Vice Chair Russ Baggerly called the meeting to order at 7:00. Council members present were: Terry Wright, Todd Wilson, Mike Zielsdorf, Russ Baggerly, Jim Combs, Florencia Ramirez, and Jerry Kaplan.

Reporting for the Ojai Planning Commission, Katrina Schmidt said that permit applications had slowed down, so the focus has been on advanced planning projects, including an ordinance to allow outdoor display of merchandise. A special meeting of several city committees will be held to discuss the reconstruction of the Libby Bowl.

The summary of the meeting of December 15, 2008 was approved unanimously on a motion by Terry Wright, seconded by Todd Wilson.

The first item of business was review of a parcel map to divide a 5-acre lot into two parcels on La Luna Ave. Steve Offerman said that the proposal conforms to the Ojai Area Plan land use designation and the zoning for the parcel, that two houses exist on the site, and that mitigation measures to protect an archaeological site and oak trees are included in the MND for the project. Jerry Kaplan said he was concerned about impacts to water supply. Russ Baggerly said that the Meiners Oaks Water District had determined that they have adequate supply. Russ cited the Ojai Valley Area Plan policy regarding use of Native American archaeological monitors, and that this policy should be applied to this project. Terry Wright noted that the oak tree mitigation measures are also intended to protect the tufted titmouse. Florencia Ramirez noted that the oak tree replacement is only in the event trees are removed. Lupe Cornejo, applicant, said the oak trees are in the front yard of an existing home and there would be no need for removal. Mike Zielsdorf asked when the deed restrictions would be recorded – along with the final parcel map. Terry Wright made a motion to recommend approval of the project with a condition to reflect the Ojai Area Plan policy No. 1.7.2-1(b) and (c) regarding use of Native American archaeological monitors. The motion was seconded by Todd Wilson and approved unanimously.

The next item of business was review of a parcel map to divide a 4.7-acre parcel into two lots on Oso Road, Meiners Oaks. Steve Offerman noted that the property already contained three homes, so the maximum additional homes would be one, and that the site was not know to contain artifacts or significant habitat and therefore a Categorical Exemption was proposed. Russ Baggerly noted that the project was in the 100-year flood plain. Property owner Ms. Radchenko said that the property had never flooded in the many years they had owned it and that the Matilija Dam project would affect the area. Steve Offerman said the Matilija Dam project would involve construction of a levee along the river to protect this area, and without the levee dam removal cannot proceed. Jerry Kaplan noted that the proposed 1-acre lot was consistent with surrounding parcel sizes, he is also concerned about water supply. Charles Bowman, neighbor, said the Radchenko’s had erected a stone wall that encroached on his property and he wants it removed. Jerry Becker, attorney for the Bowmans, said that not only establishing the accurate property line but also removal of the encroaching wall is needed. Russ Baggerly suggested the parties confer after the meeting. Terry Wright moved to recommend approval of the project. The motion was seconded by Jerry Kaplan and approved 6-1 with Russ Baggerly dissenting over concern for additional development in a floodplain.
The next item was “whether or not there is a need for MAC review of the County Transportation Department’s revision of its Initial Study Guidelines.” Jerry Kaplan said that he had placed this item on the agenda after discussions with Troy Becker and Jere Kersnar, but since neither were in attendance he would be willing to drop the matter. Russ Baggerly asked if there are comments from the audience. Kristina Rice-Schmidt said that the City has great concerns with the methodology change, that the City has adopted the County 1-peak hour trip threshold, and that the methodology change will shut down any redevelopment in the City. When she spoke with County staff they said the City is free to adopt its own thresholds and methodology and continue using trip fractions, but she is concerned that the county would submit critical comments. Steve Offerman said that Ojai is the only one of the 10 cities that uses the County threshold. Russ Baggerly said that the City is much smaller than the unincorporated area, and the implications for growth in the valley were much greater in the County area and that he supports the County methodology change because it tightens a loophole that allowed growth. Jerry Kaplan said he would recommend that the County and City work together. Terry Wright said that it sounds like they’ve already been in discussion, but he would recommend that the County notify the City directly of any such changes in the future. Todd Wilson said he would request that the County discuss any changes with the City. Jerry Kaplan asked Katrina what motion she would like the MAC to adopt. Katrina said she would like the County to reevaluate the methodology of fractional trips and discuss the methodology with the City. Jerry Kaplan moved this motion. It was approved 6-1 with Russ Baggerly dissenting.

The next item of business was review of letter prepared by Jerry Kaplan to the Planning Director regarding the Ozena Mine. Jerry said there were two versions of the letter circulated and he preferred the shorter version transmitting Howard Smith’s package from the prior meeting. Russ Baggerly noted that the Zoning Ordinance has a procedure for requesting permit revocation. Steve Offerman noted that the Planning Division is investigating the many complaints lodged regarding trucks, but that until the investigation is complete no confirmed violations had been found recently. After some discussion of potential content of a letter, a subcommittee of Jerry, Russ, and Jim was formed to draft the letter. Florencia Ramirez requested that it also be sent to the press and Mr. Smith.

The next item was election of officers. Russ Baggerly was elected Chair, Mike Zielsdorf was elected Vice Chair, Terry Wright was elected Liaison to the Ojai Planning Commission, and Jerry Kaplan was elected Liaison to the Ojai City Council.

The next meeting date of the MAC was set as February 9th, with an orientation at the Planning Division on January 29th. The MAC set the Oak View Community Center as the location for all MAC meetings and the Third Monday of the month as the regular meeting date.

Jerry Kaplan offered the use of his website for the MAC. The matter was tabled for the next meeting.

Under discussion of items for the next meeting, the following were identified: MAC website and publicity of MAC meetings, and discussion of Jerry Kaplan’s two-page list of items for future agendas. The meeting adjourned at 9:30 PM.