



CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

To: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

From: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

A. Project Description:

1. **Entitlement:** Variance and Coastal Planned Development (PD) Permit Case No. PL22-0111
2. **Applicant's Name:** Juan Carlos Lugo
3. **Applicant's Address:** 5016 Amalfi Way, Oxnard, CA 93035
4. **Location:** 202 Ocean Drive, Silver Strand Beach, Unincorporated Ventura County (See the attached USGS map.)
5. **Assessor Parcel No.:** 206-0-145-250
6. **Project Title:** Lugo Mixed-Use Project
7. **Project Description:** Variance and Coastal Planned Development (PD) Permit to authorize construction of a three-story 1,671-square-foot mixed-use structure. The bottom floor will consist of a 321-sq. ft. retail space, and the second and third floor will consist of a 1,350-sq. ft. residence. The second and third floor each include a front deck of 111 sq. ft. and a rear deck of 56 sq. ft. The roof deck will be 1,010 sq. ft. The structure will be 35-ft. tall with an additional 4.75-ft. projection for stairway access to the roof deck. The Variance would authorize (1) an increase in building coverage from 40 to 50 percent; (2) one additional driveway apron; and (3) a reduction in the carport setback from 20 ft. to 5 ft.

B. Lead Agency Contact:

1. **Public Agency Approving Project:** County of Ventura, Resource Management Agency, Planning Division
2. **Contact Person:** Michael Conger, Case Planner
3. **Telephone No.:** (805) 654-5038

4. **E-mail Address:** Michael.Conger@ventura.org

- C. **Exempt Status:** Categorical Exemption – Class 3 (Sec. 15303 – New Construction or Conversion of Small Structures) and Class 5 (Sec. 15305 – Minor Alterations to Land Use Limitations).
- D. **Justification for Exemption:** Variance and Coastal Planned Development Permit (PD) Case No. PL22-0111 is exempt pursuant to CEQA Guidelines Section 15303 because it involves the construction of fewer than six residential units and fewer than four commercial structures totaling no more than 10,000 square feet in an urbanized area. The project is also exempt pursuant to CEQA Guidelines Section 15305, because the project includes a variance to land use limitations on a lot with an average slope of no more than 20 percent and will not affect land use or density.

Project Approval: December 17, 2024

Prepared by: Michael Conger, Case Planner

Reviewed by:



Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division