



Planning Commission Minutes - **DRAFT**

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2662 • www.vcrma.org/divisions/planning

April 17, 2025

1. **8:40 A.M. HEARING CALL TO ORDER**

2. **ROLL CALL**

Commission:

Scott Boydstun	District 1
Charles Sandlin, Vice Chair	District 2 - absent
VACANT	District 3
Maggie Kestly, Chair	District 4
Veronica Garcia	District 5

County Staff

Susan Curtis, Assistant Planning Director
Franchesca Verdin, Assistant County Counsel
Jennifer Trunk, Planning Manager, Permit Administration
Jasmin Kim, Planning Manager, Residential Permit
Noe Torres, Associate Planner
Luz Juachon, Recording Secretary

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **PUBLIC COMMENTS** – Time set aside for comments by citizens on matters not appearing on the agenda.

No one appears to be heard.

5. **APPROVAL OF MINUTES FOR MARCH 20, 2025.**

RECOMMENDED ACTION

Approve as presented.

Motion: Approve the March 20, 2025, Meeting Minutes.

Moved by: Commissioner Boydstun **Seconded by:** Commissioner Garcia

Motion carried: 3-0

Yes: Commissioners Boydston, Garcia, and Chair Kestly

Absent: Vice Chair Sandlin

6. **PROJECT**

A. **CASE NUMBER:** PL21-0051

APPLICANT: Camp Hess Kramer, Inc.

PROJECT DESCRIPTION: The applicant requests Major Modification to Conditional Use Permit (CUP) No. LU10-0069 to authorize phased reconstruction and continued operation of a recreational camp known as “Camp Hess Kramer.” The request includes replacement, restoration, and reconstruction of buildings damaged and destroyed by the Woolsey Fire, as well as vehicle and pedestrian bridges and outdoor activity areas. Walkways and trails, water and wastewater infrastructure, electrical, communication, and storm drainage facilities, and lighting will also be repaired, replaced, or constructed. Segments of Little Sycamore Creek will be stabilized, restored, and enhanced to improve overall functionality and protect infrastructure.

PROJECT LOCATION: 11495 and 11677 Pacific Coast Highway, Malibu, CA 90265

ASSESSOR’S PARCEL NO.: 700-0-070-450, 700-0-060-310, 700-0-060-140, 700-0-060-260

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: Mitigated Negative Declaration.

COMMISSIONERS DISCLOSURE: None

CASE PLANNER: Noe Torres

EMAIL: noe.torres@ventura.org

Recommended Action

Approve the project and adopt the Mitigated Negative Declaration as recommended in the staff report.

Planner Torres presented the staff report, as modified by the Planning Division’s April 16, 2025, errata memorandum to the Planning Commission (“Errata Memorandum”). The following recommended actions were presented to the Planning Commission with the modifications described in the Errata Memorandum.

1. **CERTIFY** that the Planning Commission has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 5),

- Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 4), and has considered all comments received during the public comment process;
2. **FIND** based on the whole of the record before the Planning Commission, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Commission's independent judgment and analysis;
 3. **ADOPT** the MND (Exhibit 5) and Mitigation Monitoring Program Exhibit 4);
 4. **MAKE** the required findings to grant a Major Modification of a CUP Permit pursuant to Section 8113-5 of the Ventura County Coastal Zoning Ordinance (CZO), based on the substantial evidence presented in Section F of this staff report and the entire record;
 5. **MAKE** the required findings to grant a PD permit under CZO Section 8178-7.5.1.1 of the Ventura County CZO, based on the substantial evidence presented in Section F of this staff report as set forth in Exhibit 9 as set forth and the entire record;
 6. **AUTHORIZE** deviations from requirements set forth in CZO Section 8177-4.1.11, Section 8175-5.4.6, and Section 8178-2.6.15 based on the Substantial evidence presented in Exhibit 7, Table 7;
 7. **GRANT** Major Modification of CUP / PD Permit Case No. PL21-0051, subject to the conditions of approval (Exhibit 4).
 8. **SPECIFY** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

Speakers:

- Ginger Anderson
- Greg Epstein
- Julie Berkus
- Lara Berkus
- Mark Pollock
- Jennifer Shankman
- Allie Donahoo

- Loren Naiman

Zoom Speakers:

- Dan Wolf
- Merle Weiner
- Gil Solomon
- Beth Goren
- Ed Levy
- Beth Winn
- Janine Regal
- Margalit Rosenthal
- Gary Cohn
- Rebecca Nudel
- Aaron Wolf
- Suveen Sahib
- Ian Leibman
- Adam Slutske

Chair Kestly called for a recess at 9:29 a.m. and resumed the hearing at 9:34 a.m.

During deliberation and prior to the commissioners' final voting, Chair Kestly called for a recess at 10:23 a.m. and resumed the hearing at 10:34 a.m.

Planning Commission Deliberation and Vote:

Motion: Approve staff recommended actions for PL21-0051, as modified by the Errata Memorandum, along with the following modification to the project description (Exhibit 4, Condition No. 1) shown by the added text below in legislative format:

The Project Description is as follows:

The applicant requests a Major Modification, Case No PL21-0051, to Conditional Use Permit, LU10-0069, to authorize the phased reconstruction and continued operation of a Jewish recreational camp known as "Camp Hess Kramer." The request includes replacement, restoration, and reconstruction of damaged and destroyed buildings, vehicle and pedestrian bridges, and outdoor activity areas. Walkways and trails, water and wastewater infrastructure, electrical, communication systems, storm drainage facilities and lighting will also be repaired, replaced, or constructed. Segments of Little Sycamore Creek will be stabilized, restored, and enhanced to improve overall functionality and protect infrastructure. The Camp will continue to offer a variety of activities including, but not limited to, archery, basketball, climbing, ropes, soccer, tennis, swimming, hiking, arts and crafts, dancing and singing, and worship. The camp is private, and no daily public use is offered. However, Camp Hess Kramer is available by reservation and lease

to private groups for camping from August through June, when the summer camp is not in session. Use of Camp Hess Kramer by Ventura County non-profit organizations will be strongly encouraged.

Moved by: Commissioner Garcia

Seconded by: Commissioner Boydstun

Motion carried: 3-0

Yes: Commissioners Boydstun, Garcia, and Chair Kestly

Absent: Vice Chair Sandlin

7. DISCUSSION:

a) Report by the Assistant Planning Director on Board actions and other matters.

Assistant Planning Director Curtis has no reportable action from the Board of Supervisors.

The next Planning Commission meeting will be held on May 1, 2025.

b) Items the Planning Commission may wish to introduce.

No reportable action taken.

8. MEETING ADJOURNMENT

Chair Kestly adjourned the meeting at 10:37 a.m.

Luz Juachon, Recording Secretary
Ventura County Planning Division