



# 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, June 11, 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/88699027087>

**Meeting ID:** 886 9902 7087

**Passcode:** 822925

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

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

<b>TIME</b>	<b>10:00AM</b>
Case Number	PL25-0111
Applicant	Johan Gunther
Case Planner Manager	John Oquendo (805) 654-3588 Iain Holt (805) 654-2834
District Supervisor	District 4 (Janice Parvin)
Project Location	1590 Esperance Drive, Moorpark, in the unincorporated area of Ventura County. APNs: 594-0-020-175
Project Description	The applicant requests approval of a Planned Development (PD) Permit for the construction of a new 5,250 square foot detached storage building as an accessory (not for human habitation, not for animal husbandry and not for animal keeping purposes) to an existing single-family dwelling. The request includes required fuel modification within the buffer of an existing unnamed ephemeral drainage.
Environmental Document	Categorically Exempt, Class 3, CEQA Guidelines, Section 15303 ("New Construction or Conversion of Small Structures")

**Join Zoom Meeting:** <https://ventura-org-rma.zoom.us/j/86279783610>  
**Meeting ID:** 862 7978 3610  
**Passcode:** 489204  
**Phone In:** (669) 444-9171

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

<b>TIME</b>	<b>02:00 PM</b>
Case Number	PL24-0124
Applicant	Uldine and Jean Fabian Uldine
Case Planner Manager	John Oquendo (805) 654-3588 Iain Holt (805) 654-2834
District Supervisor	District #1 (Matt LaVere)
Project Location	699 Larmier Avenue, Oak View, in the unincorporated area of Ventura County. APN: 061-0-110-030
Project Description	The applicant requests approval of Tentative Parcel Map 6118 for the subdivision of one 4.98-acre Parcel into two lots. Parcel 1 will contain 2.52 acres and Parcel 2 will contain 2.46 acres. Water service is provided by Casitas Municipal Water District. Wastewater service is provided by the Ojai Valley Sanitation District. No additional development is proposed.
Environmental Document	Categorically Exempt, CEQA Guidelines, Sections 15301, 15315 and 15061(b)(3) (Existing Facilities, Minor Land Divisions, and the "common sense exemption")

*Susan Curtis*

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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

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.](#)**