



October 1, 2025

Property Owner:
Govind Vaghashia
VBANKS
2529 N San Fernando Blvd,
Suite A Burbank CA 91504

Representative:
Daniel Parhizi
Pegasus Asset Management Inc
1901 Avenue of the Stars, Suite 630
Los Angeles, CA 90067

Sent via email to: govind@vbanksinc.com and dparhizi@pegasusam.com

**Subject: Condition Compliance Report
Planned Development Permit No. PD-1339-2 for Oak Park Shopping Center
618 Lindero Canyon Road, Oak Park
Assessor's Parcel Nos: 685-0-330-035; 685-0-330-055; 685-0-330-055;
685-0-330-065**

Dear Mr. Vaghashia:

It is the Ventura County Planning Division's responsibility to periodically conduct reviews of permits to determine if they are in compliance with the conditions of approval. Recently Planning Division staff reviewed the subject permit to determine whether the uses, structures and operations are in compliance with the permit conditions. Attempts were made to set up a site inspection with Daniel Parhizi of Pegasus Asset Management Inc. in August 2025. When these fell through, Planning staff relied upon an unaccompanied site inspection conducted in the public accessible areas of the site.

At the site inspection, Planning staff observed the following non-compliant items which must be addressed for the facility to be in full compliance with the conditions of approval of PD-1339-2.

NON-COMPLIANCE ITEMS

- 1. The existing landscaping does not reflect the approved landscape plan for the site. Required perimeter landscaping located along Lindero Canyon Road, and interior landscaping within the parking lot and along driveways is missing or unmaintained.**

This is in violation of:

Condition No. 12. – Landscape Requirements

- a. "Continued landscape maintenance shall be subject to periodic inspection by County Planning staff. The permittee shall be required to remedy any defects within two weeks after notification by County Planning Staff, or initiate remedy process within two weeks where full remedy not feasible within the allowed two-week term, if approved by the Planning Director.
- b. Parking lots shall be landscaped in accordance with the Ventura County Guide to Landscape Plans."

Abatement can be achieved by:

Reinstalling landscaping and irrigation within two weeks in accordance with the approved landscape plan attached in Permit Adjustment to PD-1339-2, PL22-0141, remaining consistent with the approved Site Plan and the Ventura County Guide to Landscape Plans. Please reference Sec. 8106-8.2.8 of the Non-Coastal Zoning Ordinance for general landscape maintenance requirements and the process for revising your existing landscape plan, if desired.

2. The parking lot is unmaintained with faded parking space striping and exposed rebar protruding through concrete in a marked ADA parking spot.

This is in violation of:

Condition No. 18. – Parking Requirements

"A total of 517 spaces shall be retained on site at all times and shall be deemed adequate for a fully occupied center regardless of the tenant mix."

Condition No. 11. – Site Maintenance

"Yards, parking areas, storage areas, and other open uses on the site shall be maintained in a neat and orderly manner at all times."

Abatement can be achieved by:

Restriping the parking lot in accordance with the approved Site Plan, and repairing the exposed rebar identified on site.

3. Our records reflect that some shopping center tenants outlined in the attached Oak Park Shopping Center Tenant History table do not have required Zoning Clearances for a Change of Use from the Planning Division. Additional businesses are missing a permit to allow signage in accordance with the approved sign plan for PD-1339-2.

This is in violation of:

Condition No. 3. – Permit Modification

“Each new use and every subsequent change of use, shall require the issuance of a Zoning Clearance prior to occupancy. Prior to occupancy of any new tenant use review will be conducted by the Planning Division to determine if the proposal use is permitted, or conditionally permitted within the C-P-D zone. A Change of Use application may be required if the new tenant use is found not to be like or similar use to the previous use. Depending on the specifics of each use, a Modification Application may be required.”

Condition No. 17. – Signs

“All future signs are subject to the comprehensive sign plan approved by the Planning Director under this Modification No. 2. Within 60 days following approval of this permit modification the applicant shall provide the planning director with a Comprehensive Sign Program.”

Abatement can be achieved by:

Providing the permit documentation for the identified tenants listed in the attachment, Oak Park Shopping Center Tenant History, including sign permits and Change of Use permits, or obtaining these permits for each tenant.

Pursuant to Section 8105-4 of the Non-Coastal Zoning Ordinance (County Zoning Ordinance) the property owner was granted CUP No. PD-1339-2 on February 5, 2004, for the sales/leasing of commercial/industrial office space. A subsequent permit adjustment (PL22-0141) was granted on September 26, 2022. **Based on the information provided above, the facility is not operating in compliance with the conditions of approval for PL22-1041 and PD-1339-2 and the County's Zoning Ordinance.** A copy of your conditions of approval have been attached to this letter.

To avoid further enforcement action, you must comply with the direction provided above within 30 days of the date of this letter. If you intend to modify your Planning permit, please reach out to Lizet Arias by email at Lizet.Arias@venturacounty.gov. Lizet will schedule a meeting with the Discretionary Intake Coordinator to discuss the permit or permits needed to resolve the noncompliance issues.

As soon as the noncompliance issues are resolved, please contact the Planning Division's Condition Compliance Section.

Thank you in advance for your cooperation. If you have any questions, please contact the Planning Division Condition Compliance Section via email at Kylie.Speth@venturacounty.gov or via phone at (805) 654-5193.

Sincerely,

Kylie Speth

Condition Compliance Officer
Planning Programs Section

Attachments for Permit No. PD-1339-2:

PD-1339-2 Conditions of Approval
PL22-0141 Approved Site Plan
Site Visit Imagery
PD-1339-2 Approved Sign Plan
Oak Park Shopping Center Tenant History