



# Planning Director Hearing

County of Ventura • Resource Management Agency

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

**Planning Director Hearings is holding meetings remotely via Zoom, which is accessible below:**

<https://rma.venturacounty.gov/divisions/planning/planning-director-hearing-agendas>

A Planning Director Hearing will be held on Thursday, May 15, 2025. The Hearing will be conducted online to review the case(s) listed below. To view the hearing online, please follow the links as listed for each hearing below:

**Join Zoom Meeting:** <https://ventura-org-rma.zoom.us/j/87883312842>

**Meeting ID:** 878 8331 2842

**Password:** 269649

**Phone In:** (669) 444-9171

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

<b>TIME</b>	<b>10:00 AM</b>
Case Number	PL24-0020
Applicant	Tom Holt
Case Planner Manager	John Oquendo (805) 654-3588 Jasmin Kim (805) 654- 2834
District Supervisor	District #1 (Matt LaVere)
Project Location	2840 W Pacific Coast Highway, in the unincorporated area of Ventura County. APNs: 060-0-370-325
Project Description	A Coastal Planned Development (PD) Permit to construct a residential building addition. The project includes a 2,595 square foot (sq. ft.) addition, consisting of a 1,572 sq. ft. expansion to the existing dwelling, which includes a 311 sq. ft. first-floor addition and a new 1,261 sq. ft. second-story addition. And a 331 sq. ft. garage addition and a 692 sq. ft. attached accessory dwelling unit (ADU). The request includes remodeling to the interior of the existing floor area, installation of a replacement roofing system, modification of the building foundation system, and modifications to the building exterior.

Environmental Document	Categorically Exempt, Class 3, CEQA Guidelines, Section 15303 ("New Construction or Conversion of Small Structures")
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Susan Curtis, Assistant Planning Director  
Ventura County Planning Division

AV - Administrative Variance	GPA - General Plan Amendment	RPD – Residential Planned Development
CBD - Community Business District	MND – Mitigated Negative Declaration	SHP – Scenic Highway Protection
CCC -Conditional Certificates of Compliance	MRP – Mineral Resource Protection	SP – Specific Plan
CE - Categorical Exemption	ND – Negative Declaration	SRP – Scenic Resource Protection
CEQA- California Environmental Quality Act	PD – Planned Development	TT – Tentative Tract Map
CUP - Conditional Use Permit	PM – Parcel Map	V - Variance
EIR - Environmental Impact Report	PMW – Parcel Map Waiver	ZC – Zone Change

Persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a Planning Director Hearing per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing addressed to Raquel Espinoza, 800 South Victoria Avenue, Ventura, CA 93009-1740 or telephonically by calling her at (805) 654-2805. Any such request for accommodation should be made at least 48 hours prior to the scheduled meeting for which assistance is requested.

Si desea asistir a la audiencia pública en línea y necesita servicios de interpretación en español para poder escuchar y participar en la audiencia, llame al (805) 654-2805 al menos 48 horas antes de la audiencia.

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

#### **SPECIAL NOTICE:**

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