



# 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)

In accordance with Government Code Section 54953(e)(1)(A) and in response to the declared state and local emergencies due to the novel coronavirus and Local Health Officer recommendation regarding social distancing, all meetings of the Planning Division are being conducted virtually (see below). To find out how you may virtually attend the Planning Director Hearing and provide public comment please refer to our [vcrma.org/planning-director-hearing-agendas](http://vcrma.org/planning-director-hearing-agendas).

A Planning Director Hearing will be held on Thursday, February 16, 2023. 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/82476402054>

Meeting ID: 824 7640 2054

Passcode: 922800

Phone In: 1 (669) 444-9171

The public is encouraged to provide written comments to the case planner, John Oquendo (805) 654-3588, e-mail: [John.Oquendo@ventura.org](mailto:John.Oquendo@ventura.org). 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	PL22-0033
Applicant	Peter Benedek
Case Planner Manager	John Oquendo (805) 654-3588 Jennifer Trunk (805) 654-2465
District Supervisor	District #1- Matt LaVere
Project Location	6772 Breakers Way, Mussel Shoals
Project Description	The Applicant requests a Coastal Planned Development (PD) Permit to merge two legal lots and construct a residential building addition to an existing Single-Family Dwelling. The proposed residential building addition includes a new 384 sq. ft. attached two car garage, a 622 sq. ft. 2 <sup>nd</sup> story bedroom addition, 127 sq. ft. of minor interior renovations to add an internal stairway to the

	second story addition. Additional improvements include 190 sq. ft. wood deck and the replacement of a Septic Tank Effluent Pump (STEP) System.
Environmental Document	Categorically Exempt, Class 1, CEQA Guidelines, Section 15301 ("Existing Facilities") and Class 3 Section 15303 ("New Construction or Conversion of Small Structures")

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 Daniela Zendejas, 800 South Victoria Avenue, Ventura, CA 93009-1740 or telephonically by calling him at (805) 654-2508. 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/planning-director-hearing-agendas> and then click on [Subscribe to receive email notification for these hearings](#).**