking will be required for the proposed uses. The CityServe program and the school both operate outside of church service hours so the existing parking lot is adequate to meet the needs of these proposed uses.</p> <p>In order to screen the proposed metal building from the neighbors, trees have been planted along the property's perimeter. Please see the attached site plan and photos for additional details about the existing vegetative screening.</p> <p>Water to the site is provided by the Meiners Oaks Water District and waste water is handled by the Ojai Valley Sanitation District.</p> <p>All of the support materials are downloaded in the Accela Document tab under PL23-0035, including the operative conditions of approval and a description of the existing development on the property.</p>	Aubrie Richardson: (805) 654-5097	Ron Triggs 190 East El Roblar Ojai, CA 93023; 805-646-1296

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PL23-0066	7000260135	11312 YERBA BUENA RD, MALIBU, CA 90265	Permit Adjustment	11/20/2024	<p>The applicant requests a Site Plan Adjustment to Coastal Planned Development Permit (PD) PL16-0004 (Marsol Lot 11) which authorizes the construction a single-family dwelling (SFD) with appurtenant structures and improvements on a 56.83-acre site located at 11312 Yerba Buena Road, Malibu in the unincorporated area of Ventura County. The PD permit will now include the following: the approval of an existing structure to be used as an accessory dwelling unit (700 sq. ft.) and 589 square foot utility building and garage, after-the-fact authorization of unpermitted structures and improvements including two 5,000-gallon water tanks, a 108 sf well house, and east detention basin (58,374 sf), and restoration of 1.34 acres of Environmentally Sensitive Habitat Areas (ESHA), the construction of a 15,741 sq. ft. three-level single-family dwelling and a 1,173 sq. ft. garage, and the installation of a 60 foot by 30 foot pickleball court.</p> <p>Water is provided by Yerba Buena Water Company and waste water disposal will be handled by an Onsite Wastewater Treatment System (OWTS).</p>	John Oquendo: (805) 654-3588	Ronald Coleman 11312 Yerba Buena Rd. Malibu, CA 90265; 8185912344
PL23-0070	2300063375	1122 Cawelti RD, CA	Permit Adjustment	02/04/2025	<p>The applicant requests a Permit Adjustment to Conditional Use Permit (CUP) Case No. PL19-0026 for the approval of the following proposed changes:</p> <ul style="list-style-type: none"> Reducing the size of the two proposed liquid waste holding tanks from 6,000 gallons to 5,025 gallons and installing them partially underground. Approval of a grading plan by Ventura County Public Works Agency—Land Development Services for the removal of more than 50 cubic yards of earth related to the installation of the liquid waste holding tanks and proposed canopy for the fuel tanks. Eliminating the proposed canopy (700 sq. ft.) at the liquid waste holding tanks from the project description. Changing the size of the proposed pad/slab for the liquid waste holding tank from 1,000 sq. ft. to 300 sq. ft. and changing the description of the pad/slab from “containment” to “loading.” Revising the Liquid Removal and Storage Area condition imposed by Ventura County Watershed Protection—Groundwater Section to eliminate the requirement of a roof or canopy over the proposed liquid waste holding tanks. Changing the size of the proposed canopy for the fuel tanks from 1,800 sq. ft. to 1,887 sq. ft. Providing additional time to obtain the Zoning Clearance for Use Inauguration. <p>Since the approval of CUP Case No. PL19-0026 on March 2, 2020, the following components of the project have been constructed/installed or removed in accordance approved CUP Case No. PL19-0026 (confirmed by Planning staff) and are reflected in the revised site plans submitted with the current PAJ application Case No. PL23-0070:</p> <ul style="list-style-type: none"> The unpermitted manufactured commercial coach (750 sq. ft.) has been removed and the associated violation (CV17-0188) has been abated. The unpermitted mobile home (800 sq. ft.) has been removed. The inoperative septic system has been removed. Total of four fuel tanks (two 1,000 gallon tanks and two 500 gallon tanks) have been installed. Drum shed (26.16 sq. ft.) for auto fluid storage. Two cargo containers (320 sq. ft. each) have been installed. Parking area (4,080 sq. ft.) has been provided. 	Charles Anthony: (805) 654-3683	Maria Hernandez 400 Camarillo Ranch Rd Suite #107 Camarillo, CA 93012; 8054430541
PL23-0129	6950031150	110 W POTRERO RD, WESTLAKE, CA	Planned Development	02/20/2025	<p>Planned Development Permit for the removal of native vegetation in the Scenic Resource Protection Overlay Zone located at 110 West Potrero Road in the Lake Sherwood Area.</p> <p>A portion of the property at 110 W. Potrero Road, Thousand Oaks (near Lake Sherwood, APN 698-0-031-150) was affected by removal of native vegetation in 2022 and the property owner was issued a code violation (CV23-0250) on April 6, 2023. The purpose of this Habitat Restoration Plan is to provide a plan to replace native vegetation removed.</p>	Aubrie Richardson: (805) 654-5097	Rami Safadi 110 W Potrero Rd Thousand Oaks, CA 91361; 805-701-3018
PL23-0141	6920040145	949 W Stafford RD, CA	Planned Development	10/06/2024	<p>The applicant requests that a Planned Development Permit be granted to authorize the construction of a two-story single family dwelling (SFD) with attached three-car garage on a vacant parcel referenced as Lot 37 of Tract map 4409-2 and addressed as 949 West Stafford Road, Lake Sherwood. The two-story single-family dwelling includes the following: 1st floor area of 2,976 square feet, 2nd floor area of 2,877 square feet, attached three-car garage of 909 square feet, 1st floor exterior covered areas of 903 square feet, and 2nd floor balcony area of 288 square feet. Water will be provided by Waterworks District 38 and wastewater will be provided by the Triunfo Water and Sanitation District. Tentative Tract Map No. 4192, Modification 2 (approved in 1992) created the lot (Lot 37) that is part of this Lake Sherwood subdivision. Conditional Use Permit No. 4631 (approved in 1992) allowed for the grading of the parcels and roads in this subdivision. Grading for the building pads is proposed as part of this Planned Development permit application.</p>	Kristina Boero: (805) 654-2467	Ibrahim Hzayen 2300 Norfield Court, Thousand Oaks, CA 91361; (818) 461-2642

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PL23-0142	6920040135	959 W STAFFORD RD, Ventura County, CA 93009	Planned Development	10/06/2024	The applicant requests that a Planned Development Permit be granted to authorize the construction of a two-story single family dwelling (SFD) with attached three-car garage on a vacant parcel referenced as Lot 38 of Tract map 4409-2 and addressed as 959 West Stafford Road, Lake Sherwood. The two-story single-family dwelling includes the following: 1st floor area of 2,793 square feet, 2nd floor area of 2,514 square feet, attached three-car garage of 870 square feet, 1st floor exterior covered areas of 607 square feet, and 2nd floor balcony area of 365 square feet. Water will be provided by Waterworks District 38 and wastewater will be provided by the Triunfo Water and Sanitation District. Tentative Tract Map No. 4192, Modification 2 (approved in 1992) created the lot (Lot 38) that is part of this Lake Sherwood subdivision. Conditional Use Permit No. 4631 (approved in 1992) allowed for the grading of the parcels and roads in this subdivision. Grading for the building pads is proposed as part of this Planned Development permit application.	Kristina Boero: (805) 654-2467	Ibrahim Hzayen 2300 Norfield Court, Thousand Oaks, CA 91361; (818) 461-2642
PL23-0143	6920040125	981 W STAFFORD RD, Ventura County, CA 93009	Planned Development	10/06/2024	The applicant requests that a Planned Development Permit be granted to authorize the construction of a two-story single family dwelling (SFD) with attached three-car garage on a vacant parcel referenced as Lot 39 of Tract map 4409-2 and addressed as 981 West Stafford Road, Lake Sherwood. The two-story single-family dwelling includes the following: 1st floor area of 2,628 square feet, 2nd floor area of 2,118 square feet, attached three-car garage of 860 square feet, 1st floor exterior covered areas of 687 square feet, and 2nd floor balcony area of 285 square feet. Water will be provided by Waterworks District 38 and wastewater will be provided by the Triunfo Water and Sanitation District. Tentative Tract Map No. 4192, Modification 2 (approved in 1992) created the lot (Lot 39) that is part of this Lake Sherwood subdivision. Conditional Use Permit No. 4631 (approved in 1992) allowed for the grading of the parcels and roads in this subdivision. Grading for the building pads is proposed as part of this Planned Development permit application.	Kristina Boero: (805) 654-2467	Ibrahim Hzayen 2300 Norfield Court, Thousand Oaks, CA 91361; (818) 461-2642
PL23-0145	1280022105	11040 NARDO ST, VENTURA, CA 93004	Planned Development	10/10/2024	Redevelop a property in the Saticoy light industrial area with new office/warehouse building (8,590 sf) to store marble & granite slabs. No sales or fabrication are proposed for this site.	Adams Bernhardt: (805) 654-3436	James Curtis 300 Montgomery Ave Ste C Oxnard, CA 93036; 805-988-0912
PL24-0024	1830010105		Conditional Use Permit	12/19/2024	<p>Project summary. For a detailed project description, please review the file labeled, "PL24-0024 - Project Description" in the zip folder labeled, "PL24-0024 - Submittal #3 (8.8.24)" in the documents tab of Accela.</p> <p>The Shoals Energy Storage (SES) Project (Project) is proposed to be a nominal 400 MW Battery Energy Storage System (BESS) with stored energy duration of 4 to 8 hours. The Project will include substation and switchyard equipment and be located at 4400 West Gonzales Road in unincorporated, non-coastal zone, west Ventura County. The Project would occupy a rectangular 25-acre lease area within an 84.6-acre agricultural parcel with approval of a concurrently processed lot merger application. The Project site was selected to minimize public risk, maximize on-site and nearby agricultural workers safety, and not require new transmission lines.</p> <p>The Project will be comprised of 144 BESS power blocks with temperature-controlled, interconnected Lithium-Ion batteries within fully-enclosed reach-in, purpose-built, remotely-monitored seven-foot tall containers; a main gated entry from Gonzales Road and two secondary gated entries; eight storage containers; two fire-water water storage tanks, auxiliary pump, looped fire water lines and hydrants; and vine-covered security fencing, cameras, and "dark-sky" lighting. The entire Project site will be surrounded by an Avocado orchard compatible with adjacent row-crop that provides nearly complete year-round visual screening at maturity.</p> <p>Project-dedicated electrical substations and SCE switchyard facilities are centrally located within the Project. The Project will be electrically connected underground to SCE's existing Mandalay 220 kV transmission line that parallels the Project site and connects to the regional SCE Santa Clara Substation that serve loads in Ventura County and southern Santa Barbara County. The California Independent System Operator (CAISO) controls the overall transmission system.</p> <p>All of the supporting documents along with a more detailed project description is downloaded in the Document Tab of PL24-0024.</p>	Thomas Chaffee: (805) 654-2406	Harold Dittmmer 650 Bercut Drive, Suite C Sacramento, CA 95811; 916-447-5171
PL24-0034	0960020015	13932 W TELEGRAPH RD, SANTA PAULA, CA 93060	Land Conservation Act	12/17/2024	New LCA Contract on 13.56 acres	Alec Thille:	Held Craig W-denise R Tr Po Box 4489 Ventura, CA 93007-0489; 805-340-8983

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PL24-0045	7000010585	11030 PACIFIC VIEW RD, Ventura County Unincorp	Permit Adjustment	10/23/2024	Site Plan Adjustment to change in the type of roof material for the single family dwelling and the accessory storage structure (i.e., the music room) approved under Coastal PD Permit LU05-0169 from a clay tile roof to a metal roof galvanized with a low gloss, non-metallic Galvalume material coating. On April 5, 2024, the Site Plan Adjustment was appealed. On October 23, 2024, the Appeal was withdrawn.	Kristina Boero: (805) 654-2467	Marco Beltrami 1030 Pacific View Road Malibu, CA 90265; 805-495-9543
PL24-0050	0170144040	130 N ENCINAL AV, OJAI, CA 93023	PERMIT	01/16/2025	Tentative parcel map pursuant to Senate Bill 9 to subdivide a 11,535 square foot lot in the Residential Single Family Zone (1 DU/6,000 sq. ft.) zone and the Urban Residential 4-6 DU/Ac Ojai Valley land use designation. The subdivision will result in two lots with Parcel A at 6,579 gross square feet and a Parcel B at 4,558 sq. ft.. Water is provided by Meiners Oaks and waste water is proposed to be handled by septic systems.	Aubrie Richardson: (805) 654-5097	Marty Vogel 130 N Encinal Ave Ojai, CA 93023; 805-798-0406
PL24-0054	1120010025	4421 BERYLWOOD RD, CAMARILLO, CA	Conditional Use Permit	01/23/2025	The applicant requests that a reinstated CUP be granted for a 25-year term authorizing the continued use and operation of an existing 1,440 square foot agricultural office. The agricultural office would be accessory and support the existing agricultural operation (citrus orchard) located on the remainder of the 38.50-acre project site. Pursuant to Section 8107 20.3.2 of the Ventura County Non Coastal Zoning Ordinance (NCZO), a CUP would be required because the size of the existing agricultural office exceeds the 700 square foot maximum size allowance under a zoning clearance and the lot size is not 100 acres or greater. The requested CUP would supersede CUP 5138, which expired on October 8, 2020. Five employees would continue to work at the office. Hours of operation would continue to be Monday to Friday from 7:00 am to 5:00 pm PT. Water would continue to be provided by Waterworks District No. 19 (Somis) and sewage disposal provided by a private, onsite septic system. The property is secured with onsite cameras and an alarm system. No physical changes would be proposed with this CUP. Granting of this CUP would abate violation CV23-0319.	John Kessler: (805) 654-2461	Wade Lewis P.O Box 1025 Santa Paula, CA 93061; 8054020533
PL24-0057	0330361035	750 HIGHLAND DR, OJAI, CA 93023	Permit Adjustment	10/24/2024	Permit Adjustment to Planned Development (PD) Permit No. 741 to authorize changes to parking lot layout and landscaping at an existing apartment complex. The project would include restriping an existing parking lot to add 38 uncovered parking spaces and four motorcycle spaces. The existing parking lot has 48 spaces, comprised of a three-car garage and 45 uncovered parking spaces. The 86 resulting spaces will support the 62 residential units on the project site, 12 of which are accessory dwelling units (ADUs) that are exempt from parking requirements pursuant to state law. No grading would occur. Four interior planters and four speed bumps would be removed as shown on Page A.100 of the stamped plan (Exhibit 2 to the approval letter). A new landscape area adjacent to the parking stalls totaling 4,400 sq. ft. would be added, as shown on Page L1 of the stamped plans.	Michael Conger: (805) 654-5038	C.J. Horstman 134 W Branch Street Suite B Arroyo Grande, CA 93420; 8055444334
PL24-0065	0280050050	821 GRIDLEY RD, OJAI, CA 93023	PERMIT	12/19/2024	Non-renewal of entire LCA Contract 9-14.1 by applicant.	Alec Thille:	Lisa Woodburn 1672 Donlon Street Ventura, CA 93003; 805-633-2254
PL24-0067	0900210130	13742 Foothill RD, Santa Paula, CA	Land Conservation Act	12/17/2024	New 10 year LCA Contract on 29.93 acres.	Alec Thille:	Held Jo Ann Bypass Tr 13742 Foothill Rd Santa Paula, CA 93060-9715; 805-340-4353
PL24-0072	1470060185	5163 N ROSE AV, OXNARD, CA 93036	Land Conservation Act	12/17/2024	New 10-year LCA Contract for 33.3 acres.	Alec Thille:	Jose C Martinez 5000 Aggen Rd Somis, CA 93066; 805-407-7451
PL24-0073	2300170025		Land Conservation Act	12/17/2024	New 10-year LCA Contract on 69 acres.	Alec Thille:	Martinez Jose C-maria E 5000 Aggen Rd. Somis, CA 93066; 805-402-7782

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PL24-0075	2160052065	3586 Sturgis RD, CA	Land Conservation Act	12/17/2024	Reinstate LCA Contract 48-1.1, which was put in nonrenewal in 2023.	Alec Thille:	Snodgrass Anne Tr 4917 S Mandarin Wy Gilbert, AZ 85298-8628; 480-410-4186
PL24-0076	1100210320		Land Conservation Act	12/17/2024	New 10-year LCA contract on 15.79 acres.	Alec Thille:	Christopher M Brock 5890 Old Balcom Canyon Rd Somis, CA 93066; 310-413-5280
PL24-0082	6950062140	141 LAKE SHERWOOD DR, THOUSAND OAKS, CA 91361	Planned Development	12/26/2024	Discretionary Tree Permit to allow the removal of a heritage size oak tree, pave a driveway, remove a portion of existing rock outcroppings, and install four three foot retaining walls on a property addressed as 141 Lake Sherwood Drive in the Unincorporated Area of Lake Sherwood. The tree permit is being requested to widen an existing driveway that will encroach on 6 protected oak trees and the removal of an oak tree with a double trunks (29 inches in diameter and 18 inches in diameter) that exceeds 72 inches combined diameter. The removal of the tree is to provide reasonable access to the property pursuant to Sec. 8107-25.7.1 of the Non-Coastal Zoning Ordinance. The subject property is developed with a single family dwelling. The dwelling is on public water and public sewer. Tree Permit AD24-0065 was issued on June 14, 2024, to allow the removal of oak tree #6 and oak tree #11 pursuant to Section 8107-25.6(a) and the pruning of oak tree #12 pursuant to Section 8107-25.5(d).	Aubrie Richardson: (805) 654-5097	Amir Hamidzadeh 212 Dirt Rd Lake Sherwood, CA 91361; 805-410-2700
PL24-0084	1280030330	1691 LOS ANGELES AV, VENTURA COUNTY, CA 93009	Conditional Use Permit	11/19/2024	Permit Adjustment to PD1319 - this permit was originally granted in 1993 for the use of the land for three principal uses: (1) a heavy truck and equipment paint and body shop; (2) a sand blasting facility; and, (3) a contractor service and storage yard. PD1319 has been modified several times since 1993, and the current conditions of approval for the property are under PL16-0175 (PAJ), LU06-0136 and PD1319, Mod 4. The proposed Permit Adjustment consists of using 3 acres of the 7.94-acre property for "modification, refurbishment, storage and rental/leasing of empty shipping containers" ranging in size from 8 feet wide to 40 feet long, as a metal product fabrication operation to modify cargo containers as may be requested by lessee, including painting (water based), minor welding and cutting of steel to modify the shipping containers. The previous use of the 3-acre area was a contractors service and storage yard operated by SCE. The other portion of the property (4.22 acres) will continue to be used by Tidwell and 0.72 acre is designated as OS-10 acre/Habitat Connectivity Wildlife Corridor (HCWC) and is cordoned off by existing fencing. The proposed shipping container storage and welding activities will operate within the same existing site fencing and gates for security. No signage is proposed. A new office is proposed to replace the previous offices used by SCE. The site will contain an approx. 1,760 SF two-story office, an open roofed 3,200 SF materials storage structure, and a 5,600 SF open roofed prep area where trucks will be loaded with containers for delivery. A trash enclosure area is proposed adjacent to the mobile units being readied for modification and delivery. Water and sewer are provided by the City of Ventura. See complete project description in Documents Tab entitled, "Mobile Mini Project Description."	John Novi: (805) 654-2462	Armando Delgado 9550 Firestone Blvd. #105 Downey, CA 90241; 562-745-2311
PL24-0084	1280030330	1691 LOS ANGELES AV, VENTURA COUNTY, CA 93009	Minor Modification	11/19/2024	Permit Adjustment to PD1319 - this permit was originally granted in 1993 for the use of the land for three principal uses: (1) a heavy truck and equipment paint and body shop; (2) a sand blasting facility; and, (3) a contractor service and storage yard. PD1319 has been modified several times since 1993, and the current conditions of approval for the property are under PL16-0175 (PAJ), LU06-0136 and PD1319, Mod 4. The proposed Permit Adjustment consists of using 3 acres of the 7.94-acre property for "modification, refurbishment, storage and rental/leasing of empty shipping containers" ranging in size from 8 feet wide to 40 feet long, as a metal product fabrication operation to modify cargo containers as may be requested by lessee, including painting (water based), minor welding and cutting of steel to modify the shipping containers. The previous use of the 3-acre area was a contractors service and storage yard operated by SCE. The other portion of the property (4.22 acres) will continue to be used by Tidwell and 0.72 acre is designated as OS-10 acre/Habitat Connectivity Wildlife Corridor (HCWC) and is cordoned off by existing fencing. The proposed shipping container storage and welding activities will operate within the same existing site fencing and gates for security. No signage is proposed. A new office is proposed to replace the previous offices used by SCE. The site will contain an approx. 1,760 SF two-story office, an open roofed 3,200 SF materials storage structure, and a 5,600 SF open roofed prep area where trucks will be loaded with containers for delivery. A trash enclosure area is proposed adjacent to the mobile units being readied for modification and delivery. Water and sewer are provided by the City of Ventura. See complete project description in Documents Tab entitled, "Mobile Mini Project Description."	John Novi: (805) 654-2462	Armando Delgado 9550 Firestone Blvd. #105 Downey, CA 90241; 562-745-2311

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PL24-0088	0080170490	8109 PUESTA DEL SOL, RINCON, CA	Permit Adjustment	12/27/2024	<p>Site Plan Adjustment to Planned Development Permit 1560 to remodel the existing 1935 SF two-story single-family dwelling (4,011 gross floor area) with third story roof access, and attached two-car carport, with three bedrooms, three bathrooms, and three distinct living room/family room spaces, dining room, kitchen, designated internal laundry room, and entryway, located at 8109 Puesta Del Sol, Rincon. The proposed renovations will convert the existing three bedroom, three bathroom into a four bedroom, 5 bathroom and 2 half bathrooms (toilet and sink only) single-family dwelling with a gross floor area of 4,121 SF. The kitchen will remain on the second floor. The height of the single-family dwelling with the third story bulkhead stairway will not exceed the existing roofline height of the dwelling, which is 28 feet. Minor exterior alterations include removal of existing parapets along roofline and relocation of architectural parapets consistent with the overall architectural style of the existing dwelling. A ground-level pool is proposed, a 150.92 SF rear balcony at second story is proposed, 79 SF lattice overhang at headplate of first story is proposed, 113.58 SF rear spiral stairway at second story is proposed, 38.15 SF front balcony extension at second story is proposed, and 285 SF third story open, unenclosed and uncovered deck is proposed. The Casitas Municipal Water District will continue to provide water and the Carpinteria sanitary District will continue to provide sewage disposal.</p> <p>See entire project description submitted by applicant in the documents tab.</p>	Aubrie Richardson: (805) 654-5097	Eric Hughes 8109 Puesta Del Sol Ventura, CA 93003; 310-360-1600
PL24-0093	0170180205		Conditional Certificate of Compliance	11/05/2024	Conditional certificate of compliance for APN 017-0-180-205 related to SU24-0062	Aubrie Richardson: (805) 654-5097	Gary Holt 246 Ferro Dr Ventura, CA 93001; 8053932233
PL24-0094	1090010210	3127 W LOS ANGELES AVE, Ventura County Unincorp	Permit Adjustment	12/31/2024	Applicant requests a time extension to CUP LU06-0026 for the continued operation of an existing concrete, asphalt, and rock waste recycling operation (State Ready Mix Recycling). Applicant is requesting an expiration date of February 15, 2060, to match the expiration of the Continuation Permit (PL23-0067) for State Ready Mix concrete batch plant on the same lot. The facility crushes concrete, asphalt, and rock waste for sale and reuse. No new development or changes to the site or existing operations are proposed.	Charles Anthony: (805) 654-3683	
PL24-0100	0990060565		Planned Development	03/27/2025	<p>The applicant requests that a Planned Development (PD) Permit be granted to authorize a Contractors' Service and Storage Yard. The 6.97-acre project site is located at 815 Mission Rock Road in the unincorporated area of Ventura County, near Santa Paula (APN 099-0-060-565). The site is subject to the General Plan Land Use Map Designation of Industrial. Zoning for the site is M-3 (General Industrial) 10,000 square foot minimum lot area.</p> <p>The proposed project would include landscaping and drainage improvements. No buildings or other structures are proposed. Equipment would be dropped off and picked up between the hours of 7:00 am to 7:00 pm, Monday through Saturday. No employees would be onsite. No grading or new improvements would be proposed beyond the necessary Best Management Practices (BMPs) to comply with the Ventura County Storm-Water Quality Program Post-Construction Storm-Water Management Plan. The existing oil and gas well within a fenced lease area, utility power poles, security lighting, security perimeter fencing, paved areas, business sign, and wastewater pipeline would be retained. The project is prohibited from using and accessing to the oil and gas well and wastewater pipeline by the permittee or any future operator of the proposed contractors' service and storage yard.</p> <p>The project site is currently vacant with no permitted use. Remaining ancillary equipment, materials, and structures from the previous use as a wastewater treatment facility shall be salvaged, demolished and/or completely removed as authorized by a zoning clearance (ZC24-0344) and building permit (BP24 01073), both issued by the County of Ventura on April 16, 2024.</p> <p>Access would be provided by a Mission Rock Road, a private road connecting to Pinkerton Road. The Ventura County Regional Sanitation District would continue to provide sewer service to the project site. Groundwater water would continue to be provided by the City of Santa Paula via United Water Conservation District.</p>	John Kessler: (805) 654-2461	Tim Finnigan 1072 Casistas Pass Road Carpinteria, CA 93013; 805-207-3904

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PL24-0115	0350290175	3300 REEVES RD, Ventura County Unincorp	PERMIT	04/01/2025	<p>The applicant requests a Continuation Permit to allow for the continued operation of a non-conforming eating establishment doing business as Boccali's Pizza and Pasta for a 30-year period. The Continuation Permit boundary is approximately 2.16 acres and includes the restaurant (~2,300 square feet (sf)), storage shed (91 sf), and wine shed (120 sf). The restaurant has been in continuous operation since the 1950's. The operation includes indoor and outdoor dining, and eight off-street parking spaces provided along State Route 150 and adjacent to Reeves Road, with overflow dirt parking areas to the east of the restaurant. The restaurant also accommodates customer requests for large group gatherings such as class reunions, memorial services, wedding rehearsals and special birthdays.</p> <p>The applicant would continue holding within the permit boundary area two annual fundraisers and one annual celebration event. Each of the three events would be held one day each year, and take place from approximately 4:00 p.m. to approximately 9:00 p.m. Each event would include approximately 200 attendees, inclusive of employees and guests. The annual events are as follows:</p> <ol style="list-style-type: none"> 1. The Ventura County Sheriff's Upper Ojai Search and Rescue event. 2. The Cabrillo Middle School Band Boosters from Ventura event. 3. The Harvest Festival event which includes live music. <p>An annual Pumpkin Patch event is not part of the restaurant business and would not occur within the permit boundary. Pumpkins are grown on Boccali-owned property in upper Ojai, and some are grown on Reeves Road next to the restaurant. The produce is sold on the field next to the restaurant. No employees of the restaurant are involved in the operations of the Pumpkin Patch event.</p> <p>No physical or operational changes will occur as part of this project. Water is provided by the Casitas Municipal Water District. Sewage disposal is provided by an approved on-site septic system. Access to the site is provided via Reeves Road and State Route 150.</p>	Charles Anthony: (805) 654-3683	Boccali Dewayne L-ma 11675 Ojai-santa Paula Ojai, CA 93023; 805-933-6921
PL24-0116	1560180285	2789 SOMIS RD, SOMIS, CA 93066	Permit Adjustment	12/02/2024	Permit Adjustment for PL19-0046 for Somis Ranch Farmworker Complex	Noe Torres: (805) 654-3635	Ramin Kianfar 30141 Agoura Road Agoura Hills, CA 91201; 805-310-5070
PL24-0123	0140030205	2289 HERMITAGE RD, OJAI, CA 93023	Permit Adjustment	01/14/2025	Request for Permit Adjustment to Conditional Use Permit PL22-0038 (approval of additional water production system facilities for Hermitage Mutual Water Co.) to provide additional time to obtain the required Zoning Clearance.	Charles Anthony: (805) 654-3683	Mike Sullivan 2955 Hermitage Road Ojai, CA 93023; 714-369-8085

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PL25-0001	1380190500	4107 GONZALES RD, Ventura County Unincorp	Permit Adjustment	01/28/2025	<p>A Permit Adjustment to extend the time to obtain the Zoning Clearance for Use Inauguration for modified CUP LU11-0148 which approved the following:</p> <p>The applicant requests approval of a Minor Modification of CUP 5042 for the continued operation of existing greenhouse structures exceeding 100,000 sq. ft. for an additional 20 years. The applicant requests dividing CUP 5042 into two separate modified CUPs resulting in the applicant (GroLink) being the Permittee of one modified CUP (Case No. LU11-0148) and another applicant (Santa Clara Resources) being the Permittee of the other modified CUP (Case No. PL14-0049). The CUP 5042 boundary would be reconfigured to match the property line of the applicants' respective legal lots.</p> <p>Modified CUP Case No. LU11-0148 would also authorize the construction of proposed structures entitled by CUP 5042, approve two proposed employee bathrooms (not previously entitled), and approve existing structures for which Planning Division approvals have not yet been obtained (details provided in the table provided in staff report). The CUP would authorize a maximum of 96 employees at full project buildout.</p> <p>Any time that night lighting is used within any of the greenhouse/plant shelter structures, blackout curtains would be deployed. Said curtains shall render the interior lights undetectable from outside the structure. Also, all exterior lighting and light fixtures shall comply with the current requirements and standards of the NCZO.</p> <p>The two proposed farmworker dwellings would be limited to a combined total of 16 or fewer permanent residents. An increase to 17 or more permanent residents may require the applicant to apply for a Community Water System permit from the DDW.</p> <p>Two long-term bicycle spaces are proposed in compliance with NCZO Section 8108-6 (Bicycle Parking Design Standards).</p> <p>The following days and hours of operation would continue to be authorized:</p> <ul style="list-style-type: none"> • Growing and harvesting: Seven days per week, 24 hours per day. Between the hours of 9:00 p.m. and 7:00 a.m. outdoor activity in any of the designated open yard areas shall be limited to emergency use only. There shall be no outdoor playing of radios, stereos and similar electronic equipment. • Storage and processing: Seven days per week. Normal operations would occur from 7:00 a.m. to 9:00 p.m., extended operations would occur from 9:00 p.m. to 7:00 a.m. All truck loading and unloading between the hours of 9:00 p.m. and 7:00 a.m. shall be done with hand-operated pallet jacks only (no fork lifts) to minimize noise. • Shipping (truck arrival & departure times): Seven days per week. Normal operations would occur from 7:00 a.m. to 9:00 p.m., extended operations would occur from 9:00 p.m. to 7:00 a.m. A total of six heavy-duty (18-wheel semi) trucks shall be allowed to enter or exit the premises between the hours of 9:00 p.m. and 7:00 a.m. If truck refrigeration units are to be used, the trucks shall be parked in an area away from Victoria Avenue/Gonzalez Road rights-of-way. <p>Digging, excavation, and/or trenching would be required for development of the proposed structures and accessory infrastructure. Wastewater is and would continue to be collected, treated, and disposed of by existing on-site wastewater treatment systems (septic).</p> <p>Potable water is supplied to the site by Santa Clara Resources (SCR) Water System, a Non-Transient, Non-Community water system, regulated and permitted by the State of California Water Resources Control Board, Division of Drinking Water (DDW). The SCR Water System also provides water for fire protection. The applicant reported that water is provided for the project by an active agricultural well with State Well Number (SWN) 02N22W30Q01S. Three other active wells (SWNs 02N22W30P03S, 02N22W30Q02S and 02N22W31B01S) are located within SCR's service area and are used solely for agricultural purposes.</p> <p>Access to the project site is provided by Gonzales Road.</p>	Charles Anthony: (805) 654-3683	Anthony Vollerling 4595 Foothill Rd Carpinteria, CA 93013; 805-570-6678

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL25-0012	5000090235		Permit Adjustment	03/10/2025	<p>Permit Adjustment to Conditional Use Permit (CUP) PL21-0091 for:</p> <p>Major Modification to Conditional Use Permit LU11-0030 to modify the following: 1) time extension for an additional 10 years; 2) increase current occupancy allowed at weekend paintball/airsoft events from 250 to 450 per day with no increase in the number of events per year (110 days currently permitted); 3) add 3 new paintball/airsoft play fields to the east, north, and northeast of the current play fields; 4) add 3 new parking lots for a 675 additional parking spaces; 5) add 6 weekend day 'mud run' events with a 1,000 participant maximum number of attendees; and 6) add a new the mud run course located in an adjacent agricultural area to the northwest of the current paintball/airsoft fields. A traffic study and plans are downloaded in the Accela Document Tab.</p> <p>The following is the current project description.</p> <p>Conditional Use Permit (LU11-0030) for Outdoor Periodic Sporting Events for a paintball and air-soft sports center. The proposed paintball and air-soft sporting center (sporting event) would be constructed on an existing agricultural facility commonly known as Egg City located at 8643 Shekell Road in the Moorpark Area. The development includes the removal of 267,073 sq. ft. of concrete and the removal of 74,593 sq. ft. of asphalt and the installation of dirt fields and 24,000 sq. ft. of un-engineered artificial turf in place of the removed material. The sporting events are proposed to occur on weekends and on occasional holidays for a maximum of 110 events a year. The maximum number of participants is proposed to be 250 at any one time with up to 6 and 10 employees on-site. The hours of operation would be from 8 am to 4 pm. No noise amplification or air horns are proposed. 130 parking spaces would be provided on an existing concrete pad for the participants. The applicant is requesting a waiver of the parking design requirements pursuant to Section 8108-5.6.1 based on the temporary nature of the proposed use. Three roll off containers are proposed to store supplies. Public Access to the site is provided by an existing 20 foot wide asphalt driveway via Shekell Road with a secondary access also via Shekell Road for emergency purposes. No water is proposed to be onsite though the developer has access to a water truck for dust control. Bottled water is proposed to be provided for drinking water. Portable toilets are proposed to provide waste water disposal. No native vegetation or specimen trees would be impacted by the proposed development. Trash dumpsters would be provided for trash control.</p>	Thomas Chaffee: (805) 654-2406	Glenn Forster 4215 Tierra Rejada Road #205 Moorpark, CA 93021; 310-466-4093

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