



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 18, 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/83883312318>

Meeting ID: 838 8331 2318

Passcode: 521801

Phone In: 1-669-444-9171

The public is encouraged to provide written comments to the case planner, Thomas Chaffee at (805) 654-2406, e-mail: Thomas.Chaffee@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	PL25-0049
Applicant	American Tower
Case Planner Manager	Thomas Chaffee (805) 654-2406 John Novi (805) 654-2462
District Supervisor	District #1 (Matt LaVere)
Project Location	10151 Ocean View Road, in the unincorporated area of Ventura County. APNs: 060-0-030-040
Project Description	The applicant requests approval of a Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing wireless communication facility (WCF) for a 10-year time period.
Environmental Document	Categorical Exemption Section 15301 (Existing Facilities)

Join Zoom Meeting: <https://ventura-org-rma.zoom.us/j/89079593266>

Meeting ID: 890 7959 3266

Passcode: 844634

Phone In: (669) 444-9171

The public is encouraged to provide written comments to the case planner, Kristina Boero at (805) 654-2467 or via 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	11:30 AM
Case Number	PL25-0061
Applicant	Progressive Environmental Industries, Inc. / Arturo Gonzalez
Case Planner Manager	Kristina Boero (805) 654-2467 Susan Curtis (805) 654-2497
District Supervisor	District #1 (Matt LaVere)
Project Location	1000 Burnham Road, in the community of Ojai, in the unincorporated area of Ventura County. APN: 032-0-202-070
Project Description	The Subdivider requests that a tentative parcel map be granted to legalize a 14.35-acre parcel pursuant to Conditional Certificate of Compliance (CC of C) No. 8821. No new development or ground disturbance is proposed.
Environmental Document	Categorically Exempt per CEQA Guidelines Sections 15061(b)(3) (General Exclusions), 15301, Class 1 (Existing Facilities), & 15303, Class 3 (Small Structures)

Join Zoom Meeting: <https://ventura-org-rma.zoom.us/j/86259419733>

Meeting ID: 862 5941 9733

Passcode: 505115

Phone In: 1-669-900-9128

The public is encouraged to provide written comments to the case planner, Thomas Chaffee, at (805) 654-2406 or by e-mail to Thomas.Chaffee@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	01:00PM
Case Number	PL25-0015
Applicant	Verizon Wireless
Case Planner Manager	Thomas Chaffee (805) 654-2406 John Novi (805) 654-2462
District Supervisor	District 2 (Jeff Gorell)

Project Location	West Potrero Road adjacent to Calleguas Creek south of the corner of Lewis Road and Potrero at 810 East Hueneme Road, in the unincorporated area of Ventura County. APN: 230-0-180-105
Project Description	The applicant requests approval of a Minor Modification to an existing Conditional Use Permit (CUP) for the relocation, continued operation, and maintenance of an existing wireless communication facility (WCF) from a Southern California Edison transmission tower to a new faux water tank, for a 10-year time period.
Environmental Document	Categorical Exemption Section 15303 (New Construction or Conversion of Small Structures)

Susan Curtis

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.](#)