



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, May 28, 2026. 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/82365222626>

Meeting ID: 823 6522 2626

Passcode: 399560

Phone In: +16694449171

The public is encouraged to provide written comments to the case planner, Noe Torres at (805) 654-3635, e-mail; 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	03:00 PM
Case Number	PL23-0011
Applicant	Adan Ayala
Case Planner Manager	Noe Torres (805) 654-3635 Susan Curtis (805) 654-2497
District Supervisor	District #3 (Kelly Long)
Project Location	3565 Orange Drive, Oxnard CA 93036, in the unincorporated area of Ventura County. APNs: 149-0-061-050
Project Description	Tentative Parcel Map (TPM) for a two-lot subdivision. The existing 21,788 sq. ft. lot will be subdivided to create a 10,387 sq. ft. (10,136 net sq. ft.) Parcel 1 and a 11,401 sq. ft. (11,301 net sq. ft.) Parcel 2. Parcel 1 will be developed with an existing 838.7 sq. ft. Single Family Dwelling and a 364 sq. ft. garage; Parcel 2 will be developed with the existing 1239 sq. ft. Single Family Dwelling and the existing 378 sq. ft. carport.
Environmental Document	Categorically Exempt, Class 15, CEQA Guidelines, Section 15315 ("Minor Alteration of Land"), Class 1, Section 15301(Existing Facilities), Class 3, 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

All Planning Director hearings are conducted on Zoom. Any person is privileged to attend in person to provide comments on this matter. If you wish to attend the hearing in person, this request should be made at least 48 hours prior to the scheduled hearing by calling (805) 654-2478 or in writing to Luz Juachon, Administrative Assistant, at luz.juachon@venturacounty.gov or by mail to the Resource Management Agency-Planning Division, Attention: Luz Juachon, Administrative Assistant at 800 South Victoria Avenue, Ventura CA 93009-1740.

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.](#)