



**OJAI VALLEY  
MUNICIPAL  
ADVISORY  
COUNCIL**

**REGULAR MEETING NOTICE AND AGENDA  
Monday, May 17, 2021 at 7:00 PM  
Meeting via ZOOM  
Ojai Valley, CA**

**Chair: Chris Cohen, Vice Chair: Joseph Westbury**  
Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Join Zoom Meeting

<https://zoom.us/j/94872465179?pwd=amlMUC8zQk5ZcGxsdzViYytyaGRIUT09>

Meeting ID: 948 7246 5179

Passcode: OVMAC

One tap mobile

+16699006833,,94872465179#,,,,\*808615# US (San Jose)

**SPECIAL NOTICE:** IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER, VENTURA COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 20-20 DECLARING A LOCAL EMERGENCY REGARDING THE COVID-19 VIRUS AND THE "STAY WELL AT HOME" ORDERS ISSUED BY THE COUNTY PUBLIC HEALTH OFFICER, THE HALL OF ADMINISTRATION BUILDING IS CLOSED TO THE PUBLIC. THIS VENTURA COUNTY CLIMATE EMERGENCY COUNCIL MEETING WILL BE CONDUCTED VIA ZOOM AND TELEPHONICALLY.

**REGARDING MEETING PARTICIPATION:**

IF YOU WOULD LIKE TO ACCESS AND PARTICIPATE IN THE MEETING, PLEASE SEND AN EMAIL TO [OVMAC@VENTURA.ORG](mailto:OVMAC@VENTURA.ORG) OR CALL 805-654-2703 AT LEAST THREE (3) HOURS BEFORE MEETING TIME, AND ZOOM AND/OR CALL-IN INFORMATION WILL BE PROVIDED.

**REGARDING PUBLIC COMMENTS:**

IF YOU WISH TO MAKE EITHER A GENERAL PUBLIC COMMENT OR COMMENT ON A SPECIFIC AGENDA ITEM BEING HEARD, YOU CAN SUBMIT YOUR COMMENT VIA EMAIL BY 4:00 PM THE DAY OF THE MEETING TO THE FOLLOWING ADDRESS: [OVMAC@VENTURA.ORG](mailto:OVMAC@VENTURA.ORG) OR CALL (805) 654-2703. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR WILL BE SUBMITTED FOR THE RECORD.

- 1. Call to Order of the Meeting**
- 2. Flag Salute**
- 3. Roll Call**
- 4. Adoption of the Agenda**

5. **Public Comments by Citizens on matters Not Appearing on the Agenda (Time limit per item – three minutes).**
6. **City of Ojai Planning Commission Update**
7. **Approval of the Meeting Minutes of April 19, 2021**
  - a. Draft Minutes attached

## **Formal Items**

8. **Review of Minor Modification of Conditional Use Permit (CUP) 5113; Case No. PL20-0130.** Location: 7250 Ojai/Santa Paula Road (Dennison Park). Request is for the continued use, operation and maintenance of an existing Wireless Communication Facility (WCF) for an additional 10-year period. The existing WCF consists of a 65-foot high monopine support structure and two above ground equipment cabinets surrounded by a six-foot, six-inch chain link fence within a 300 square-foot lase area of a 33.86-acre portion of the County of Ventura Public Park. No changes to the WCF are proposed with this request. The project site is 33.86 acres, located in the OS-40 acre minimum Zone, with a land use designation of Open Space. Ojai Valley Area Plan Designation – Open Space, 40 acre minimum.

Planner: John Kessler [john.kessler@ventura.org](mailto:john.kessler@ventura.org)

9. **Review of new Conditional Use Permit (CUP) Case No. PL20-0062.** Location: 8608 & 8616 N. Ventura Avenue. Request for a new commercial retail nursery including an open trellis, trash enclosure, open nursery planting area, decorative pond, vehicular parking and construction of four (4) small structures including an Office Building (320 SF), Equipment Storage Shed (80 SF), and two (2) Hoop Houses (312 SF). The project site comprises two legal lots totaling 1.88 acres and located in the CPD/TRU/DKS (Commercial Planned Development, Temporary Rental Unit Regulation Overlay, Dark Sky Overlay) Zone with a land use designation of Commercial, Existing Community. Ojai Valley Area Plan Designation – Commercial.

Planner: John Kessler [john.kessler@ventura.org](mailto:john.kessler@ventura.org)

## **10. Councilmember Comments**

## **11. Adjournment – Next OVMAC Meeting 6/21/21 via ZOOM.**

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory County per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail [ovmac@ventura.org](mailto:ovmac@ventura.org). Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested.

Additional Ojai Valley MAC information is available online please visit us at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>





**OJAI VALLEY  
MUNICIPAL  
ADVISORY  
COUNCIL**

**REGULAR MEETING MINUTES  
Monday, April 19, 2021 at 7:00 PM  
Meeting via ZOOM  
Ojai Valley, CA**

**Chair: Chris Cohen, Vice Chair: Joseph Westbury**

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

**1. Call to Order of the Meeting**

Executive Officer Clensay called the meeting to order at 7:05 PM.

**2. Flag Salute**

**3. Roll Call**

**PRESENT: Members Cohen, Kennedy, and Malloy**

**ABSENT: Westbury and Wright**

**STAFF: Maruja Clensay, Executive Officer  
Brian Brennan, District 1 Representative**

**4. Adoption of the Agenda**

Chair Cohen made a motion to approve adoption of the Agenda. Member Kennedy seconded.

Upon call of the roll the vote was as follows:

**AYES: Members Cohen, Kennedy, Malloy**

**NOES: None**

**RECUSED: None**

**ABSENT: Members Westbury and Wright**

Motion carries 3-0 with Members Westbury and Wright absent.

**5. Public Comments by Citizens on matters Not Appearing on the Agenda (Time limit per item – three minutes).**



No public present.

## **6. City of Ojai Planning Commission Update**

Dr. Quilici provided an updated related to recent actions of the City of Ojai Planning Commission:

- Baptist church in Ojai desires a monument sign out front. They came looking for feedback. They will be back on the Planning Commission agenda.
- Single family residence in Yerba Lata underwent remodel resulting in a change of usable square footage thereby requiring a public hearing at the Planning Commission.
- Discussion regarding a mid-week farmers market that the school district wants to hold on the back side of its landmark property in downtown Ojai. One issue is that the existing Sunday farmers market was first started in the 1990s and then in 2004, permission to have a farmers market in any part of the city was deleted from the code. Planning Commission now has to address these code inconsistencies to allow the farmers market in this location. The existing farmers market is legal non-conforming.
- On May 3<sup>rd</sup> the Planning Commission will have a special meeting regarding the General Plan Housing Element. Regular scheduled meeting on May 5<sup>th</sup> will discuss our General Plan.

## **7. Approval of the Meeting Minutes of February 19, 2021**

### **a. Draft Minutes attached**

Member Kennedy made a motion to approve meeting minutes. Member Malloy seconded.

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy

NOES: None

RECUSED: None

ABSENT: Members Westbury and Wright

Motion carries 3-0 with Members Westbury and Wright absent.

## **8. Approval of OVMAC Memorandum to County RMA Planning Staff regarding OVMAC Application Review Procedures**

Updated to reflect current operating procedures and updating contact information. Executive Officer Clensay indicated this will be posted on the County website and given to RMA staff.

Chair Cohen made a motion to approve the memorandum as presented. Member Malloy seconded.

Let the record show that Member Westbury signed on to the meeting after Item 7 and was present for Item 8.

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy, Westbury

NOES: None

RECUSED: None

ABSENT: Member Wright

Motion carries 4-0 with Member Wright absent.

## **9. Informational Items.**

- a. Receive a Presentation regarding the RV @ 33 Parking Permit Program – Board of Supervisors Hearing on 4/13/21

Mr. Brennan proceeded to give an identical presentation from Supervisor LaVere which was presented at the Board of Supervisor's Hearing of March 23, 2021. This meeting and video can be found via this hyperlink: [https://ventura.granicus.com/player/clip/5543?meta\\_id=794979](https://ventura.granicus.com/player/clip/5543?meta_id=794979)

Member Kennedy commends Mr. Brennan for the work and appreciates that District 1 is taking care of this issue. Member Kennedy comments on some RV's coming to Casitas Springs. Mr. Brennan assured that those are not a part of the program and they will be ticketed by the sheriff.

Chair Cohen asked if these homeless issues will be approached and dealt with differently in the future. Mr. Brennan stated that District 1 is working closely with county staff to improve existing issues and daily management, and perhaps with some collaboration of nearby church groups.

Member Malloy asks how the OVMAC can support and help any future processes. Mr. Brennan stated any future processes related to the Ojai Valley and homeless would come back to the OVMAC for input.

## **10. Councilmember Comments**

Executive Officer Clensay addressed the Veterans Village Project and neighborhood concerns regarding the potential development. Ms. Clensay stated it has not been formally submitted to the Resource Management Agency (RMA) and is a conceptual project. Should it be submitted to the County for formal review, the OVMAC would be required to provide comments on the project after it is deemed complete by the planning division.

Mr. Quilici asks to solicit the OVMACs help in addressing the issue of fire, fuel management and water and if anything can be done related to his with the OVMAC and the fire department. Executive Officer Clensay says that she will check in with the fire protection district to see what they can do and perhaps invite for informational session to the OVMAC.

Member Malloy states that the fire safe council has begun a community grazing project with the two largest brush goat and sheep herd in Ojai, one located on Creek Road. Member Kennedy

poses the concern that if fish and wildlife will allow the animals near the creek. Malloy mentions that the Director of PWA, Mark Pastrella for LA County has dealt with the use of goats/livestock for vegetation management and would be a great person to talk to about the changes LA County made. Member Westbury asks if they run cattle in the creek. Member Kennedy mentions that they are not supposed to.

## **11. Adjournment**

The next meeting will be May 17th. Meeting was adjourned at 8:05 pm.

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory County per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail [ovmac@ventura.org](mailto:ovmac@ventura.org). Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested.

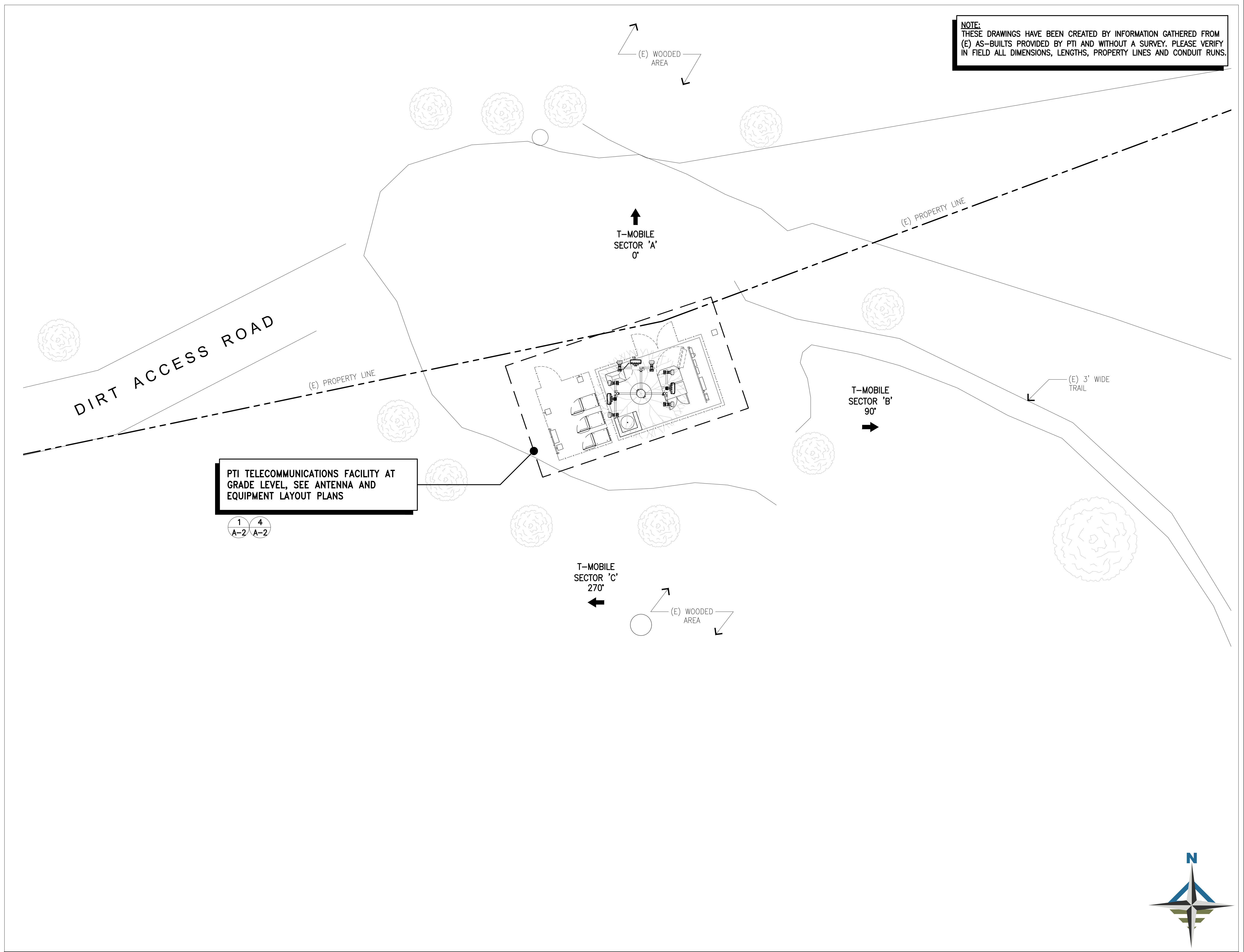
Additional Ojai Valley MAC information is available online please visit us at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

**Item 8**  
**Minor Modification of Existing Conditional Use Permit – Dennison Park Wireless**









OVERALL SITE PLAN

SCALE: 1/8"=1'-0"

0 2' 5' 10' 15'

1



PROJECT INFORMATION:  
(CUP RENEWAL)  
**LA549 DENNISON PARK  
US-CA-1154**  
7250 OJAI SANTA PAULA RD, OJAI, CA 93023  
VENTURA COUNTY

CURRENT ISSUE DATE:  
10/23/20

ISSUED FOR:  
**ZONING**

REV.:	DATE:	DESCRIPTION:	BY:
A	09/17/20	90% ZD, ISSUED FOR REVIEW	VRR
B	10/23/20	100% ZD	PAD

PLANS PREPARED BY:

Synergy  
a division of advantage engineers  
7543 Woodley Ave., #201, Van Nuys, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

Synergy  
a division of advantage engineers  
7543 Woodley Ave., #201, Van Nuys, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

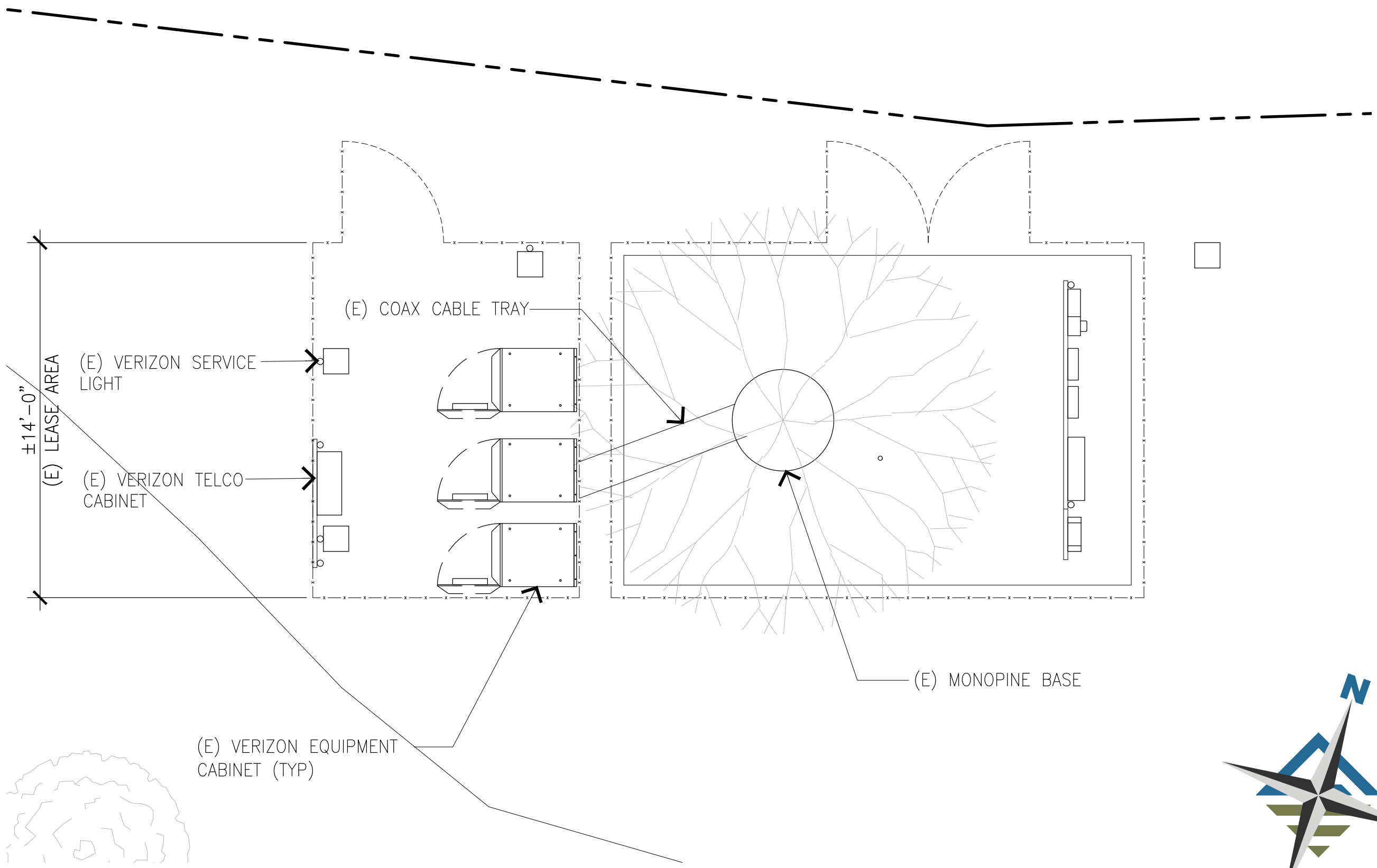
DRAWN BY:	CHK.:	APV.:
VRR	PAD	JN

LICENSURE:

SHEET TITLE:  
**OVERALL SITE PLAN**

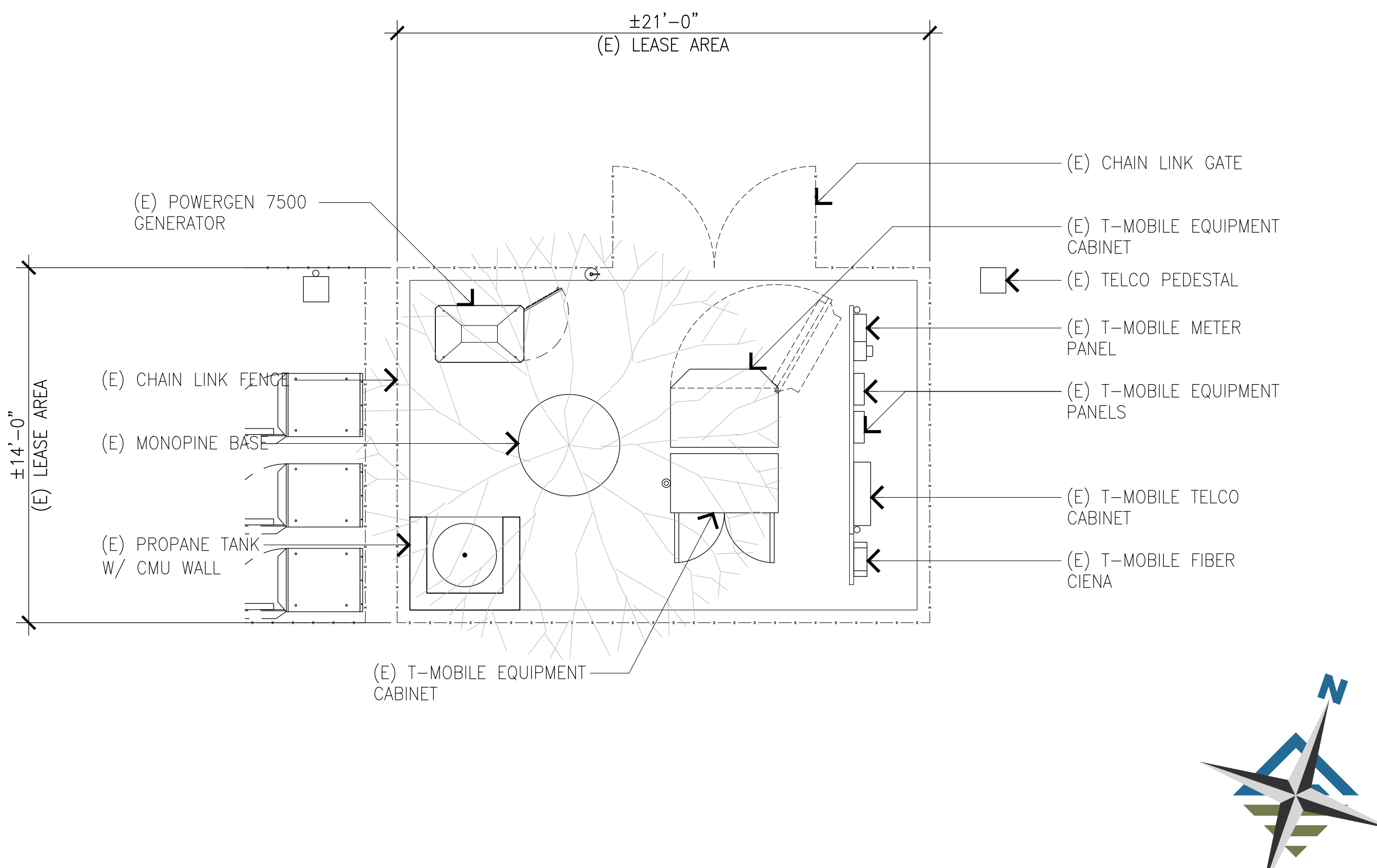
SHEET NUMBER:	REVISION:
<b>A-1</b>	<b>B</b>
	US-CA-1154

REV.:	DATE:	DESCRIPTION:	BY:
A	09/17/20	90% ZD, ISSUED FOR REVIEW	VRR
B	10/23/20	100% ZD	PAD



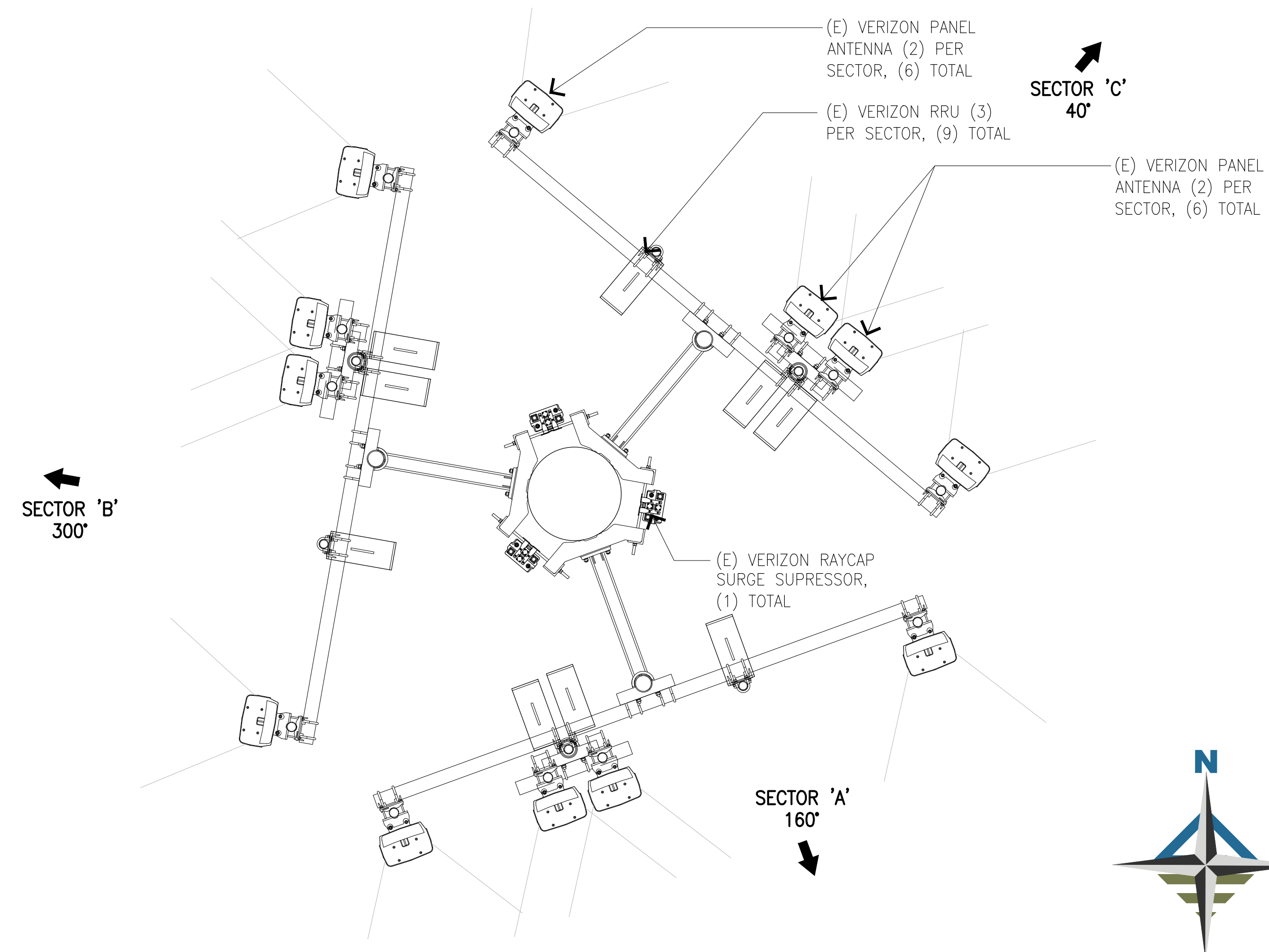
(E) VERIZON EQUIPMENT LAYOUT PLAN

3



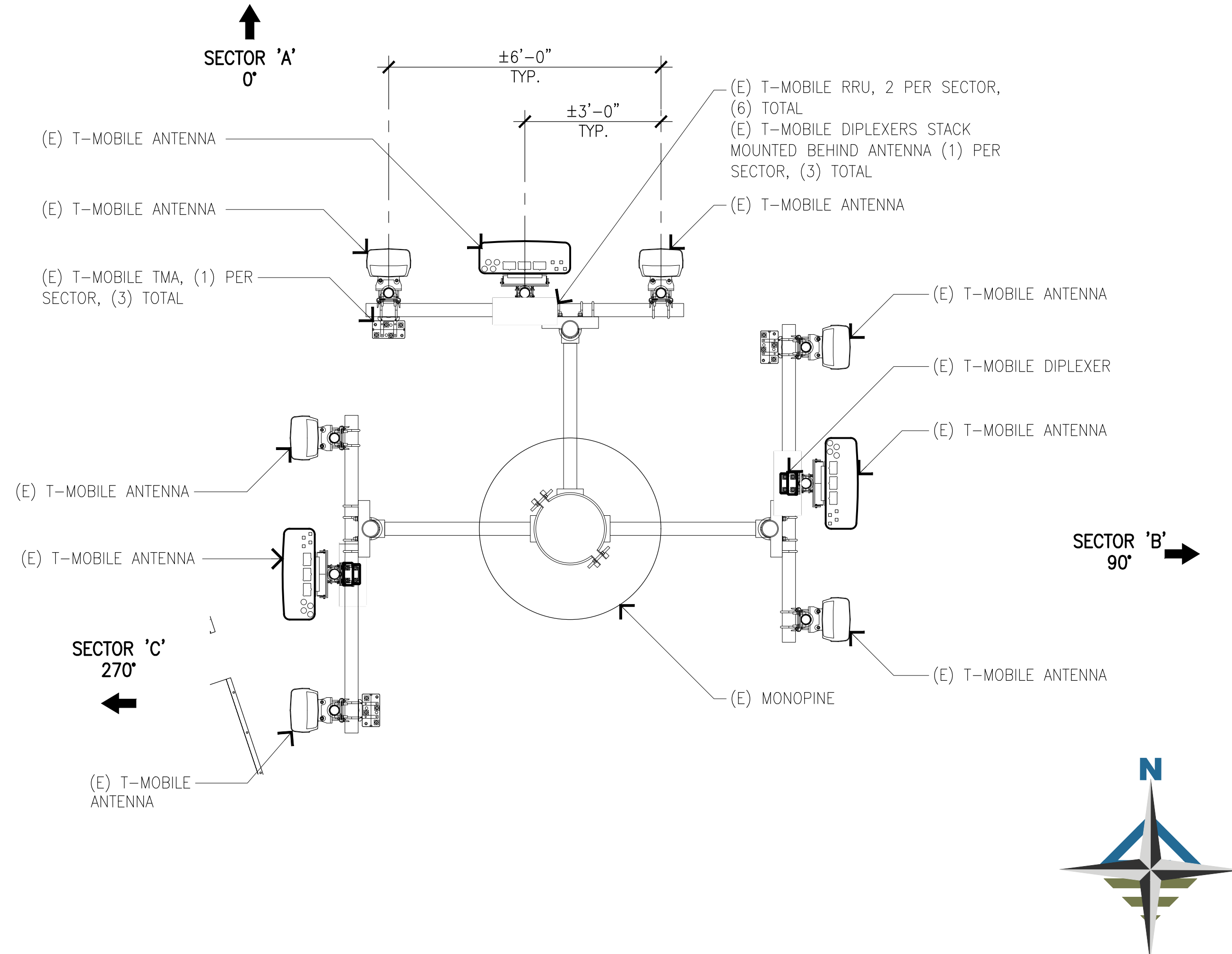
(E) T-MOBILE EQUIPMENT LAYOUT PLAN

SCALE: 1/4"=1'-0" 0 1' 2' 4' 8' 1



(E) VERIZON ANTENNA LAYOUT PLAN

SCALE: 1/2"=1'-0" 0 1' 2' 4' 4



(E) T-MOBILE ANTENNA LAYOUT PLAN

SCALE: 1/2"=1'-0" 0 1' 2' 4' 2





PROJECT INFORMATION:

(CUP RENEWAL)  
LA549 DENNISON PARK  
US-CA-1154

7250 OJAI SANTA PAULA RD, OJAI, CA 93023  
VENTURA COUNTY

CURRENT ISSUE DATE:

10/23/20

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	09/17/20	90% ZD, ISSUED FOR REVIEW	VRR
B	10/23/20	100% ZD	PAD

PLANS PREPARED BY:



CONSULTANT:



DRAWN BY: CHK.: APV.:

VRR PAD JN

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION:

A-3

B

US-CA-1154

(E) T-MOBILE ANTENNA AT SECTOR 'A',  
T-MOBILE RRU, (E) DIPLEXERS STACK  
MOUNTED BEHIND ANTENNA

(E) T-MOBILE ANTENNA  
AT SECTOR 'A'

(E) T-MOBILE ANTENNA AT  
SECTOR 'A'

(E) VERIZON ANTENNA, (2)  
PER SECTOR, (6) TOTAL

(E) VERIZON ANTENNA, (2)  
PER SECTOR, (6) TOTAL

(E) VERIZON RRU, (3)  
PER SECTOR, (9) TOTAL

(E) VERIZON RAYCAP,  
(2) TOTAL

(E) MONOPINE

(E) T-MOBILE EQUIPMENT  
LOCATION

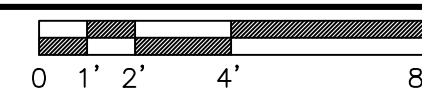
(E) CHAIN LINK  
FENCE

(E) VERIZON EQUIPMENT  
CABINET TYP.

FINISH GRADE

(E) NORTH ELEVATION

SCALE:  
1/4"=1'-0"



2

(E) T-MOBILE ANTENNA AT  
SECTOR 'B'

(E) T-MOBILE ANTENNA AT SECTOR 'B', (E)  
DIPLEXERS STACK MOUNTED BEHIND ANTENNA

(E) T-MOBILE ANTENNA AT  
SECTOR 'B'

(E) VERIZON ANTENNA, (2)  
PER SECTOR, (6) TOTAL

(E) VERIZON ANTENNA, (2)  
PER SECTOR, (6) TOTAL

(E) VERIZON RRU, (3)  
PER SECTOR, (9) TOTAL

(E) VERIZON RAYCAP, (2)  
TOTAL

(E) MONOPINE

(E) VERIZON  
EQUIPMENT CABINET  
TYP.

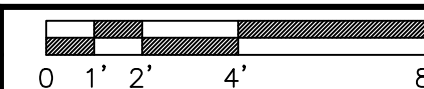
(E) CHAIN LINK FENCE

(E) T-MOBILE  
EQUIPMENT LOCATION

FINISH GRADE

(E) SOUTH ELEVATION

SCALE:  
1/4"=1'-0"



1





PROJECT INFORMATION:

(CUP RENEWAL)  
LA549 DENNISON PARK  
US-CA-1154

7250 OJAI SANTA PAULA RD, OJAI, CA 93023  
VENTURA COUNTY

CURRENT ISSUE DATE:

10/23/20

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

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PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406  
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CONSULTANT:



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Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: CHK.: APV.:

VRR	PAD	JN
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LICENSURE:

SHEET TITLE:

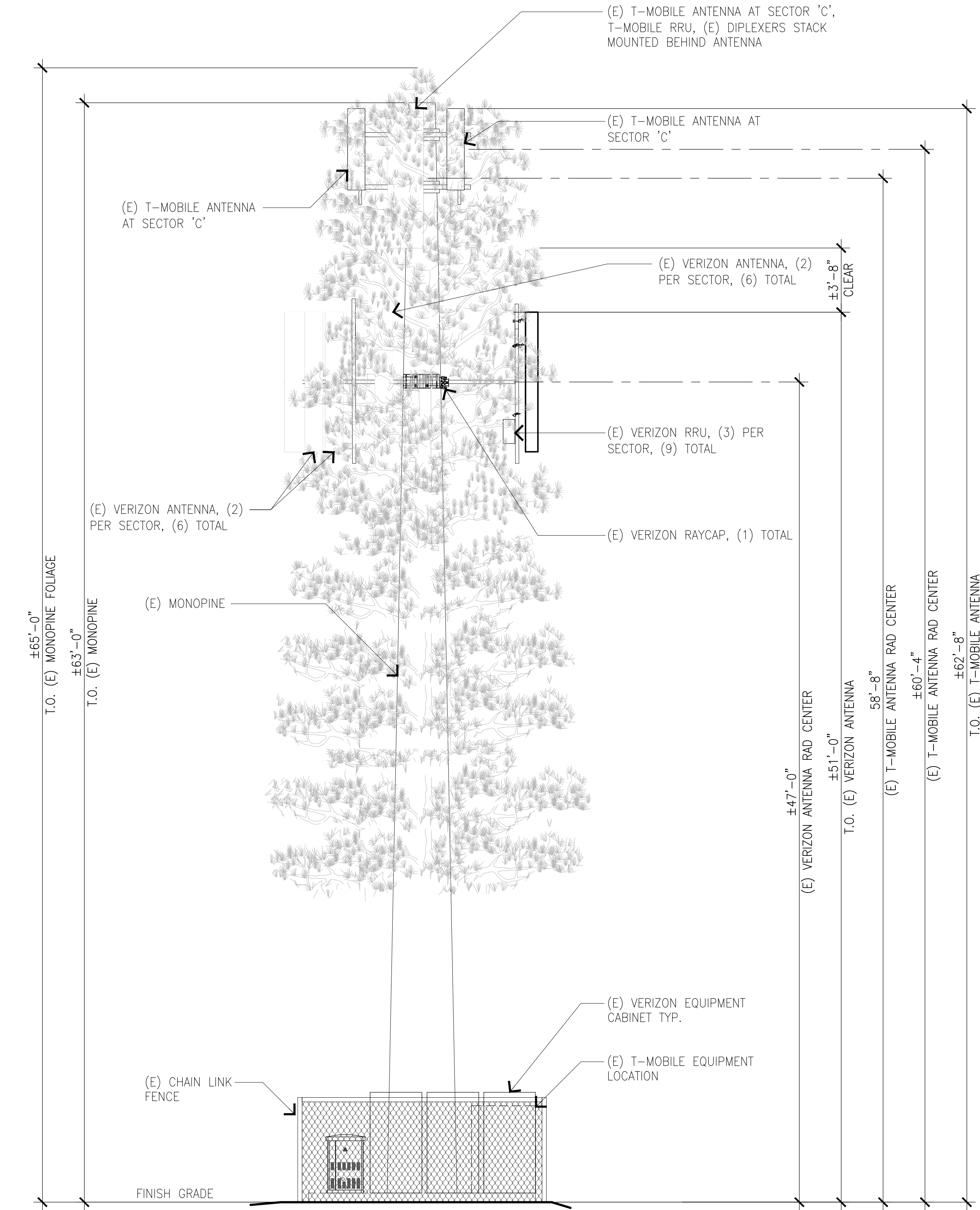
ELEVATIONS

SHEET NUMBER: REVISION:

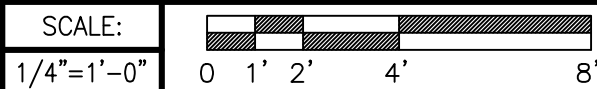
A-4

B

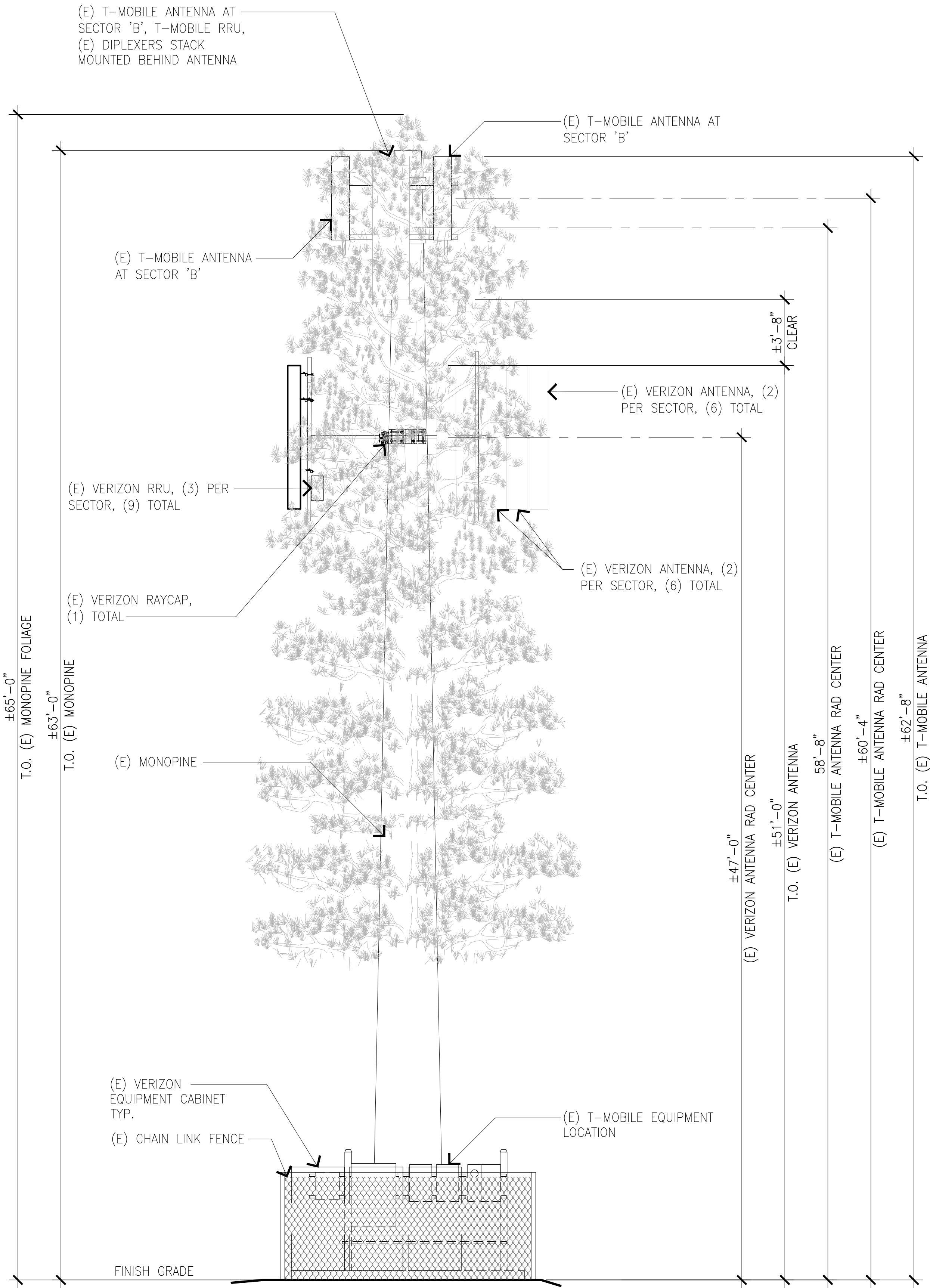
US-CA-1154



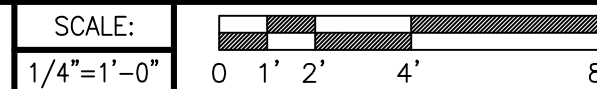
(E) WEST ELEVATION



2



(E) EAST ELEVATION



1





## Site Photos – US-CA-1154

7250 Ojai Santa Paula Road, Ojai, CA 93023



(Photos taken on 06/22/2020)

# US-CA-1154

## North Facing/Looking South





# US-CA-1154

## West Facing/Looking East



## Equipment – North Facing/Looking South





## Equipment – East Facing/Looking West



## Equipment – West Facing/Looking East



**Item 9**  
**New Conditional Use Permit for Retail Nursery**





**Steven Penn Hsu**  
Architect

347 Dunsmuir Avenue  
Ventura, CA 93004

805.415.0910  
pennarch@att.net

**PROJECT ADDRESS**

8608 / 8618 N. Ventura Ave  
Ventura, Ca 93001  
APN# 061-0-201-08-0 / 061-0-201-07-0

**PROPERTY OWNER**

Kim Hamilton  
Blue Hill Farms  
8625 N. Ventura Ave,  
Ventura, Ca 93001

**PROJECT TYPE:**

**COMMERCIAL**

**GENERAL PROJECT SCOPE DESCRIPTION:**

The applicant requests a Planned Development Permit for construction and operation of a small organic nursery growing and sales facility with approx. 2,000 square feet of sales area for items related to agriculture for a period of 30 years. The small agricultural sales facility would be accessory to agricultural production (cultivation of organic fruit and vegetables) taking place on the project site. The PD area ("project site") will comprise of 2 adjoining lots of approximately 0.18-acre, and 0.08-acre, or 11,866 square feet total.

As part of the facility, a 1,000-gal. septic tank with 3 ft x 3 ft. x 50 ft. of leach lines will be installed on site to connect the facility with a 320 SF. pre-fab. sales building with an accessible bathroom on the property.

Access to the project site will be provided by unpaved 20-foot wide driveways connected to State Hwy 33. Two-way traffic circulation will be accommodated by the onsite driveways and parking area.

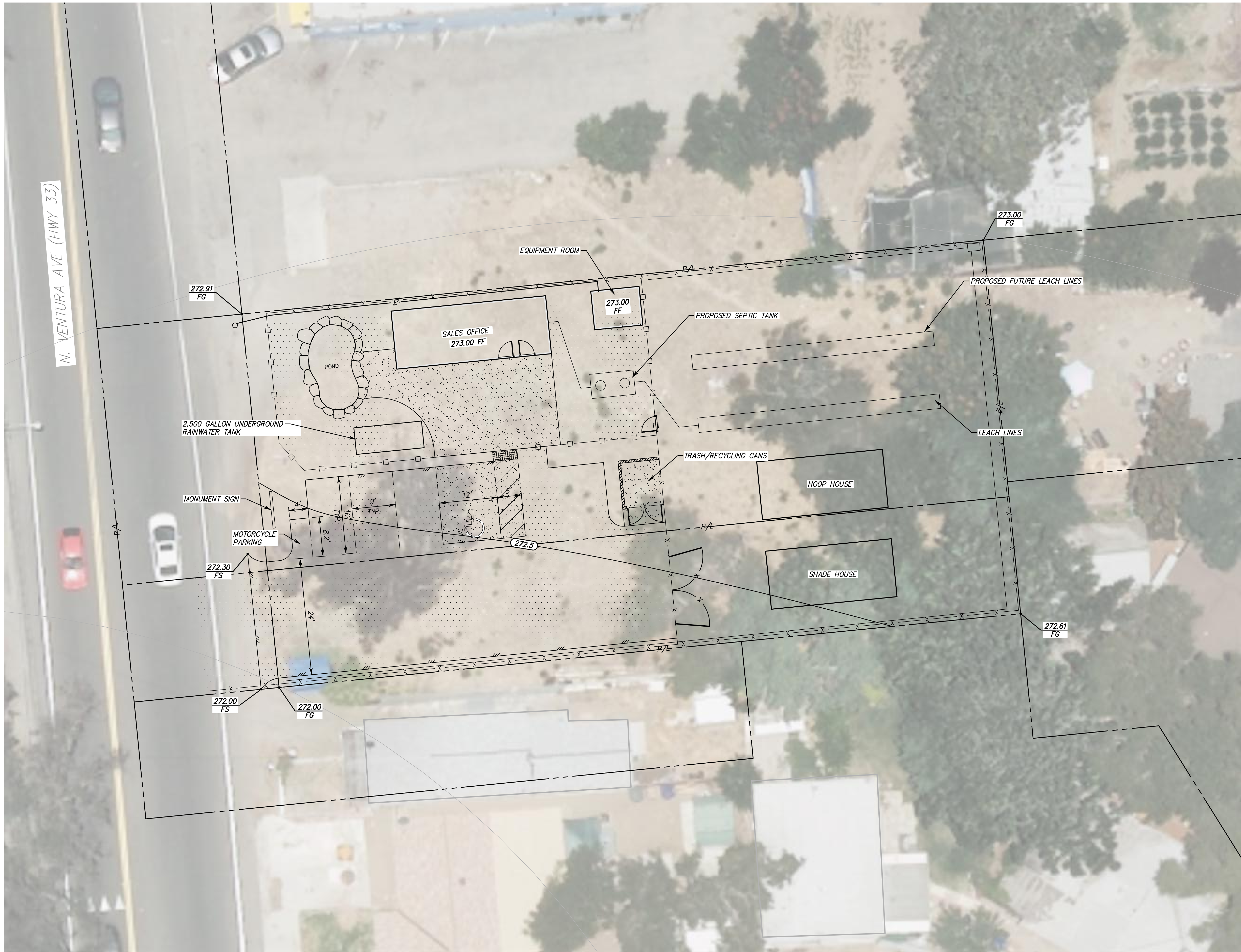
The authorized facility includes the following specific components:

- One, single-story commercial coach with 320 square feet of floor area. The authorized coach will be 10 feet wide, 32 feet long, and 12 feet in height. It will include office space and one handicap-accessible restroom.
- One plant shade structure 12 feet wide, 26 feet long that encompasses 310 square feet located toward the back of the growing area.
- One plant hoop structure 12 feet wide, 26 feet long that encompasses 310 square feet located toward the back of the growing area.
- One outdoor sales and display stand/open trellis that covers 120 square feet. This trellis will be 10 feet wide; 12 feet long; and approx. 9 feet in height.

- One in ground approx. 300-gallon (138 sf, 18"-36" deep) fish pond
- A parking lot comprised of 5 unpaved, dg-covered spaces, including one van accessible space, and 8 bicycle parking spaces.
- Construction and operation of a private onsite septic sewage disposal system to serve the authorized sales facility.

The authorized facility is subject to the following operational limitations:

- The hours of operation of the sales facility would be Monday to Saturday, 9:00 a.m. to 3:00 p.m., 365 days per year.



LAND USE DATA

A.P.N.: 061-0-201-080 & 061-0-201-070  
ADDRESS: 8608 & 8616 N. VENTURA AVE.  
VENTURA, CA  
PARCEL SIZE: 0.26 ACRE (COMBINED)

STRUCTURES:

EXISTING STRUCTURES  
NONE

PROPOSED STRUCTURES

1. SALES OFFICE	384 S.F.
2. EQUIPMENT ROOM	80 S.F.
3. HOOP HOUSE	312 S.F.
4. SHADE STRUCTURE	312 S.F.

TOTAL STRUCTURE S.F. 1,088 S.F.  
LOT COVERAGE 9.6%

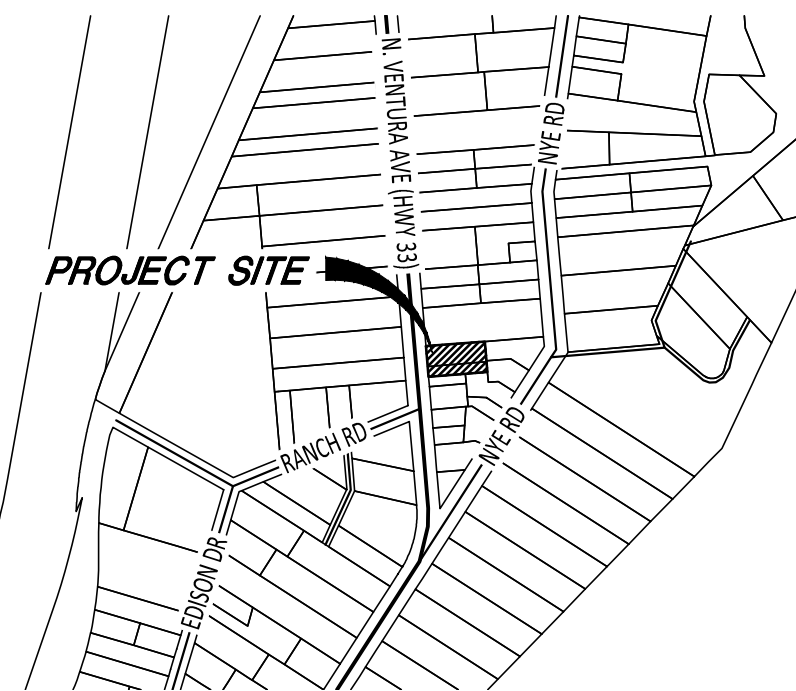
OUTDOOR HARDSCAPE:

CONCRETE	1,001 S.F.
TOTAL AREA	1,001 S.F.

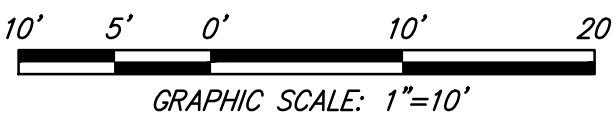
PARKING:

REQUIRED FOR OFFICE	1
PROVIDED	5

GENERAL PLAN DESIGNATION: COMMERCIAL PLAN DEVELOPMENT  
COUNTY ZONING: CPD



VICINITY MAP  
1" = 500'



LEGEND

---	PROPERTY LINE
-X-X-X-	PROPOSED FENCING
(273)	PROPOSED CONTOUR
[Pattern]	CONCRETE HARDSCAPE
[Pattern]	DECOMPOSED GRANITE



1672 DONLON STREET  
VENTURA, CALIF. 93003  
PHONE 805/654-6977  
FAX 805/654-6979

SCALE: 1" = 10'

J.N.: BHF01.6164

DATE: 5/7/2020

DWG. NAME: 6164\_PGP.dwg

PLANNED DEVELOPMENT PERMIT SITE  
PLAN/PRELIMINARY GRADING PLAN  
FOR  
BLUE HILL FARMS

8608 & 8616 N. VENTURA AVE.  
CITY OF VENTURA

COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET

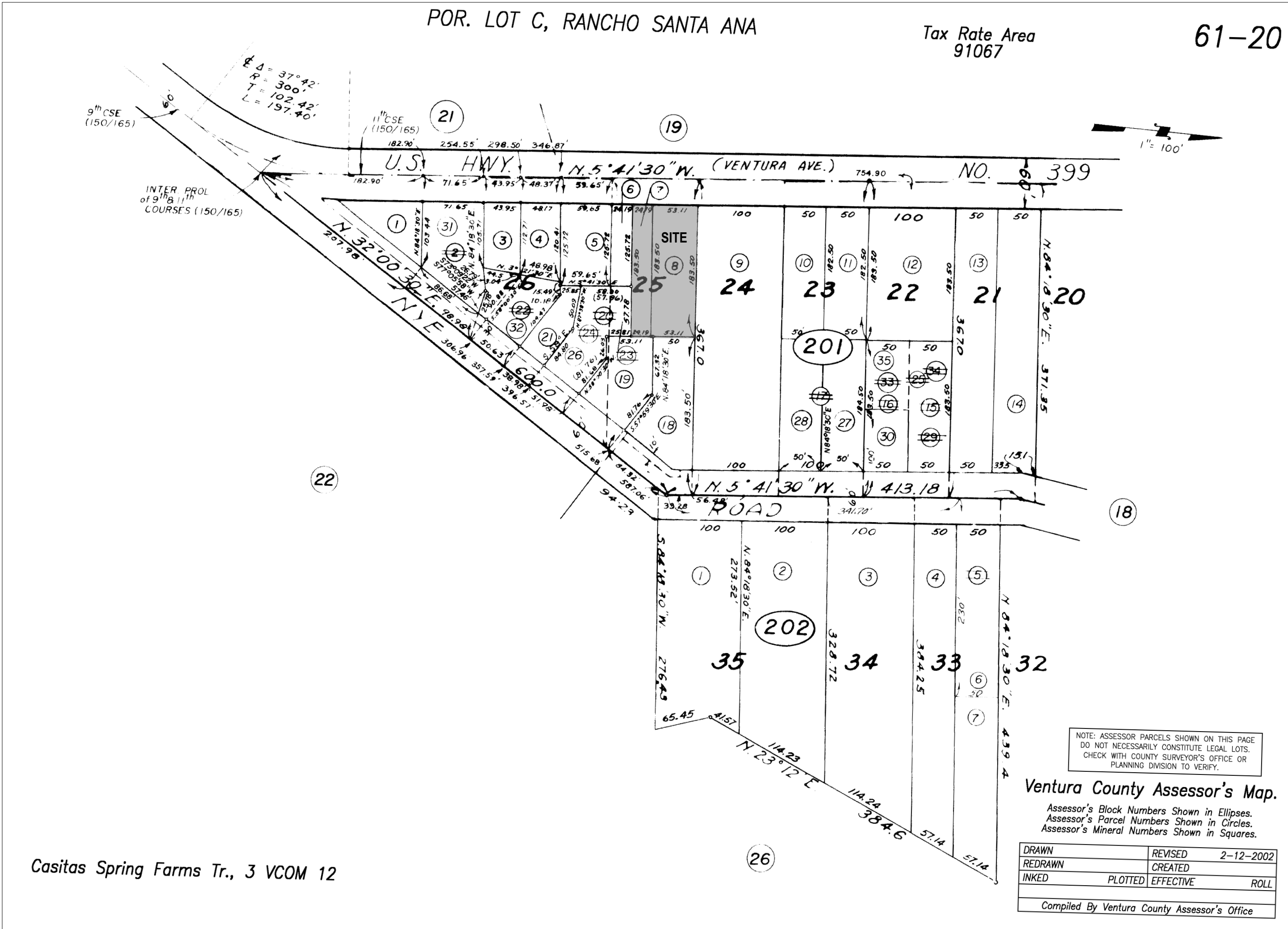
1

OF 1

Oct 21, 2020

A:\BHF\6164\Planning\Permit\_Grading\6164\_PGP.dwg Oct 21, 2020, 3:27pm mawley





PARCEL MAP

## PROJECT DESCRIPTION

PROPOSED COMMERCIAL ORGANIC NURSERY AND FRUIT STAND WHICH CONSIST OF:

2 SEASONAL HOOP HOUSE AND SHADE STRUCTURES,  
NEW 10 FT. X 12 FT. PERGODA, AND  
10 FT X 12 FT. PREFAB. SHED, AND  
A FISH POND AND RELATED EQUIPMENT

A 320 SF MANUFACTURED SALES OFFICE BUILDING.

DG PARKING AREA FOR 4-STANDARD PARKING , 1-  
MOTORCYCLE PARKING AND 1 VAN ACCESSIBLE.

1000 GAL. SEPTIC TANK AND LEACH FIELD.

## PARKING ANALYSIS

PUBLIC SALES AREAS (DG AND PAVED) =  $1153 \times 625 \div 138 = 1916$  (1/550) = 3.48 SPACES  
OFFICE AREA = 298 SF (1/300) = 1 SPACES  
AREA FOR A FRUIT STAND = 236 SF (1/1550) = 0.43 SPACE  
**TOTAL PARKING REQUIRED PER VC NCZO SECTION 8108-4:**  
 **$3.48 + 1 + 0.43 = 4.91 = 5$  PARKING SPACES REQUIRED**

**PROVIDED: 1 MOTORCYCLE / 3 STANDARD / 1 VAN ACCESSIBLE PARKING SPACES**

\*\*ALL OTHER GROWING AREAS NOT ACCESSIBLE TO THE PUBLIC \*\*

## INTENT TO COMPLY

THE FOLLOWING CODES AND ORDINANCES ARE AND SHALL BE PART OF THESE DRAWINGS:

- 2019 CALIFORNIA BUILDING CODE [CBC]
- 2019 CALIFORNIA MECHANICAL CODE [CMC]
- 2019 CALIFORNIA PLUMBING CODE [CPC]
- 2019 CALIFORNIA ELECTRICAL CODE [CEC]
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 COUNTY OF VENTURA APPLICABLE ORDINANCES

## BEST MANAGEMENT PRACTICES

- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud" packaging, etc.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
- Trash and construction related wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Other

## SPECIAL INSPECTIONS

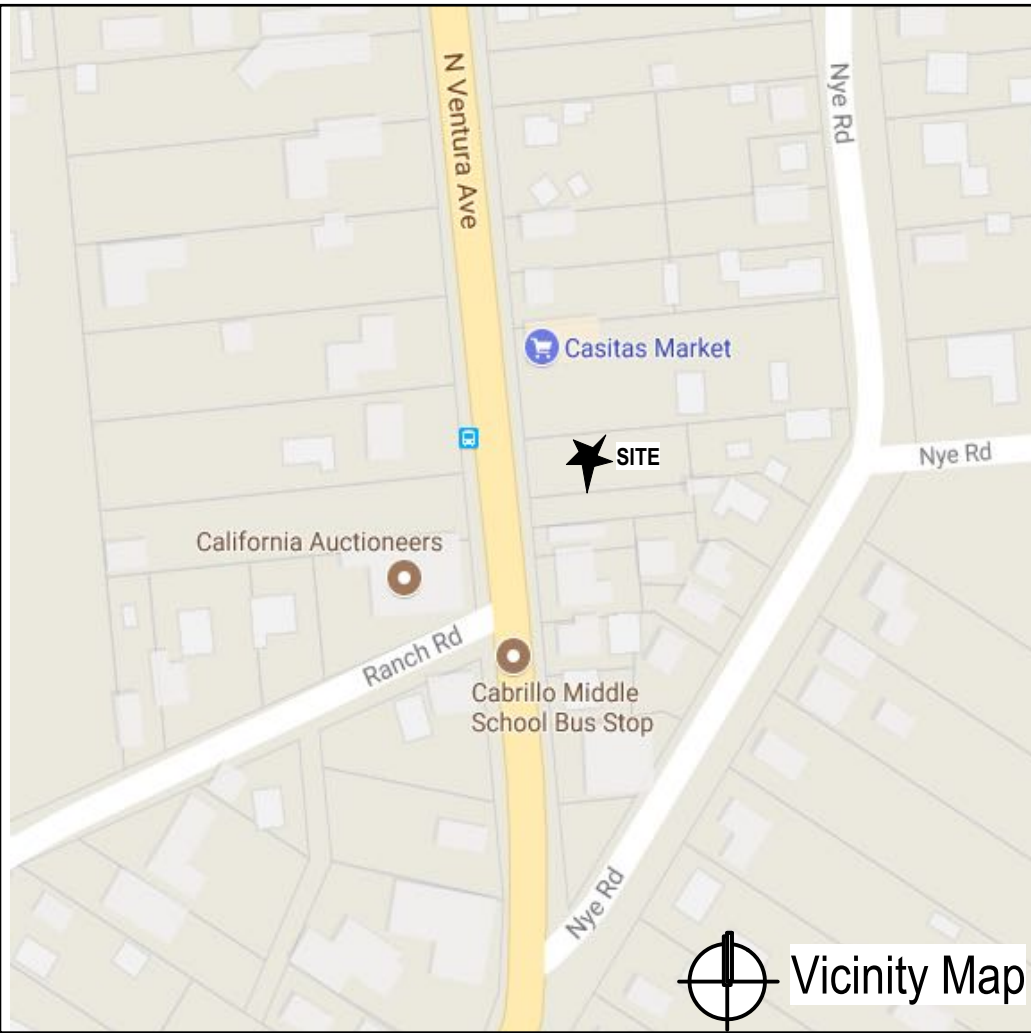
SPECIAL INSPECTION REQUIRED FOR ANY WORK INVOLVING SITE WELDING, SHOP WELDING, WALL GROUTING, SOILS LABORATORY INSPECTIONS, AND EPOXY ANCHORS. REFER TO STRUCTURAL AND/OR CIVIL DRAWINGS FOR ADDITIONAL INSPECTION REQUIREMENTS.

SPECIAL INSPECTION REQUIRED PER SOILS ENGINEER, FOR SOILS COMPACTION AS RECOMMENDED. REFER TO SHT. A-4

SPECIAL INSPECTION REQUIRED PER STRUCTURAL ENGINEER, REFER TO SHT. S-1

## PROJECT SPECIFIC NOTES

- THE PROJECT IS LOCATED WITHIN THE DARK SKY (DKS) OVERLAY ZONE. ALL LIGHTING (TEMPORARY AND PERMANENT) ASSOCIATED WITH THE PROJECT WILL BE CONDITIONED TO COMPLY WITH ALL APPLICABLE REGULATIONS OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE (NCZO) SECTION 8104-7.6 AND SECTION 8108-4.7 ET AL.



## STATISTICS - BUILDING & ZONING CODE NOTES

- \*PROPERTY OWNER: KIM HAMILTON, BLUE HILL FARMS
- \*PROJECT ADDRESS: 8625 N. VENTURA AVE., VENTURA, CA 93001
- \*PROJECT JURSDICTION: COUNTY OF VENTURA
  - \*A.P.N. 061-0-201-08-0 / 061-0-201-07-0
  - \*ZONE: CPD, COMMERCIAL PLANNED DEVELOPMENT
  - \*LOT SIZE: 0.18 AC / 0.08 AC
  - 11,866 SF NET TOTAL
- \*OCCUPANCY GROUP: B
- \*CONSTRUCTION TYPE: N/A
- \*SETBACK REQUIRED: N/A
- \*OPEN YARD REQUIRED: N/A
- \*GRADING: NONE
- \*PARKING: 1 VAN ACCESSIBLE  
4, STANDARD 9 FT WIDE  
1, MOTORCYCLE PARING

## PROPOSED SQUARE FOOTAGES: (FOOTPRINT)

	GROSS (SF)
<b>PROPOSED NURSERY GROWING AREA</b>	
SEASONAL HOOP HOUSE	312
TEMP. SHADE HOUSE	312
TOTAL GROWING AREAS (PRIVATE)	5177
<b>PROPOSED NURSERY SALES AREA</b>	
STRUCTURES:	
SALES OFFICE BLDG. / ACCESSIBLE TOILET	298/86
EQUIP. SHED	80
PERGOLA / TRELLIS	120
SALES AREAS:	
FISH POND	138
D. G. SALES AREA	1153
CONC. SALES AREA	625
FRUIT STAND	236
<b>PROPOSED PARKING AREA / TRASH ENCLOSURE</b>	
LANDSCAPING	1196

## SHEET INDEX

- CIVIL
  - 1 SITE / PRELIMINARY GRADING PLAN
- ARCHITECTURAL
  - A-1.0 SITE PLAN / PROJECT DATA
  - A-2.0 PROPOSED SITE PLAN
  - A-2.1 FLOOR PLANS
  - A-3 SIGNAGE PLAN

SR4

design | architecture

Steven Penn Hsu

Architect

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DUNS #633001022

CAGE CODE 51A2N8

LICENSED ARCHITECT

STEVEN PENN HSU

C-32150

RENEWAL DATE 7-29-2021

STATE OF CALIFORNIA

REVISION :


BLUE HILL FARMS

PROPOSED NURSERY

8608/8616 N. VENTURA AVE, VENTURA CA. 93001

SHEET TITLE :

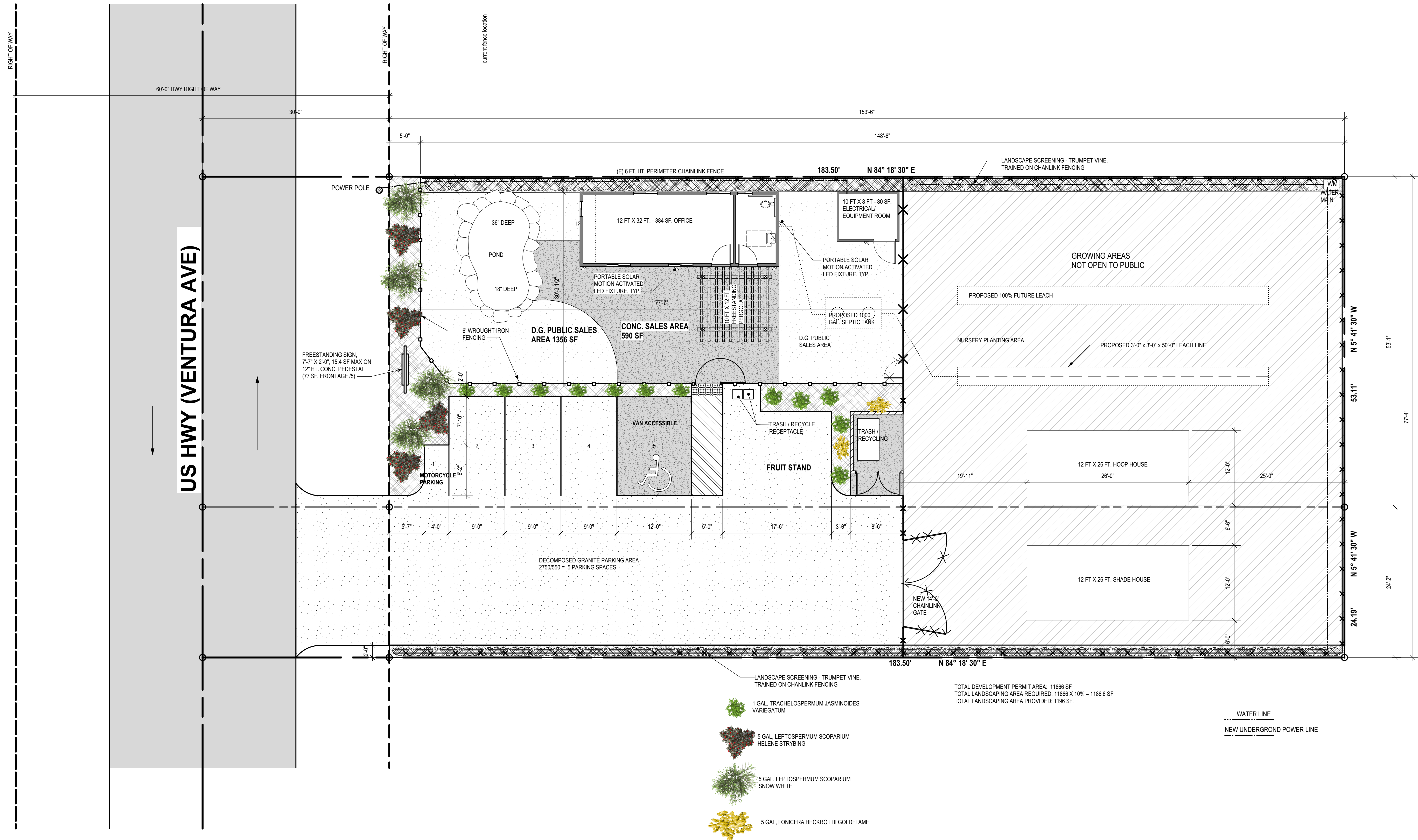
COVER,  
PROJECT DATA

Date: 10/26/20

SHEET :

A-1.0





# CONCEPTUAL SITE PLAN / FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

SR1

design | architecture

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Architect

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pennarch@att.net

DUNS #833001022

CAGE CODE 5W2NB

LICENSED ARCHITECT

STEVEN PENN HSU

C-32150

7-29-2021

RENEWAL DATE

STATE OF CALIFORNIA

REVISION :	△

BLUE HILL FARMS

PROPOSED NURSERY

8608/8616 N. VENTURA AVE, VENTURA CA. 93001

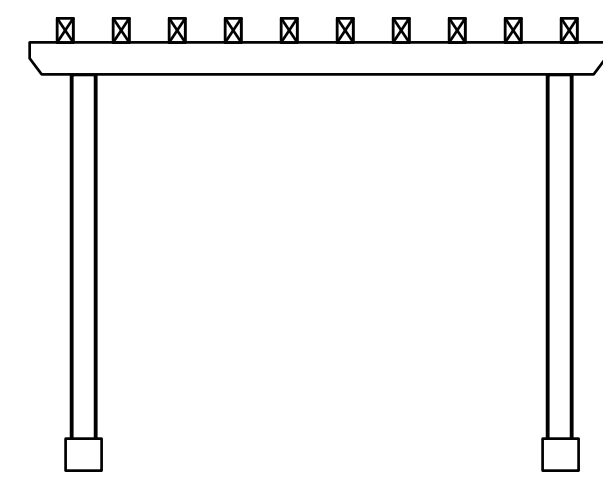
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SITE PLAN

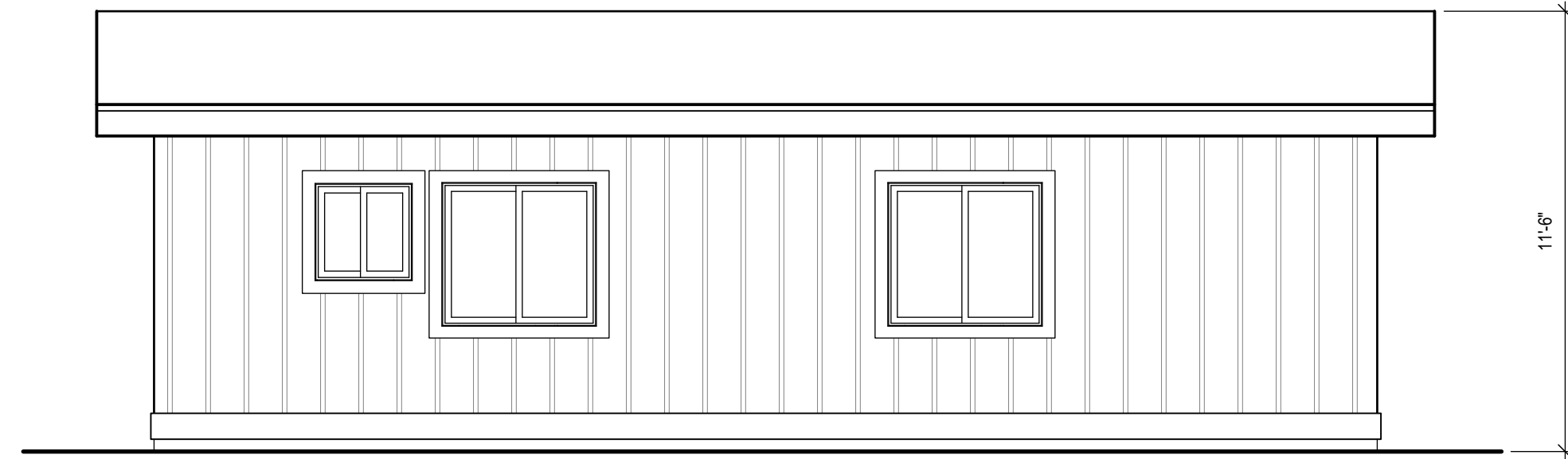
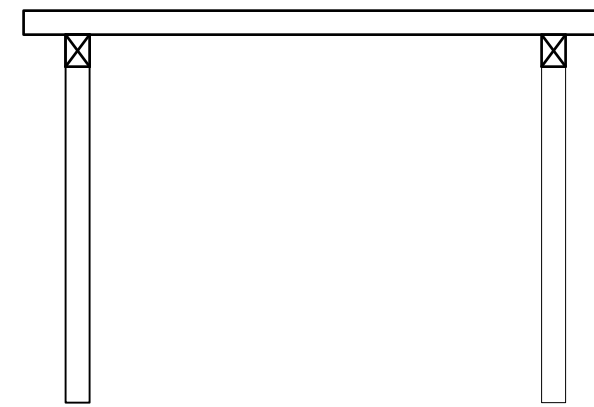
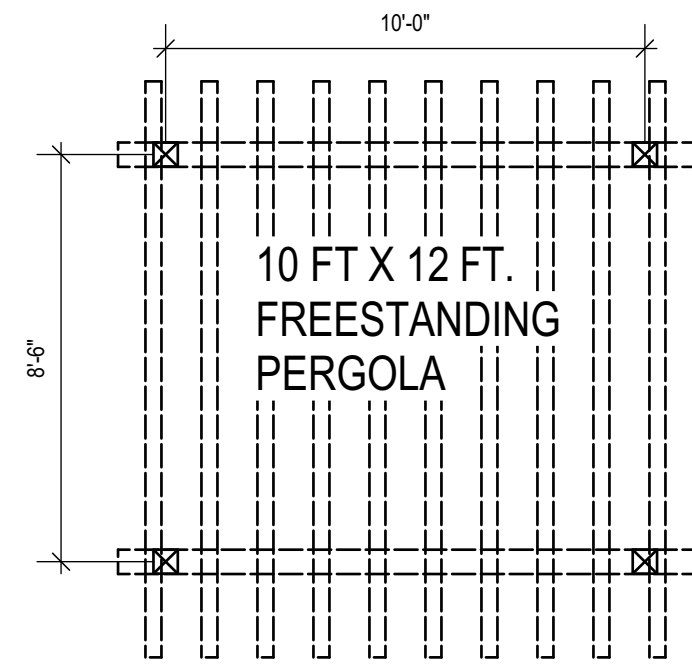
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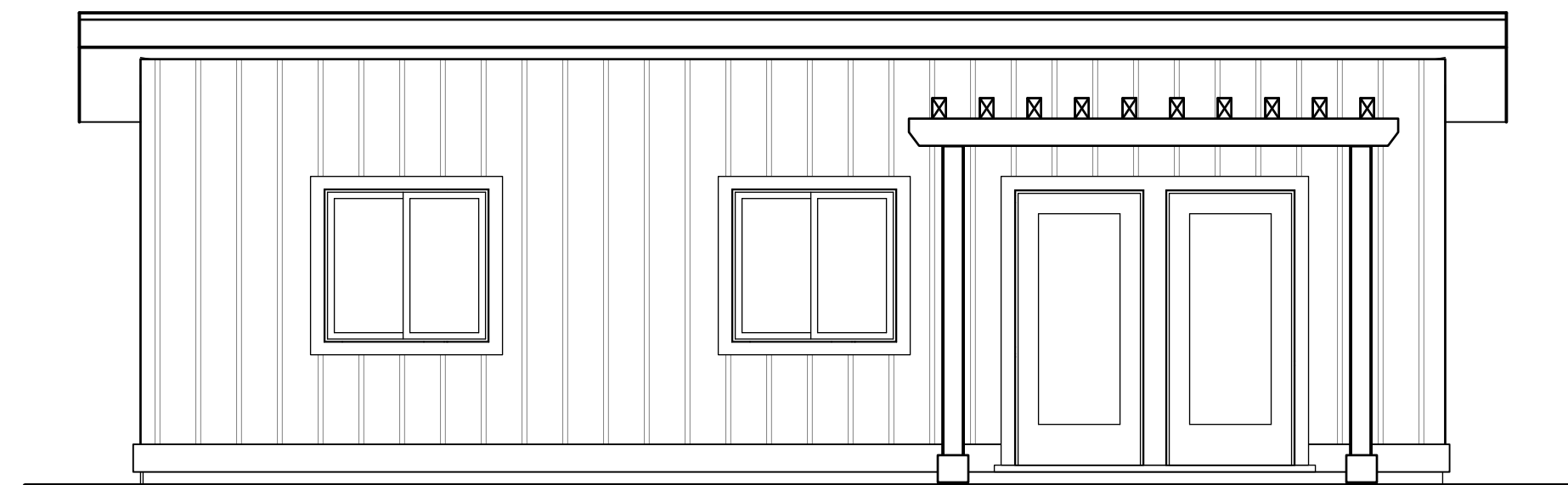
A-2.0



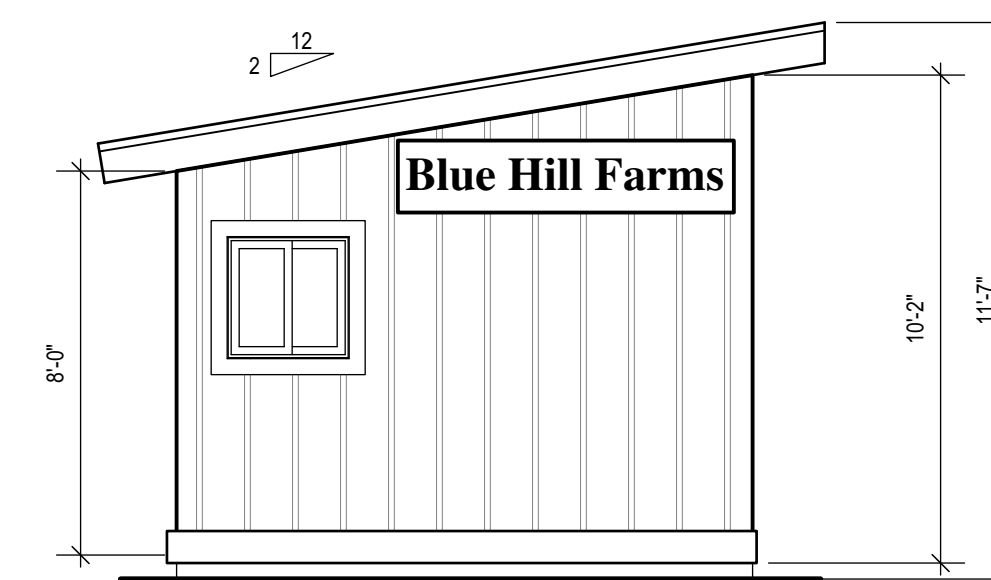
TRELLIS



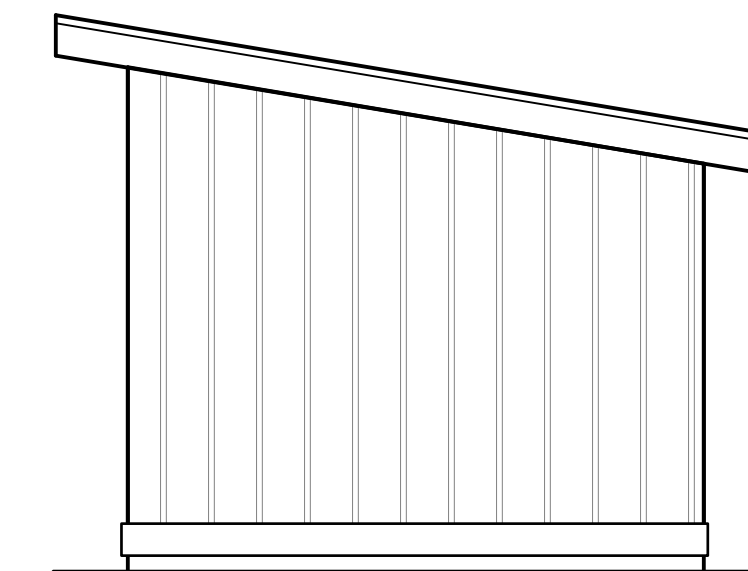
SOUTH ELEVATION



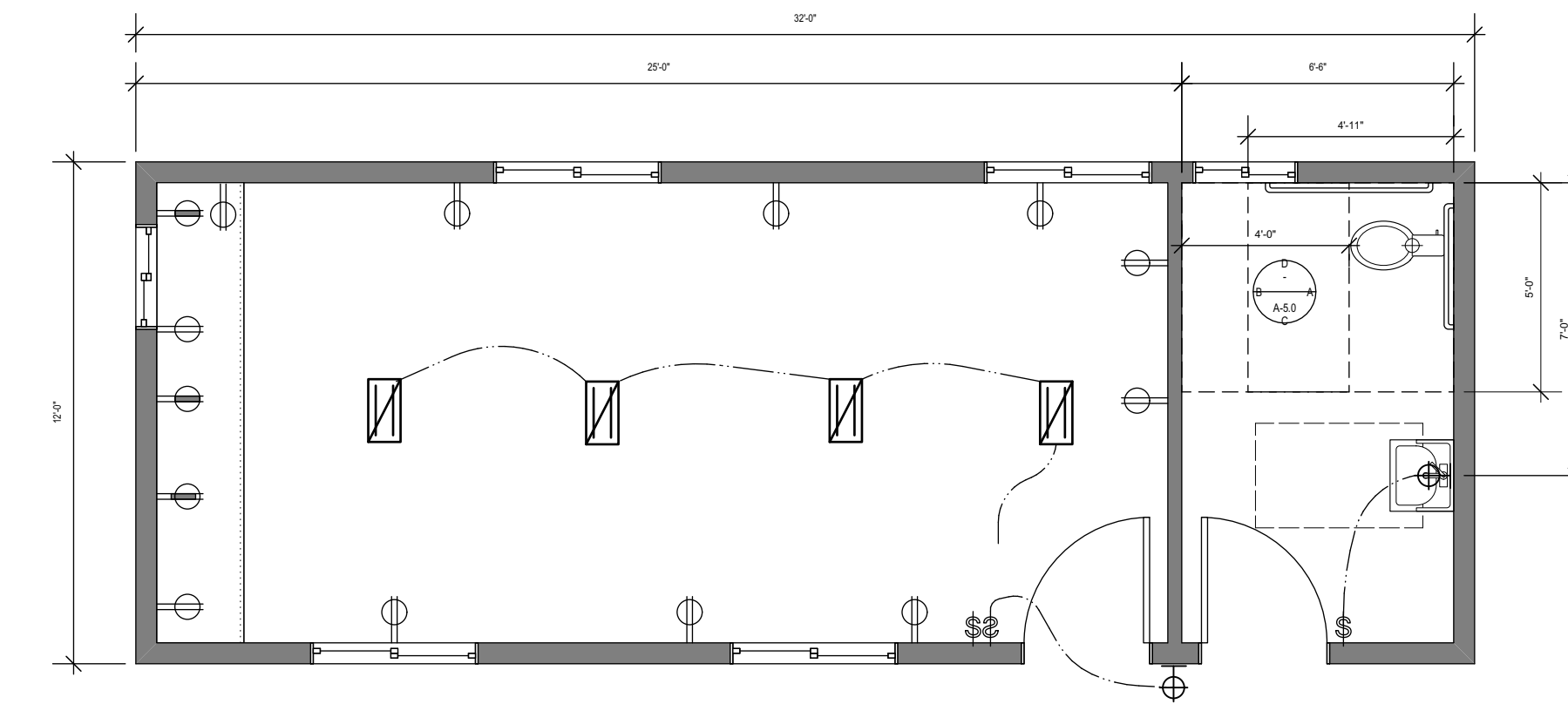
NORTH ELEVATION



WEST ELEVATION (STREET)



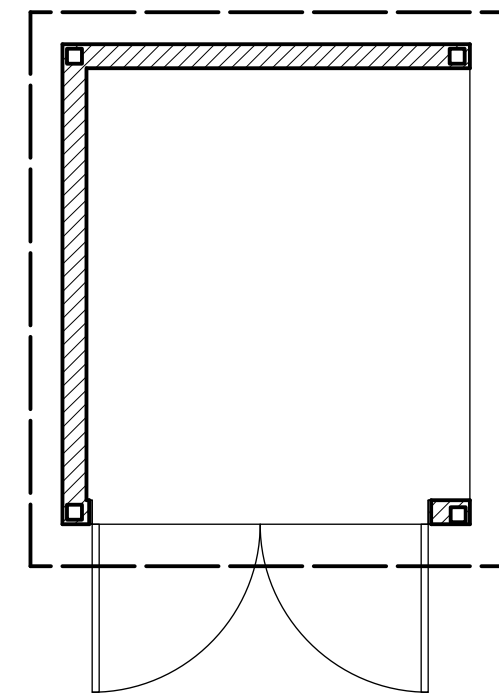
EAST ELEVATION



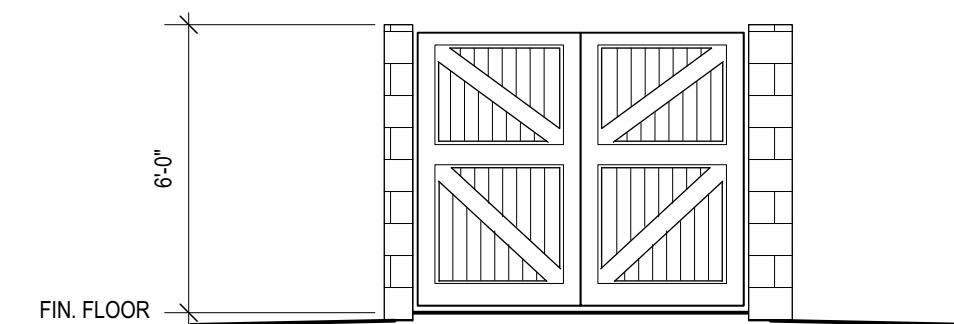
OFFICE PLAN

OFFICE / RESTROOM BUILDING PLAN

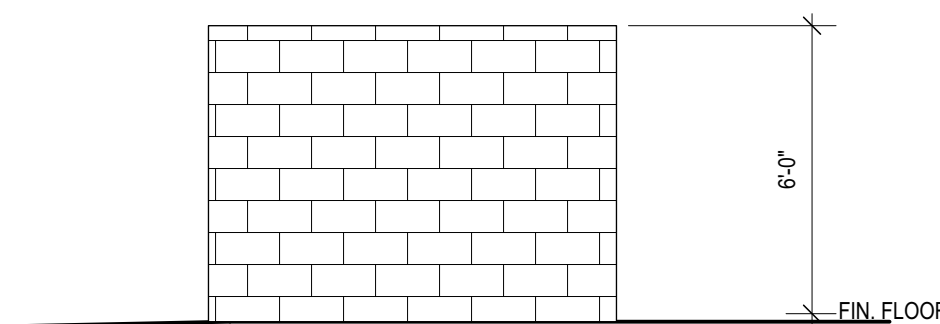
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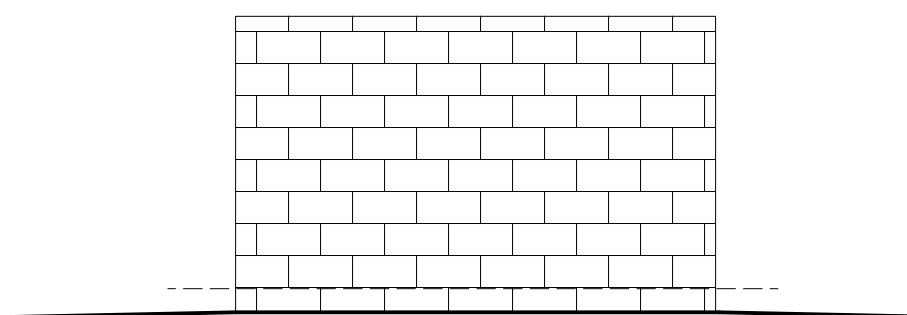
PLAN



SOUTH ELEVATION

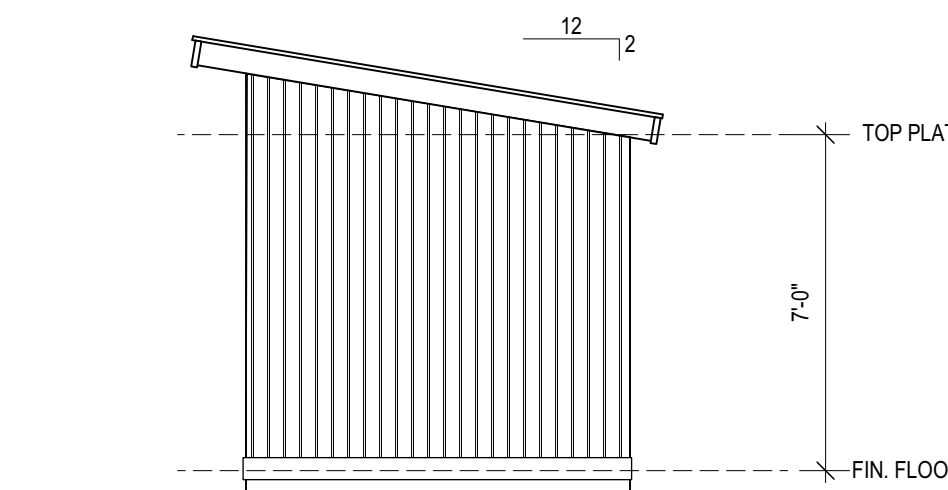


EAST ELEVATION



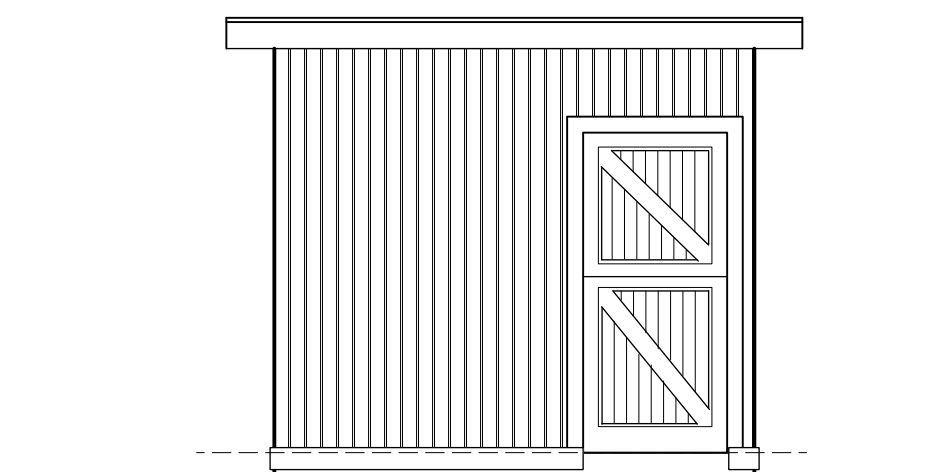
WEST ELEVATION

TRASH ENCLOSURE



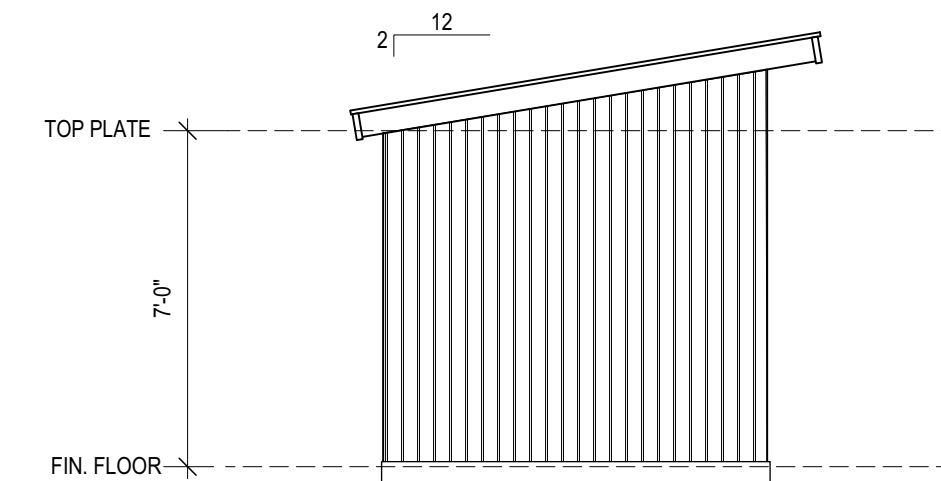
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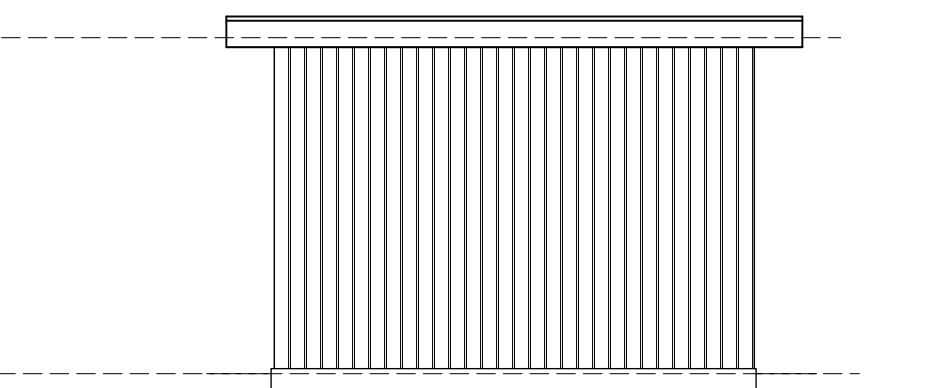
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

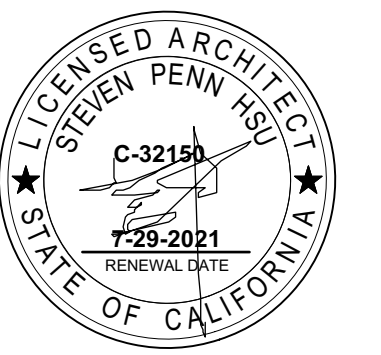
EQUIPMENT SHED



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DUNS #633001082  
CAGE CODE 5H62NB



REVISION :



BLUE HILL FARMS

PROPOSED NURSERY

8608/8616 N. VENTURA AVE, VENTURA CA. 93001

SHEET TITLE :

FLOOR PLANS

Date: 10/26/20

SHEET :

A-2.1



## WALL SIGN ON BUILDING

