



Recently Approved Projects as of September 03, 2019

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 9/3/2019.

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL16-0073	2390050085	1 CARYL DR, OXNARD, CA 93033	Modification	07/09/2019	American Tower Co. requests a ten year time extension to Conditional Use Permit 4923 for the continued use of an existing wireless communication facility located on Laguna Peak near the city of Oxnard. The project includes one existing 100 ft. Lattice Tower with antennas, one existing 80 ft. Lattice Tower with antennas and two equipment shelters. Both towers will be maintained and will not be increased in size. The existing emergency generator and existing fuel tank will be removed from the project site. The new plans submitted by American Tower indicate that new antennas have been added to the towers, while other existing antennas will remain or be removed. There will be no new grading or addition of structures.	Chuck Anthony: (805) 654-3683	Dave Burton 11892 Lake Breeze Cir Yucaipa, CA 92399; (909) 800-2171
PL16-0128	0570010185	3806 Telegraph RD, Fillmore, CA 93015	Conditional Use Permit	06/27/2019	<p>Conditional Use Permit for a large agricultural sales facility accessory to a wholesale nursery located on a 17.28 acre property with the Agricultural 40 acre minimum Zone District and the Agricultural General Plan land use designation. The applicant is proposing a 1,440 sq. ft. commercial coach to be used as an office and sales display area. The project includes 8 onsite parking spaces. The majority of the property is utilized for landscape plant production. Water to the commercial coach is proposed to be provided by an existing offset water well (CA Well No. 04N18W29M01S) through an shared well agreement. Agricultural water for the nursery production is provided by an existing service connection from Pacific Avenue Water Company.</p> <p>After the initial submittal the applicant requested to add 560 sq. ft. of outdoor sales and display area adjacent to the commercial coach. That outdoor display area is illustrated on a revised site plan that is attached to the distribution memo.</p>	Becky Linder: (805) 654-2469	Blake Leslie 19820 North 7th Street Phoenix, CA 85024; 602-437-5512
PL18-0004	2320033050	3300 HUENEME RD, OXNARD, CA 93033	Conditional Use Permit	03/11/2019	<p>The Applicant requests a Conditional Use Permit (CUP) be granted to authorize the continued operation of an existing agricultural cold storage and shipping facility for a 20-year period. The proposed project would: (1) legalize an existing employee break area canopy (400 sq. ft.) with a maximum height of 15 feet; (2) allow for a reduction in the onsite parking requirement from 112 spaces to 32 parking spaces; (3) allow for additional outdoor storage (6,916 sq. ft.); and, (4) a modification to the permitted hours of operation. Hours of operation permitted under CUP No. 5288 is 7:00 am to 7:00 pm, Monday through Saturday. The Applicant proposes the following hours of operation: Main Office, Monday - Friday, 8am - 4:30pm; Shipping Office, Monday - Saturday, 9am - 10pm; Cold Storage, Monday - Saturday, 6am - 11pm. The entire facility is closed on sundays. The cold storage, truck well and shipping office are seasonally operational from November 1st to June 15th. Maintenance is performed in those areas during off season.</p> <p>Approximately 14 employees work in both the offices and cold storage building. The operation will use forklift equipment to load produce onto semi-truck trailers for shipment to wholesalers. Traffic and circulation at the facility and nearby roadways would not be significantly impacted as a result of the extension of the hours of operation for the facility. The existing average daily traffic includes approximately 68-78 total trips a day, consisting of 28 employee trips and 40-50 truck trips. No change in the number of employees and truck trip is proposed.</p> <p>Water for the agricultural cold storage and shipping facility is provided by the City of Oxnard. A 22,000-gallon domestic water tank is located on site for fire protection. Wastewater disposal is by a private onsite wastewater treatment system (OWTS). The facility is located southeast of the intersection of Hueneme Road and Rice Avenue, allowing for easy truck access. All vehicles enter and exit through the facility's gate at East Hueneme Road. The facility is gated for security and an alarm system is provided by Bay Alarms.</p> <p>The CUP boundary/area consists of 5.9 acres (256,122 sf) of the 78.5 acres of APN 232-0-033-050.</p>	Sarah McGurk: 805-654-3136	Nichole Garner 1672 Donlon Street Ventura, CA 93011-3723; 805-633-2252

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL18-0008	1510120015	116 N LOOP DR, CAMARILLO, CA 93010	Lot Line Adjustment	04/30/2019	LLA between 4 legal lots. All lots will remain conforming to RE-20,000 Sq. Ft. minimum lot size. APN # 151-0-120-015 contains 3 legal lot (CC#17-02-1146). APN # 151-0-120-025 is 1 legal lot (CC #17-02-1147).	Noe Torres:	Timm John-gladys Trust 116 N Loop Dr Camarillo, CA 93010-1222; 805-482-1563
PL18-0031	0290050080	783 MC NELL RD, Ventura County Unincorp	Minor Modification	05/07/2019	Minor Modification request to extend Conditional Use Permit 3242 (CUP 3245) for an additional 30-year time period for an elementary school located at 783 McNell Road in the Ojai Area commonly known as the Monica Ros School. The request includes constructing a new a 1,280 sq. ft. library/art building with 231 s.f. covered porch, a 309 sq. ft. classroom addition, a 200 sq. ft. freestanding bathroom, 2 trellis attached to a classroom, and a freestanding open lattice trellis . No increase in students or teachers is proposed.	Becky Linder: (805) 654-2469	Director 783 Mc Nell Rd Ojai, CA 93023; 805-646-
PL18-0044	0410240210		Minor Modification	07/01/2019	Minor modification of CUP 4045 for a 20 year time extension to an existing satellite communications facility located at 33 E. Telegraph Rd, Fillmore. Water is provided for by the City of Fillmore and waste water discharge is provided by an onsite waste water treatment system. Repairs to the OWTS is proposed to address system deficiencies. In keeping with the approved conditional use permit, the applicant is proposing a master plan for the installation of future radar dishes and other satellite tracking devices.	Kristina Boero: (805) 654-2467	Joshua Cotcamp 22401 Juniper Flats Road Nuevo, CA 92567; 951-906-5566
PL18-0050	1100060085	7980 BALCOM CANYON RD, SOMIS, CA 93066	Permit Adjustment	07/12/2019	Revised building coverage calculations to accurately reflect the total existing building coverage on-site. The following changes to Permit Adjustment Case No. PL15-0166 Condition of Approval (Exhibit 5) #1 -Project Description's Table 1 and Site Plan (Exhibit 2a) "Table of Building Coverage" that consists of: - North wing Kennel and South wing kennels were reduced from 1132.5 s.f. to 807 s.f. each; - Pampered Pet Patio was increased from 676 s.f. to 745 s.f.; and - Main (indoor) Kennel was reduced from 1491 s.f. to 1481 s.f.; and - New Main (outdoor) Kennel of 596 s.f. was added for a total building coverage square footage of 8560 s.f.	John Kessler:	7980 Balcom Llc 7980 Balcom Canyon Rd Somis, CA 93066; 805-208-3851

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL18-0068	0900141125	11299 NARDO ST, Ventura County Unincorp	Conditional Use Permit	04/08/2019	<p>The applicant requests a Conditional Use Permit (Case No. PL18-0068) to authorize a minor expansion to an existing two-story drive through mini-storage facility by adding an interior third-story to the shell of the existing warehouse building (Building "A"), construction of a new two-story multi-use building (Building "B"), and removal of existing turf to allow for installation of drought tolerant landscaping. Consistent with the site plan and landscape plan (Exhibit 3), the following provides a detailed description of the proposed development by APN:</p> <p>APN 090-0-141-125 This parcel contains two existing buildings (Building "A" and Building "C") behind a fenced yard. Building "A" is an existing two-story 40,958-sq. ft. drive-through mini-storage warehouse building with an attached approximately 7,000-sq. ft. covered unenclosed storage area along the southwest elevation. Building "C" is an existing stand-alone single-story 2,304-sq. ft. industrial building. This parcel also contains outdoor storage for recreational vehicles, customer parking, and an outdoor ramp located along the northeast elevation of Building "A" to allow vehicular access to the second floor (approved under PAJ Case No. LU10-0101).</p> <p>The applicant is requesting authorization to construct a third-story addition within the existing shell of Building "A". The total interior floor area of the proposed third-story addition will be 32,715 sq. ft and will be used for additional mini-storage. Access to the proposed third-story will be provided via three internal staircases and two internal elevators. The overall height of Building "A" is 36 feet and not proposed to increase.</p> <p>The applicant is also requesting authorization to construct a new 4,640-sq. ft. two-story building (Building "B") north of Building "A". The proposed first floor of Building "B" will be solely dedicated for additional mini-storage purposes. Two, two-bedroom managers' residences, totaling 2,625 sq. ft. are proposed on the second floor of Building "B". Building "B" was previously approved (LU08-0032), but has not yet been constructed, and therefore has since expired per Condition of Approval No. 2 of LU08-0032.</p> <p>There are no proposed changes to Building "C".</p> <p>APN 090-0-141-135 This parcel contains an existing single-story 34,089-sq. ft. mini-storage building (Building "D"). There are no proposed changes to Building "D".</p> <p>APN 090-0-151-125 This parcel is under a 30-year ground lease with the Ventura County Transportation Commission (VCTC) and used for additional outdoor storage of recreational vehicles (LU08-0032). There are no proposed changes to this parcel.</p> <p>Approximately 4,700 sq. ft. of ground disturbance will result from the construction of Building "B" described above. No additional ground disturbance or impervious area is proposed.</p> <p>Water is provided by the City of Ventura and sewer service is provided by the Saticoy Sanitation District.</p>	John Kessler:	Scott Dinovitz 23622 Calabasas Rd #220 Calabasas, CA 91302; 818-398-3500
PL18-0069	0630040175	5777 N VENTURA AV, VENTURA, CA 93001	Minor Modification	06/04/2019	<p>Minor Modification to Planned Development Permit No. PD-1724 for a twenty (20) - year time extension to continue operations of the existing Permanent Household Hazardous Waste Collection Facility (PHHWCF) operated by Public Works Agency, Integrated Waste Management Department in accordance with State regulations which includes an existing 4,040 square foot warehouse/office building (1,440 square feet of office and 2,600 square feet of warehouse). County Sheriff's Dept. also leases an office space in the existing building and occasionally uses the site for canine training.</p>	John Kessler:	Don Shepard 800 S Victoria Ave Ventura, CA 93009; 805-658-4318
PL18-0101	8500121105	30 ROUNDUP RD, WEST HILLS, CA 91307	PERMIT	04/26/2019	<p>Discretionary Tree Permit for the reasonable use of a property within the RE-20,000 sq. ft. zone and the Existing Community General Plan land use designation addressed as 30 Roundup Road in the Bell Canyon Community. The proposal includes the construction of a blank sq. ft. single-family dwelling with an attached blank 3-car garage on a .86 acre property. The proposal will require the removal two oak trees, both of which are heritage in size. The removal of these trees is triggering the discretionary action. The applicant is proposing to plant additional oak trees on his property to provide the required off-set for the trees that are impacted by the project. Water to the site is provided by the Ventura County Water District No. 17 and waste water disposal will be handled by a Triunfo Sanitation District sewer line. Access to the construction site is proposed to be provided by a 15 ft. wide private driveway with direct access to Roundup Drive.</p>	Sarah McGurk: 805-654-3136	Derson Eric Z-paula T 6 Holster Ln Bell Canyon, CA 91307-1020; 8

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PL18-0102	7000260190	11755 ELLICE ST, Ventura County, CA 99999	Planned Development	03/16/2019	This CPD (PL18-0102) is granted to authorize the construction of a new single family dwelling (11,115 square feet (sf)) with attached garage (1,682 sf), an attached workshop (1,583 sf), and first floor covered porches (1,819 sf). The two-story residence will be located on the lower pad of the graded parcel. A powder room (57 sf) is proposed on the upper pad. Total proposed development will be 16,258 sf. The lot has an existing graded pad which was approved as part of TPM No. 5845 (69PM84; Document No. 20130613001067650). Site Improvements include the installation of a new water well to supplement the existing water supply, driveway, motor court, parking areas, gravel path and stairs from the lower pad to the upper pad, installation of a 7-foot-high stone wall northeast of the single-family dwelling and adjacent to the driveway, and landscaping. Approximately 0.57 acres of the project site will be graded (recompacted) to accommodate the proposed development. two existing water tanks (47,000 gallons and 210,000 gallons) currently serve the project site. Access to the project site is provided by a private driveway via Ellice Street. Domestic water is provided by the Yerba Buena Water Company and waste water discharge will be handled by a new on-site septic system.	Kristina Boero: (805) 654-2467	Terry Mass 552 North Victoria Ave Ventura, CA 93003; 805-338-6828
PL18-0103	0300240085		Lot Line Adjustment	05/28/2019	Parcel Map Waiver/ Lot Line Adjustment between to legal lots. Lot 1 (APNs 030-0-240-085 and 040-0-030-015) is a legal lot in compliance with the provision of the Subdivision Map Act (Certificate of Compliance 15-10-1018). Lot 2 (APN 040-0-030-170) was legally created by a deed division resulting in no more than two parcel prior to February 24, 1966 (Preliminary Legal Lot Determination). Lot 1 is mixed zoned the portion of the lot identified by APN 030-0-240-085 is zoned OS-40 AC. The portion of Lot 1 identified by APN 040-0-030-015 is zoned RE- 5 AC. Parcel 1 is 13.25 acre and Parcel 2 is .33 acres. After the lot line adjustment Parcel A will be 12.92 acres and Parcel B will be .66 acres. Parcel 1 is subject to the administration of the estate of Alice B Fletcher Probate case No. P69458 Applicant provided evidence that Robert Holliger Fletcher and Lance Fletcher Jr. are the executors of the estate. Parcel 2 is separately owned by Alice L. Allen	Noe Torres:	Lance Fletcher 9099 Cardinal Ave Fountain Valley, CA 92708; 805-644-7188
PL18-0107	2300062325	2034 E FIFTH ST, CAMARILLO, CA 93012	Minor Modification	04/09/2019	The Project is a Minor Modification to CUP Case No. LU05-0141 (as modified by Case No. PL17-0026) to increase the number of outdoor events from 60 to 90 per calendar year. McCormick Home Ranch is an authorized location to conduct outdoor events until January 3, 2028. Outdoor events will be limited to 250 guests for a maximum of 90 days within the calendar year and will be held primarily on weekends and holidays. Each event host will have use of the property beginning at 9:00 a.m. on the day of the event and ending at midnight; however, no music will be played after 11:00 p.m. Deliveries for events will occur between 8:00 a.m. and 5:00 p.m. and will not exceed 10 deliveries per month. Deliveries are not included as part of the 90 days per calendar year event maximum. Events will take place in the developed area of the parcel surrounding the existing structures; more specifically, events will be located in the northern portion of the parcel in the front of the property and in-between the existing residence and barn. A 400-square foot dressing room structure that does not contain any plumbing will be used as a dressing room, and a 1,000-square foot barn structure (North Barn # 2) will be used for the storage of the property owner's event furniture, equipment, and supplies (i.e. tables, chairs, dance floor, linens, arbors, heaters, umbrellas, and signs). The property owner will set up for events the day before or day of the event, and will break down and clean the site on the next available day. All existing structures on the Project site will remain, and no new permanent structures will be constructed for the proposed outdoor events. An existing single-family dwelling and barn (South Barn #1), located on the subject property, will be restricted to the owner's use and will not be leased out. All food on site will be provided by self-sufficient, licensed catering services. Dishes, flatware, and glasses will be provided by the caterer or delivered by a rental company. Six to eight portable restrooms and portable pump sinks will be provided; permanent restrooms and well water will not be used for events. Trash will be collected into a dumpster and removed from the site weekly. An unpaved parking area on an approximately 70 feet x 700 feet (approximately 49,000 square foot) strip along the westerly property line will accommodate up to 125 vehicles. Lighting will be provided by lights attached to existing structures and near the trash area, landscape lights, and pole lights along the parking strip. The Project site entrance is marked with an existing lamp post and sign showing the property owner's name and site address, and arrows will direct guests to the parking area (see final conditional of approval under Documents tab for full project description).	Sarah McGurk: 805-654-3136	Mccormick J D Jr Test Tr Est 2034 E Fifth St Camarillo, CA 93012; (805) 482-1549

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PL18-0112	0630220135	3486 E VENTURA AV, VENTURA, CA 93001	Planned Development	08/02/2019	Planned Development (PD) Permit for the legalization of an existing steel wholesale trade business that was originally permitted through PD LU09-0035 which was never use inaugurated and has expired. The 1.51 acre property is located within the M3 zone district and North Ventura Avenue Industrial land use designation and is addressed as 3486 East Ventura Avenue. The site contains a 4,000 sq. ft. warehouse/office, a 2,295 sq. ft. steel canopy (e.g. pole barn), external storage racks for product storage, and associated parking lot. Access to the customer parking lot at the front of the building is provided by two existing driveways: one from Ventura Avenue and the other from Shell Road. Access to the rear storage yard is provided by a third access driveway directly off of Shell Road. Water to the project site is provided by the City of Ventura and waste water is accommodated by an onsite septic system. An existing 35 foot wide drainage swale runs along the southern property line which accommodates storm water runoff from existing development to the west. The existing development of the site dates back to the 1940s. Landscaping is proposed in order to bring the site into compliance with the zoning ordinance.	John Kessler:	Donice Boylan 7020 Rosedale Highway Bakersfield, CA 93308; 661-589-8936
PL18-0126	1510030015	422 ANACAPA DR, CAMARILLO, CA 93010	Lot Line Adjustment	08/16/2019	Parcel map waiver lot line adjustment to occur on assessors parcel number 151003001 referenced as 422 Anacapa Drive, Camarillo. Parcel 1 is referenced as lot 7 in 14 MR 54 consisting of approximately .18 acres. Parcel 2 is referenced as Parcel J in 16 MR 33 and consists of approximately .78 acres. This lot line adjustment shall grant .14 acres from said Parcel 2 to Parcel 1. The resulting lot sizes will be as follows: Parcel 1 - .32 acres and Parcel 2 - .64 acres. **Prior to recordation of the lot line adjustment, demolition of the pool and a new title report must be furnished to the Ventura County Planning Division**	Adrian Paniagua:	Al Limon 1604 Summerfield Street Camarillo, CA 93012; 805-901-3640
PL18-0128	5190220115		Conditional Certificate of Compliance	04/25/2019	Parcel Map Waiver and Conditional Certificate of Compliance for remainder parcel; APN 519-0-220-115	Noe Torres:	George, Debra Tash 5777 Balcom Canyon Rd Somis, CA 93066-2131; (805) 432-4701

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PL18-0129	6730420365	1201 POTRERO RD, Ventura County Unincorp	Minor Modification	06/11/2019	<p>The permit authorizes the continued operation of an animal husbandry/keeping operation for an additional 20-years. In addition, this CUP is modified to include the following additional existing, unpermitted accessory structures related to animal husbandry/keeping which were constructed without permits (Project Plans, Exhibit 3):</p> <ul style="list-style-type: none"> • pole barn (1,650 sq. ft. gross floor area and building coverage) • horse shelter barn (308 sq. ft. gross floor area and building coverage) • sheds for storage (167 sq. ft. gross floor area and building coverage) • patio cover (240 sq. ft. gross floor area and building coverage) <p>The following existing, approved structures remain a part of CUP 5050 (Exhibit 3):</p> <ul style="list-style-type: none"> • four farmworker/animal caretaking dwelling units (identified as Worker Houses A, B, C, and D on the plans) that meet ministerial permit standards (11,309 sq. ft. in gross floor area and 10,713 sq. ft. of building coverage) • jump barn (348 sq. ft. gross floor area and building coverage) • stables (32,580 sq. ft. in gross floor area and 31,080 sq. ft. of building coverage) • walking ring (2,820 sq. ft. gross floor area and building coverage) • hay barn/storage (6,344 sq. ft. in gross floor area and 3,375 sq. ft. of building coverage) • arena (25,578 sq. ft. in gross floor area and 21,583 sq. ft. of building coverage) • cargo containers (680 sq. ft. gross floor area and building coverage) <p>An existing, approved principal dwelling unit (identified as the Main Residence on the plans) is located on Assessor's Parcel 673-0-420-375. A proposed and approved, accessory dwelling unit (Zoning Clearance ZC18-0936) will be constructed on Assessor's Parcel 673-0-420-375. Both structures are included in the CUP boundary.</p> <p>This CUP allows for the boarding, breeding and raising of horses on the project site. El Campeon Ranch will be permitted to keep some of its own horses onsite which are being rehabilitated, trained, or ridden (i.e., not bred). Horses will be trained for offsite competitions and shows and some of the horses will be sold. Some of the horses raised or kept onsite will be brought to offsite locations. El Campeon Ranch owns all horses brought or kept onsite.</p> <p>Animal Caretakers (who also perform farmworker activities) will continue to live onsite in Worker Houses A, B, C, and D.</p> <p>The 80.61-acre project site (comprised of two legal lots) meets the criteria to not require a zoning clearance or other land use approval to conduct five outdoor events each year. A maximum of five outdoor events will be allowed per year. A maximum of 250 attendees (i.e., guests, staff, vendors, and any other persons in attendance) will be allowed to attend each event. All five outdoor events will be required to comply with NCZO Section 8107-46.3.</p> <p>Domestic water service to the project site is provided by two existing, active water wells (well numbers SWN 01N 19W 19H 01S and SWN 01N 19W 19H 03S) owned by El Campeon Ranch. Domestic wastewater is treated and disposed by existing onsite wastewater treatment systems which consist of four separate leach dispersal fields, one 1000-gallon septic tank, one 1500-gallon septic tank, two 3000-gallon septic tanks, and two 4000-gallon septic tanks. No additional grading (i.e., cut and fill or contouring), additional water service connections, or new/expanded wastewater disposal system are authorized by this CUP. The project site accesses Potrero Road by way of an existing, onsite private driveway.</p> <p>FOR A COMPLETE PROJECT DESCRIPTION, SEE THE FINAL CONDITIONS OF APPROVAL CONDITION NO. 1.</p>	Chuck Anthony: (805) 654-3683	Steve Perlman 10 Risilla Street Rancho Mission Viejo, CA 92694-1859; 805-551-0050
PL18-0132	7010050065		Permit Adjustment	03/22/2019	<p>Site Plan Adjustment to Coastal PD Case No. 1956. The Applicant requests the previously approved (unbuilt) 2,000 square-foot (sq. ft.) single-family dwelling and 420 sq. ft. two-car garage, be replaced with a 2,176 sq. ft. single-family dwelling with an attached 440 sq. ft. two-car garage. The first floor will consist of 1,572 sq. ft., a second floor of 604 sq. ft., 45 sq. ft. porch, 239 sq. ft. covered patio, 106 sq. ft. covered patio and 79 sq. ft. open patio. The project also includes driveway improvements, rough and finish grading to prepare the site for the proposed project. Water is provided by an existing onsite water well and a 5,000-gallon water tank is proposed for water storage and fire suppression. Waste water will be handled by a 2,000-gallon onsite septic tank that will tie into a sand filter and seepage pit system. An onsite propane tank will provide gas for cooking and heating and existing electrical service will provide power to the project site. Access to the site is provided by an existing private driveway with direct access to Pacific View Drive. The proposed project will be sited within the same general footprint as previously entitled under Coastal PD Permit No. 1956 and will not create any new potentially significant environmental impacts.</p>	Pearl Suphakarn: (805) 654-2453	Steve Alary 8452 Telephone Rd #109 Ventura, Ca 93004; 805-407-6729

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PL18-0134	0600030040		Conditional Use Permit	05/15/2019	New Conditional Use Permit submittal to replace expired CUP LU07-0079. Operator-AT&T, Site number-SBOV01, Site name-CASNBB-RINCON, Land owner-Coast Ranch Partnership, Tower owner-County of Santa Barbara, Location-10151 Ocean View, northeast of La Conchita.	Thomas Chaffee: (805) 654-2406	Javier Moreno 18401 Van Karman Ave Suite 400 Irvine, CA 92612; (818) 512-0066
PL18-0138	1280022075	11032 NARDO ST, Ventura County Unincorp	Minor Modification	06/27/2019	<p>On June 27, 2019, the Planning Director granted PL18-0138 to authorize the continued use of a contractor service and storage yard at 11032 Nardo Street in Saticoy. This permit re-instates the conditions of approval of LU09-0020 with the elimination of all of Condition 1 and all of Condition 2 and replacement of Conditions 1 and 2 for PL18-0138. All other conditions of approval remain the same as originally imposed in 2009.</p> <p>"This permit authorizes the continued operation of a CSSY facility which stores stacked cut wood for trusses and related storage (tractor trailers, roll-offs, and equipment for processing finished trusses). The CSSY operations are to occur within a PD area that encompasses approximately 1.75-acres. The hours of operation are Monday through Saturday 6:00 a.m. to 6:00 p.m., 300 days per year, excluding holidays.</p> <p>Water to the site will continue to be provided by the United Water Conservation District. Access to the project site is from an existing 35-foot wide driveway connected to Nardo Street. Security for the site is provided by a 6-foot high chain link fence with wooden slats with a locking gate along Nardo Street. Mature landscaping and trees will continue to be maintained along the property line adjacent to Nardo Street. No new development or structures are authorized. Storage of vehicles is not authorized on the project site. The permit has no time limit There are no structures.</p>	Becky Linder: (805) 654-2469	Steve Pearlman 10 Risilla Street Rancho Mission Viejo, CA 92694-1859; 805-551-0050
PL18-0144	0030260235		Conditional Certificate of Compliance	06/13/2019	Conditional Certificate of Compliance for APN 003-0-260-235 a parcel located in Lockwood Valley, Unincorporated Ventura County	Noe Torres:	Daniel Anaya 14437 E Amherst Ave Moorpark, CA 93021; 805-660-6006
PL18-0149	0030030050		Lot Line Adjustment	06/20/2019	<p>PMW/LLA between two legal lots. Parcel A is increasing in size from 15 acres to 658 acres, Parcel B is decreasing in size from 3,278 acres to 2,475 acres.</p> <p>The applicant will have to provide the following prior to recordation: Clear title showing no deed of trust for Parcel A Owner certificate for Parcel B owned by Ventura County Council Boy scouts of America Minutes of resolution illustrating power of attorney for William Dundas for Parcel B.</p>	Noe Torres:	Juliana Christy 1230 Arden Road Pasadena, CA 91106; 626-440-1801
PL18-0156	1550180045		Modification	04/04/2019	<p>Minor Modification request for a ten year time extension to Conditional Use Permit No. 5068, an existing wireless communication facility located on an existing water tank. Facility Owner-Pleasant Valley Mutual Water Company, Operator-T-Mobile, Site number-SV00598Z, Site name-LA598 Pleasant Valley, Location-340 E Highland Drive in Camarillo. No change in type, number or location of equipment proposed.</p> <p>CUP 5068 was approved on May 30, 1999 for the addition of two sectors of two panel antennas to be flush mounted on the sides of the existing water tank and two BTS equipment cabinets and the base of the water tank. Permit expires on May 30, 2019.</p>	Thomas Chaffee: (805) 654-2406	Lynda Mc Clung 7543 Woodley Ave #201 Van Nuys, CA 91406; (714) 328-3385
PL19-0004	0290020060		Lot Line Adjustment	06/19/2019	<p>Lot Line Adjustment between 3 legal lots . APN 029-0-020-060 is to legal lots per Certificate of Compliance CC#08-04-725, APN 029-0-020-070 is one legal lot per Certificate of Compliance # 18-07-1290.</p> <p>All of the resulting lots will be a minimum the lot size of the RE-5ac zoning designation.</p> <p>The LLA will result in the following lots: Lot 1 - 7 gross acres Lot 2- 6.4 gross acres Lot3- 5 gross acres</p>	Noe Torres:	Steve Schneider 305 E. Matilija Street, Suite H Ojai, CA 93023; 805-798-2393
PL19-0007	0560093015	672 CHURCH ST, FILLMORE, CA 93015	Lot Line Adjustment	05/24/2019	<p>Parcel map waiver lot line adjustment consisting of two legal lots (CC 17-08-1211) located at 672 Church Street, Piru referenced in APN 056-0-093-015. These lots are located in the Piru Area Plan and both have R1 zoning.</p> <p>*** OWNER CERTIFICATE REQUIRES NOTARIZATION</p>	Adrian Paniagua:	Jeanette Zarycka-eliot P.O. Box 874 Piru, CA 93040; 818-970-5420

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL19-0008	6850207535	4997 KILBURN CT, Ventura County Unincorp	Modification	04/16/2019	Minor Modification to Conditional Use Permit LU07-0037 for an unmanned wireless communication facility most recently modified by Minor Modification LU10-0076 which replaced three 40-foot tall mono-poles with two 50-foot tall monopoles and one 55-foot tall monopole. All three of the monopoles are "slim line" in design with the antennas flush mounted to the poles. This is a stealth design as defined by the zoning ordinance. There are 2 antennas, 1 remote radio unit, and 1 power/fiber demarcation box (surge protector) box each of the monopoles. The associated telecommunication equipment is located in cabinets on a 16'X7'7" pad near the base of the monopoles. An emergency generator is located on a pad south of the equipment cabinets on an independent pad with spill containment curbs. The entire facility is within a gated area adjacent to water tanks located at 4996 Kilburn Court. The gates also enclose the water tank. Access to the site is via an existing asphalt road via Kilburn Court. No water is necessary to operate the facility and no new equipment. All supporting documents are downloaded in the Accela PL19-0008 document tab, including the operative conditions established by LU10-0076.	Thomas Chaffee: (805) 654-2406	Core 633 South Brea Blvd, Suite 1 Brea, CA 92821; 714-319-8908
PL19-0017	2300071345	645 LAGUNA RD, Ventura County Unincorp	Permit Adjustment	07/01/2019	Permit Adjustment to CUP 4924 (PL19-0017) for the legalization of the existing height of Greenhouse No. 2. The greenhouse was raised approximately 4-feet, 11-inches feet in 2011 without the benefit if a County permit to allow for the installation of upgraded interior lighting in the greenhouse. Greenhouse No. 2 was originally permitted at 18 feet, 8 inches in height. The current height of the greenhouse is 23 feet, 7 inches in height. The applicant also requests that the following development activities be authorized to occur on the project site: Demolition of the approximately 1,600 square foot packing house structure, which is attached to the small cooler building in the southwest corner of the project site. Installation of security cameras at various locations within the Houweing Nurseries facility. Addition of 7,528 square feet of exterior metal shade structures at various locations on the project site. These 12 separate structures would not exceed 14 feet in height. Installation of an electronically-controlled sliding gate at the main entry adjacent to the security shed. The gate will have a Knox Box, which will allow emergency personnel to access the site during an emergency. The gate will span 66 linear feet and be approximately 6 feet in height.	Kristina Boero: (805) 654-2467	Houweing Nurseries 645 W Laguna Rd Camarillo, CA 93012; 271-5105
PL19-0020	2060226090	3217 OCEAN DR, OXNARD, CA 93035	Planned Development	06/04/2019	Coastal Planned Development Permit No. PL19-0020. This permit authorizes the demolition of an existing single-family dwelling (SFD) and replacement of that structure with a new SFD. The proposed project includes the demolition of the existing 3,632 square foot three-story SFD and replacement of that structure with a 3,084 square foot three-story SFD with attached 459 square foot, two-car garage. The total size of the proposed dwelling would be 3,543 square feet. The proposed three-story dwelling would be 28 feet in height measured from the minimum elevation of the first floor, as established by the Ventura County Flood Control Division in accordance with § 8175-3.13.2 of the CZO. Water and sewer service for the property is provided by the Channel Island Beach Community Service District. No native vegetation or specimen trees would be removed as part of the proposed project.	Kristina Boero: (805) 654-2467	Jodi Fischer-searl 3217 Ocean Dr Oxnard, CA 93035-4340; 805-984-7231
PL19-0023	0080170165	8102 PUESTA DEL SOL, VENTURA, CA 93001	Permit Adjustment	05/29/2019	Site Plan Adjustment to Coastal Planned Development Permit Case No.LU1439, to include the installation of a 22KW generator and a new 200 amp transfer switch and power panel.	Angela Georgeff:	Andrew Powell 4415 Carpinteria Ave Carpinteria, CA 93013; 805-684-8890

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PL19-0024	2300053045	300 E FIFTH ST, CAMARILLO, CA 93012	Permit Adjustment	06/12/2019	<p>Permit Adjustment to PL17-0122 to authorize the construction of an at grade truck scale adjacent to the existing warehouse.</p> <p>On June 12, 2018, the Planning Director granted a Modification of CUP-4700 PL17-0122 which authorizes the continued operation of an existing agricultural contractors' service and storage yard (ACSSY) facility for a 20-year period until June 12, 2038 and implementation of phased development of the project site as follows:</p> <p>Phase 1: Remove a 4,240-sq. ft. concrete paved yard and construct a 4,240 sq. ft. workshop. As part of the construction of the workshop, a spill containment pad and fire suppression system will be installed. No plumbing features are proposed within the Phase I building. Employees will utilize the bathrooms in the adjacent buildings.</p> <p>Phase 2: Demolish a 7,320-sq. ft. workshop/warehouse and 680-sq. ft. concrete dock.</p> <p>Phase 3: Construct an 8,000 sq. ft. workshop. During Phase 3, employees will be moved out of the 4,240 sq. ft. workshop, constructed as part of Phase 1, and this workshop will convert to a warehouse.</p> <p>Trical, Inc. specializes as a fertilizer and pesticide application service for agricultural operations throughout the region and this facility is mostly used for storage, staging, and equipment repair. The applicant proposes to construct a 4,240-sq. ft. workshop as part of phase I, the demolition of a 7,320 sq. ft. workshop/warehouse as phase 2, and the construction of a new 8,000-sq. ft. workshop as phase 3. As part of phase 3 employees will be moved out of the 4,240-sq. ft. workshop built as phase 1 and convert this building to a warehouse. The 4,240-sq.ft. workshop that represents phase 1 is being constructed with spill containment features and the appropriate fire suppression system so that its conversion to a warehouse can be eased. No plumbing features are proposed within the phase I building as employees will utilize the bathrooms in adjacent buildings. Water to the project site is provided by an onsite private water well with two tanks holding 20,000 gallons of water each providing a reservoir for fire safety. Waste water discharge on the property is accommodated by two on-site septic systems.. Access to the site is provided by a 24-ft private driveway that accesses 5th Street directly. The storage yard is secured with a perimeter fence with an electric gate at the driveway.</p>	Becky Linder: (805) 654-2469	Darren Wilhelm 1667 Purdy Avenue Mojave, CA 93501; 661-824-2904
PL19-0025	8500052175	158 BELL CANYON RD, WEST HILLS, CA 91307	Permit Adjustment	05/18/2019	<p>Permt Adjustment to Discretionary tree permit No. PL18-0117. This Discretionary Tree permit (DTP) is granted to authorize the removal and/or on-site relocation of one heritage size oak tree and three protected oak trees per Ventura County Non-coastal Zoning Ordinance (NCZO) Section 8107-25.7.1.(a). The affected trees are located in the northeast and northern portions of the project site. The affected trees are tree numbers 1, 6, 7 and 8 as identified in the Protected Tree Report dated May 22, 2018, Protected Tree Report Addendum dated August 27, 2018 and Protected Tree Report Addendum dated March 6, 2019 prepared by Lisa Smith. Tree removal is necessary to allow for the construction of a single-family dwelling [3,495 square feet (sf)], basement (371 sf), garage (812 sf), and driveway on the project site in accordance with Zoning Clearance No. ZC16-0168. The remaining portion of the project site includes dense vegetation, which will not be affected by the proposed project. During construction, protective fencing and other protective measures will be employed to retain and protect coast live oak trees including, but not limited, to tree numbers 2, 9 and 12, as identified in the arborist report prepared by Lisa Smith. Pursuant to Ventura County NCZO Section 8107-25.10, the Permittee can elect to compensate for the trees by submitting an appraisal and financial security or replant the trees. Should the Permittee replant the affected trees, the Permittee will be required to monitor the affected trees for a period of five consecutive years after the date of approval of this DTP. If any of the affected trees are found to be in serious decline ("D" or "F" health rating, or "C" rating if initial assessment was "A", as identified in the arborist report), or if the proposed project results in the loss of any affected trees, the Permittee is required to submit a Damaged Tree Addendum to the TPP which recommends offsets, specific location of offsets, and any related monitoring.</p>	Kristina Boero: (805) 654-2467	Daniel Davidovicz 3022 Glendon Ave Los Angeles, CA 90034; 818-585-9157

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PL19-0034	0900070080	12908 W TELEGRAPH RD, SANTA PAULA, CA 93060	Permit Adjustment	06/21/2019	<p>Permit Adjustment to reduce the Conditional Use Permit boundary of PL14-0084 from 2.5 acres to 1.5 acres to allow the ongoing operation of an Agricultural Contractor's Service and Storage Yard located at 12980 North Telegraph Road in the Santa Paula Area within the AE-40 ac zone and the Agricultural general plan land use designation. The subject property is 9.7 gross acres and also contains a single-family dwelling, an accessory dwelling unit, approximately 4 acres of orchards, and animal keeping. The permittee plans on obtaining a zoning clearance to add 7,400 sq. ft. of Animal Shade Structures in accordance with section bringing the total amount of animal Shade Covers to 20,200 sq. ft. The permittee's full project description is downloaded into the Accela Document Tab.</p> <p>This action includes a request to close an alleged violation of PL14-0084 by removing excessive open storage, including inoperative vehicles, unentitled diesel and used oil storage (was permitted with Hazardous Waste Generator Permit), and unpermitted animal keeping shade structures. The Zoning Clearance to follow this PAJ should address the removal of the diesel and oil storage, the removal of the excessive storage and vehicles, the permitting of animal shade structures, and installation of 3 storage containers within the CUP Boundary.</p> <p>Alleged violation of land use permit PL14-0084</p> <p>compliant - there are vehicles being worked on described as an auto mechanic, people are hanging out and possibly living in the yard area, too many animals, unpermitted structures (shade covers, pens, barns, etc.), and trash everywhere, blowing on to neighboring properties.</p>	Becky Linder: (805) 654-2469	Jose Gonzales Po Box 1031 Santa Paula, CA 93061; 805-338-6762
PL19-0054	0560190050		Permit Adjustment	07/02/2019	<p>The Applicant requests to amend conditions of approval included in Residential Planned Development Permit Case No. LU08-0024, as modified by Case No. PL19-0054, (hereinafter referred to as "Condition Nos. RPD-11, RPD-16, and RPD-38"). The proposed Permit Adjustment (Case No. PL19-0054) would replace the conditions' timing requirement" to complete all Main Street improvements. It further clarifies timing on landscaping improvements that must be installed prior Zoning Clearance for Occupancy for individual residential units.</p> <p>For Main Street improvements, refer to Ventura County Public Works Drawing Nos. 69115A through 69141 (Sheets 1 thru 27).</p> <p>For Caltrans improvements at Telegraph Road/Highway 126/Main Street interchange, including the relocated driveway at AM/PM Gas Station refer to Encroachment Permit No. 717-6CD-1033.</p> <p>Refer to Exhibit 1 - Conditions of Approval proposed to be amended by this request (see Permit Adjustment documents, letter and Addendum, for the full project description).</p>	Sarah McGurk: 805-654-3136	Don Jensen 1672 Donlon Street Ventura, CA 93003; (805) 654-6977

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.