



Planning Director Hearing

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • 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, November 13, 2025, at 10:00am. 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/88601067718>

Meeting ID: 886 0106 7718

Passcode: 983185

Phone In: 1(669) 444-9171

The public is encouraged to provide written comments to the case planner, John Oquendo, at (805) 654-3588, email at John.Oquendo@venturacounty.gov. 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.

TIME	10:00 AM
Case Number	PL22-0179
Applicant	Jeanne Brown
Case Planner Manager	John Oquendo (805) 654-3588 Susan Curtis (805) 654-2467
District Supervisor	District #1 (Matt LaVere)
Project Location	The 1.24-acre project site is located at 3810 Bates Ranch Road in unincorporated Ventura County. Approximately 1 mile southwest of the intersection of Rincon Hill Road and State Route 150 (SR 150) APN: 008-0-160-470
Project Description	The applicant requests approval of a Coastal Planned Development (PD) Permit for the restoration of 0.88-acres of Environmentally Sensitive Habitat Area (ESHA) that was impacted by unpermitted grading [Ventura County Coastal Zoning Ordinance (CZO) Section 8174-5 – Grading, Excavation, or Fill Pursuant to Sec. 8174-5.17]. The request includes the conversion of an additional 0.36-acres of abandoned vineyard area to provide the balance of mitigation area required to offset impacts from the unpermitted grading.
Environmental Document	Categorically Exempt, CEQA Guidelines Sections 15183, and 15333 (Class 33 Projects – Small Habitat Restoration Projects)

Join Zoom Meeting: <https://ventura-org-rma.zoom.us/j/83661427245>
Meeting ID: 836 6142 7245
Passcode: 499399
Phone In: 669-900-9128

The public is encouraged to provide written comments to the case planner, Aubrie Richardson, at (805) 654-5097, e mail to Aubrie.Richardson@venturacounty.gov 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.

TIME	11:00 AM
Case Number	PL23-0085
Applicant	Erik Nagy
Case Planner Manager	Aubrie Richardson (805) 654-5097 John Novi (805) 654-2462
District Supervisor	District #2 (Jeff Gorell)
Project Location	1644 Hidden Valley Road, in the unincorporated area of Ventura County. APN: 694-0-160-09
Project Description	The applicant requests approval of a Planned Development (PD) permit and Conditional Use Permit (CUP) for agricultural accessory structures that exceed 20,000 square feet (sq.ft.) and an animal caretake dwelling that exceeds 1,800 sq.ft. and does not meet the required 10 brood mares or 25 equines threshold to substantiate a ministerial permit.
Environmental Document	Categorically Exempt, Class 1, CEQA Guidelines, Section 15301 (Existing Facilities) and Class 3, CEQA Guidelines, Section 15303 (New Construction or Conversion of Small Structures)



Susan Curtis, Assistant Planning Director
Ventura County Planning Division

County of Ventura Planning Director Hearing Agenda
November 13, 2025
Page 3 of 3

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.](#)