



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, December 04, 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/84880545672>

Meeting ID: 848 8054 5672

Passcode: 245478

Phone In: 1 (669) 444-9171

The public is encouraged to provide written comments to the case planner, John Kessler at (805) 654-2461, e-mail: john.kessler@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	PL24-0083
Applicant	Nichole Garner, on behalf of Apricot Lane Farms Operations
Case Planner Manager	John Kessler (805) 654-2461 John Novi (805) 654-2462
District Supervisor	District #4 (Janice Parvin)
Project Location	10700 Broadway Road, near the City of Moorpark in the unincorporated area of Ventura County. APNs: 503-0-010-030, 503-0-010-395, 503-0-020-425, 503-0-010-025, 503-0-010-335, 503-0-020-260, 503-0-010-040, and 503-0-020-125
Project Description	The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) PL13-0039, as adjusted by PL15-0142, for the continued operation and expansion of Agricultural Promotional Uses and legalization of an existing 2,374 square foot agricultural office at the Apricot Lane Farm for a 30-year period.
Environmental Document	Categorically Exempt, Pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15311 (Accessory Structures)

Join Zoom Meeting: <https://ventura-org-rma.zoom.us/j/81137020118>
Meeting ID: 811 3702 0118
Passcode: 212207
Phone In: +16694449171

The public is encouraged to provide written comments to the case planner, Noe Torres at (805) 654-3635; e-mail to noe.torres@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	PL17-0088
Applicant	Mark Lloyd
Case Planner Manager	Noe Torres 805-654-3635 Susan Curtis 805-654-2497
District Supervisor	District # 2 (Jeff Gorrell)
Project Location	12233 Cotharin Road, Malibu, in the unincorporated area of Ventura County. APN: 701-0-030-350 and 701-0-030-360
Project Description	Coastal Planned Development (PD) Permit to construct a 1,140 square foot (s.f.) pool, a 2,178 s.f. deck, a 1,683 s.f. accessory structure (cabana). No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled and two 160 sq. ft. containers for agricultural use will be installed. Five non-permitted accessory structures will be removed. The applicant will be required to mitigate 0.78 acres of environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total) for the removal of native vegetation.
Environmental Document	Mitigated Negative Declaration

Join Zoom Meeting: <https://ventura-org-rma.zoom.us/j/81923684943>
Meeting ID: 819 2368 4943
Passcode: 497697
Phone In: (669) 900-9128

The public is encouraged to provide written comments to the case planner, Kristina Boero at (805) 654-2467; e-mail to Kristina.Boero@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	12:00 PM
Case Number	PL24-0008
Applicant	Robert Ash
Case Planner Manager	Kristina Boero (805) 654-2467 Susan Curtis (805) 654-2497
District Supervisor	District # 2 (Jeff Gorrell)
Project Location	1388 W, Potrero Road, Hidden Valley, in the unincorporated area of Ventura County. APNs: 694-0-170-315
Project Description	The Subdivider requests a Tentative Parcel Map (TPM No. 5835) be granted to subdivide a 410.87-acre parcel into two separate parcels. Proposed Parcel A would be 179.96 acres and proposed Parcel B would be 203.01 acres. Access to proposed Parcel A would be taken from an existing easement adjacent to Potrero Road. Access to proposed Parcel B would be taken from an existing easement along the northern property line of proposed Parcel B that connects to Hidden Valley Road. Both parcels would be served by an existing well for domestic water and an existing Onsite Wastewater Treatment System (OWTS) for the septic system.
Environmental Document	Categorically Exempt pursuant to CEQA Guidelines Sections 15061(b)(3)(Common Sense Exemption), 15301, Class 1 (Existing Facilities), & 15303, Class 3 (New Structures or Conversion of Existing Structures)

Join Zoom Meeting: <https://ventura-org-rma.zoom.us/j/85615201726>

Meeting ID: 856 1520 1726

Passcode: 586937

Phone In: 1-669-444-9171

The public is encouraged to provide written comments to the case planner, Erick Gasca, Case Planner, at (805) 654-2466; e-mail to erick.gasca@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	01:00 PM
Case Number	PL24-0097
Applicant	Crown Castle
Case Planner Manager	Erick Gasca (805) 654-2466 John Novi (805) 654-2462

District Supervisor	District # 3 (Kelly Long)
Project Location	1021 Center Rd Camarillo, in the unincorporated area of Ventura County. APNs: 109-0-031-175
Project Description	Minor Modification to an existing Conditional Use Permit to authorize the continued use, operation, and maintenance of an existing stealth wireless communication facility designed as a faux monopine tree for an additional 10-year period.
Environmental Document	Categorically Exempt, Class 1, CEQA Guidelines, Section 15301 ("Existing Facilities")



 Susan Curtis, Assistant Planning Director
 Ventura County Planning Division

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| 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](#).