



**OJAI VALLEY MUNICIPAL ADVISORY COUNCIL**

**REGULAR MEETING NOTICE AND AGENDA**

**Monday, November 15, 2021 at 7:00 PM  
Via ZOOM**

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

**Join ZOOM Meeting:**

<https://us06web.zoom.us/j/86354937650?pwd=akJ4VdCbklIczZuYnRFeGhNc3daUT09>

Meeting ID: 863 5493 7650

Passcode: 407892

One tap mobile

+16699006833,,86354937650#,,,,\*407892# US (San Jose)

+12532158782,,86354937650#,,,,\*407892# US (Tacoma)

**REGARDING PUBLIC COMMENTS PRIOR TO THE MEETING:**

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 COMMENT 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**
- 6. City of Ojai Planning Commission Update**
- 7. Approval of the Meeting Minutes of October 18, 2021 - Draft Minutes attached**

## Formal Items

8. **Cal-Trans Presentation.** Receive an informational presentation regarding the increased speed limit from 35 MPH to 40 MPH on Highway 33 through portions of Casitas Springs, Oak View and Meiners Oaks. The California Highway Patrol (CHP) will also be present to address questions related to enforcement.
9. **Review of a Conditional Use Permit (CUP) Application (Case No. PL21-0002).** Location: 334 and 350 E. Villanova Road. (APNs 033-0-130-085, -105). Applicant requests a CUP to operate a proposed bed-and-breakfast inn within two existing single-family dwellings, with one detached garage and one attached garage. The proposed CUP area is 2.89 acres covering portions of two separate, legal lots owned by the same property owner who would operate the proposed bed-and-breakfast inn. No alterations to the existing dwellings or garages, and no tree or vegetation removal is proposed. There will be six (6) uncovered decomposed-granite parking spaces (three spaces would be adjacent to each existing dwelling). The two subject properties total approximately 190 acres, located in the AE-40 zone, with a land use designation of Open Space.

Planner: Charles Anthony [Charles.anthony@ventura.org](mailto:Charles.anthony@ventura.org)  
805-654-3683

10. **Meiners Oaks Bike Accident on Lomita.** At the request of the OVMAC, discuss recent bicycle accident in Meiners Oaks and discuss any related requests from the OVMAC.

## Informational Items

### 11. Announcements:

- a. December 20<sup>th</sup> Meeting will be back **IN PERSON** at the OVCC.
- b. New OVMAC Facebook Page
- c. OVMAC Logo Feedback
- d. Ojai Fire Station Grand Opening – January 2022
- e. Redistricting Updates (as applicable)

### 12. Councilmember Comments

### 13. Adjournment:

- a. Next Meeting will be held on **Monday, December 20<sup>th</sup> at 7:00PM** at the **Oak View Community Center**

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 Council 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**

**DRAFT MEETING MINUTES**  
**Monday, October 18, 2021 at 7:00 PM**  
**Meeting IN-PERSON at the Oak View Community Center**  
**18 Valley Road**  
**Oak View, CA 93022**

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

**REGARDING PUBLIC COMMENTS PRIOR TO THE MEETING:**

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

Chair Cohen called the meeting to order at 7:10 PM

**2. Flag Salute**

**3. Roll Call**

**PRESENT:** Chair Cohen, Vice Chair Westbury, Council Member Terry Wright, Council Member Barbara Kenney, Council Member Grace Malloy

**ABSENT:** N/A

**STAFF:** Maruja Clensay, Executive Officer

**4. Adoption of the Agenda**

Chair Cohen initially rearranged agenda to allow for Informational Items to be presented before Formal Item, but returned to Agenda as presented after Item No. 5 – Public Comment

**5. Public Comments by Citizens on matters Not Appearing on the Agenda**

**Speaker 1** – Ron Solorzano from Oak View Library spoke regarding library activities and future student worker opportunities at the library. Encourages all OVMAC members and attending parties to visit the library to find out more about this opportunity and to share with any local high-schoolers who may be interested.

**Speaker 2** – John Brooks from Oak View spoke related to the SoCalGas Compressor station located at Olive Street in the City of Ventura. The compressor site is 4.5 miles away from the Ojai Valley. Mr. Brooks cited environmental justice concerns for all our County residents and requested OVMAC to issue resolution requiring additional environmental analysis.

**Speaker 3** – Stephen Weed from Oak View stated he was happy to see everyone in person. He also acknowledged Mr. Brooks' comments related to the gas compressor station and thanked the OVMAC for revisiting the Highway 33 Intermodal Study that was completed in early 2020.

**6. City of Ojai Planning Commission Update – N/A as no Commissioner was present.**

**7. Approval of the Meeting Minutes of September 20, 2021**

- a. Minutes approved unanimously, motion made by Member Kennedy and seconded by Vice Chair Westbury

## **Formal Items**

**8. Presentation on the Ojai Valley Fire Safe Council's Community-Supported Grazing Program (CSGP):**

- a. Presenters will be Christopher Danch, OVFSC Executive Director, Cole Bush, CSGP Program Director, and Michael Leicht, CSGP Director of Community Outreach. The presentation will cover the vision of the CSGP, the outcome of the first six months of the program, next steps and long-range planning.

*OVMAC and attendees received informational presentation from the Ojai Valley Fire Safe Council and Community Supported Grazing Program representatives. See enclosed power point for more information.*

The Council made a motion to provide a Resolution in support of the Ojai Valley Fire Safe Council's efforts and mission. This motion was approved unanimously, motion made by Member Malloy and seconded by Member Wright.

**9. OVMAC Meeting Schedule for 2022:**

- a. Adopt the draft OVMAC 2022 Meeting Calendar as attached.

The Council voted unanimously to approve the 2022 Calendar as presented.

**10. Future Item Scheduling:**

- a. Request OVMAC to reschedule County Fire Presentation to December 20, 2021 meeting or January 24, 2022.

The Council voted unanimously to have the County Fire presentation be tentatively scheduled for the January 24, 2022 OVMAC Meeting.

## **Informational Items**

### **11. Executive Officer Updates:**

- a. OVMAC Mailers
  - i. Supervisor LaVere's office relayed that it will cost approximately \$3,000.00 to proceed with the new mailers to owners and occupants within the OVMAC boundary.
  - ii. We will proceed with mailers in January 2022 after the Council is able to vote on some prototypes.
- b. Cal-Trans and CHP Representatives at November 15<sup>th</sup> Meeting
- c. November 15<sup>th</sup> Meeting will be on ZOOM
- d. December 20<sup>th</sup> Meeting will be back IN PERSON at the OVCC.

### **12. Councilmember Comments**

Councilmember Malloy mentioned a recent bicycle accident in Meiners Oaks and wanted to discuss any related OVMAC actions at the subsequent November meeting.

### **13. Adjournment –**

Meeting adjourned at 8:37 PM.

**Next OVMAC Meeting 11/15/21 VIA ZOOM**

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DRAFT

**Presentation on the Ojai Valley Fire Safe Council's Community-Supported Grazing Program**



# Ojai Valley Fire Safe Council

## Community-Supported Grazing Program

Christopher Danch, Executive Director

Brittany “Cole” Bush, Program Director

Michael Leicht, Dir. Community Outreach



# Recent Events

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## Community-Supported Grazing Program Stakeholder Convening

June 25, 2021

## A Success!

### Sponsors:

- Ojai Retreat & Inn
- Flying Embers
- Topa Topa Brewing Company
- Ojai Unified School District





# 4<sup>th</sup> of July Parade



Photo Credits-Stephen Adams



# Community-Supported Grazing Program

## Outcomes-First 4 Months



Grants Awarded \$65,000

Donations \$16,000

Total \$83,000

Five Demonstration Sites & Partners

Other Key Partners

Demonstration  
Partners-Grazing \$73,250

Grazing Fees Total \$84,910

Acres Grazed 200 W/ 700 animals

Grants Pending \$27,500

- Globetrotter Foundation
- SWRCB-VCRC

Other Pending \$9,975 (VCFD)

Other \$ TBD (KFA)

Tools & Equipment \$23,762

# PREScribed GRAZING BENEFITS IN THE OJAI VALLEY

## **Wildfire Safety**

- Fuel reduction

- Vegetation Management

## **Land**

- Invasive plants

- Soil

- Watershed Protection

- Economic Development

- Local Food and Fiber Sheds

- Overall Community Resilience





# WHAT IS THE CSGP?

## GOAL & VISION OF THE CSGP

Overall increased wildfire safety and resiliency for the Ojai Valley and Ventura River Watershed

Specifically:

- Reduced fuel loads over a much greater area
- Large-Scale Wildfire Intensity Reduction Zone- the “Corridor”-continuous as possible
- Better firefighter access
- Improved hydrology
- Replicable, scalable model
- Ecosystem health
- Watershed Protection
- Decreased reliance on fossil fuel-reduced emissions and carbon sequestration
- Building local and regional food and fiber sheds
- Economic development and resiliency



# OUR APPROACH--MULTI-STAKEHOLDER

- COMMUNITY - ANNUAL "GOAT FUND ME"
- GOVERNMENT
  - PUBLIC SAFETY
  - RESOURCE CONSERVATION
  - ECONOMIC DEVELOPMENT
- EDUCATIONAL + SCIENTIFIC COMMUNITY
- LANDOWNERS & MANAGERS-PUBLIC & PRIVATE
- PRIVATE INDUSTRY
- CONSERVATION + ENVIRONMENTAL
- FUNDERS + INVESTMENT



Concerned Resource & Environmental Workers



## LONG-TERM



To expand the reach and impact using prescribed herbivory as an efficient, effective, and accessible strategy to **mitigate wild fire risk, increase public safety, and ecological resilience** through year round grazing of the corridor.

**To pilot, test, and demonstrate a transferable framework for other communities to adopt.**



# SHORT-TERM



**BUILD PROGRAMMATIC FOUNDATION FOR SCALING & SUSTAINABILITY**

**REALIZE ECONOMIES OF SCALE**

**PARTNERSHIPS**

**FUND DEVELOPMENT**

**“PROOF OF CONCEPT” MODEL**

**LEGAL STRUCTURE**

**RISK ALLOCATION AND MANAGEMENT**

**LANDOWNER PARTICIPATION**



# BARRIERS AND CHALLENGES

## Opportunities for the CSGP

- **COST OF GRAZING**
  - TO LANDOWNER
  - TO GRAZER
- **LAND ACCESS**
- **LACK OF OFF-SEASON PASTURE & REVENUE**
- **NEED MORE GRAZERS-SMALL AND MEDIUM**
- **LACK OF COORDINATION AND COOPERATION ACROSS JURISDICTIONAL LINES AND PROPERTY BOUNDARIES**
- **ENVIRONMENTAL CLEARANCE & COMPLIANCE**
- **GETTING COMMUNITY SUPPORT FOR GRAZING ON PRIVATE LAND**
- **LONG-TERM PLANNING HORIZONS**

# FIRST YEAR GOALS

April 2021 to April 2022

- **Launched in April 2021**



- **Three or more Demonstration Sites and Partners**
- **Two public events**
  - **Stakeholder Convening**
  - **Launch Crowdfunding Campaign**
- **Mapping of Corridor (“Goat Super Highway”)**
- **Legal Structure & Risk Management**
- **Landowner Participating Agreement**
- **Develop grazing prescriptions for next year (UC Extension + OVLC Collaboration)**
- **Develop RFP documentation & process for grazing contracts**
- **Continued Fund Development**

## Community-Supported Grazing Program

### *Next Steps*

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- Development Project Budget (1-3 Years)
- Plan & Launch Fundraising Campaign
  - Crowdfunding Campaign
  - Continue grant writing/corporate sponsorship
  - Targeted Donors
- Map Corridor/Landowner Identification
  - Continue key landowner contacts
- Develop initial educational curriculum
- Continued Program Development
  - Organizational Chart
  - Legal Structure & Templates
  - Risk Management
  - Tools & Equipment Lending Program
  - Planning-Programmatic EIR for VR Watershed





**Watersheds, Wildlife, and Wildfires don't give a darn about our property lines, political differences, and economic status.**

**We together have to become a part of the solution to build resilience in a world with an increasingly unpredictable climate.**

**Our collaboration seeks to build a model of community-driven, community-supported solutions.**





# THANKS!

## QUESTIONS?

CHRISTOPHER DANCH

[CHRIS@FIRESAFEJOAI.ORG](mailto:CHRIS@FIRESAFEJOAI.ORG)

[www.firesafeojai.org](http://www.firesafeojai.org)

BRITTANY “COLE” BUSH

[BCB@SHEPHERDESSLANDL.CO](mailto:BCB@SHEPHERDESSLANDL.CO)

MICHAEL LEICHT

[BRUSHGOATQUOTE@GMAIL.COM](mailto:BRUSHGOATQUOTE@GMAIL.COM)



**Review of a Conditional Use Permit (CUP) Application (Case No. PL21-0002)**

## **Proposed Bed-and-Breakfast Inn project (Case No. PL21-0002)**

**Project Description:** The applicant requests a CUP to operate a proposed Bed-and-Breakfast Inn project within two existing dwellings on portions of two separate, contiguous legal lots located at 334 E. Villanova Road and 350 E. Villanova Road in the unincorporated Ojai Valley area. An existing three-bedroom dwelling unit (1,321 sq. ft.) and existing detached garage (440 sq. ft.) located at 334 E. Villanova Road will be used as one Bed-and-Breakfast Inn. An existing three-bedroom principal dwelling unit (1,552 sq. ft.) and existing attached garage (528 sq. ft.) located at 350 E. Villanova Road will be used as the second Bed-and-Breakfast Inn. The applicant proposes a Bed-and-Breakfast CUP area (2.89 acres) within the two lots that would include the two existing dwellings and garages, private yards, a citrus orchard, ornamental trees, and protected trees. The two dwellings will be made available for compensation for transient occupancy for no more than seven consecutive days with breakfast offered to overnight guests. A maximum of ten guest occupants will be allowed to occupy each bed-and-breakfast inn dwelling at any one time. As an accessory use, the proposed Bed-and-Breakfast Inn will be operated by the property owners who will sometimes occupy the 350 E. Villanova Road Bed-and-Breakfast dwelling (on APN 033-0-130-105) and at other times occupy the existing principal dwelling on APN 033-0-130-085. The property owners will not occupy either of the Bed-and-Breakfast Inn dwellings while occupied by guests.

No alterations to the existing dwellings or garages are proposed and no tree or vegetation removal is proposed. Minor grading (less than 10 cubic yards) is proposed for the addition of three proposed uncovered parking spaces near the 350 E. Villanova Road dwelling. These three spaces will be developed with decomposed granite over an area (approximately 1,300 sq. ft. surface area) that does not contain existing vegetation. Near the 334 E. Villanova Road dwelling, three uncovered parking spaces are proposed. Decomposed granite will be placed on the existing ground where the three parking spaces will be located. No earth disturbance (grading, digging, etc.) is required for the three spaces at 334 E. Villanova. No other development is proposed.

Five parking spaces (two existing covered garage spaces and three proposed uncovered spaces) will be available at each of the two Bed-and-Breakfast Inn dwellings for guests.

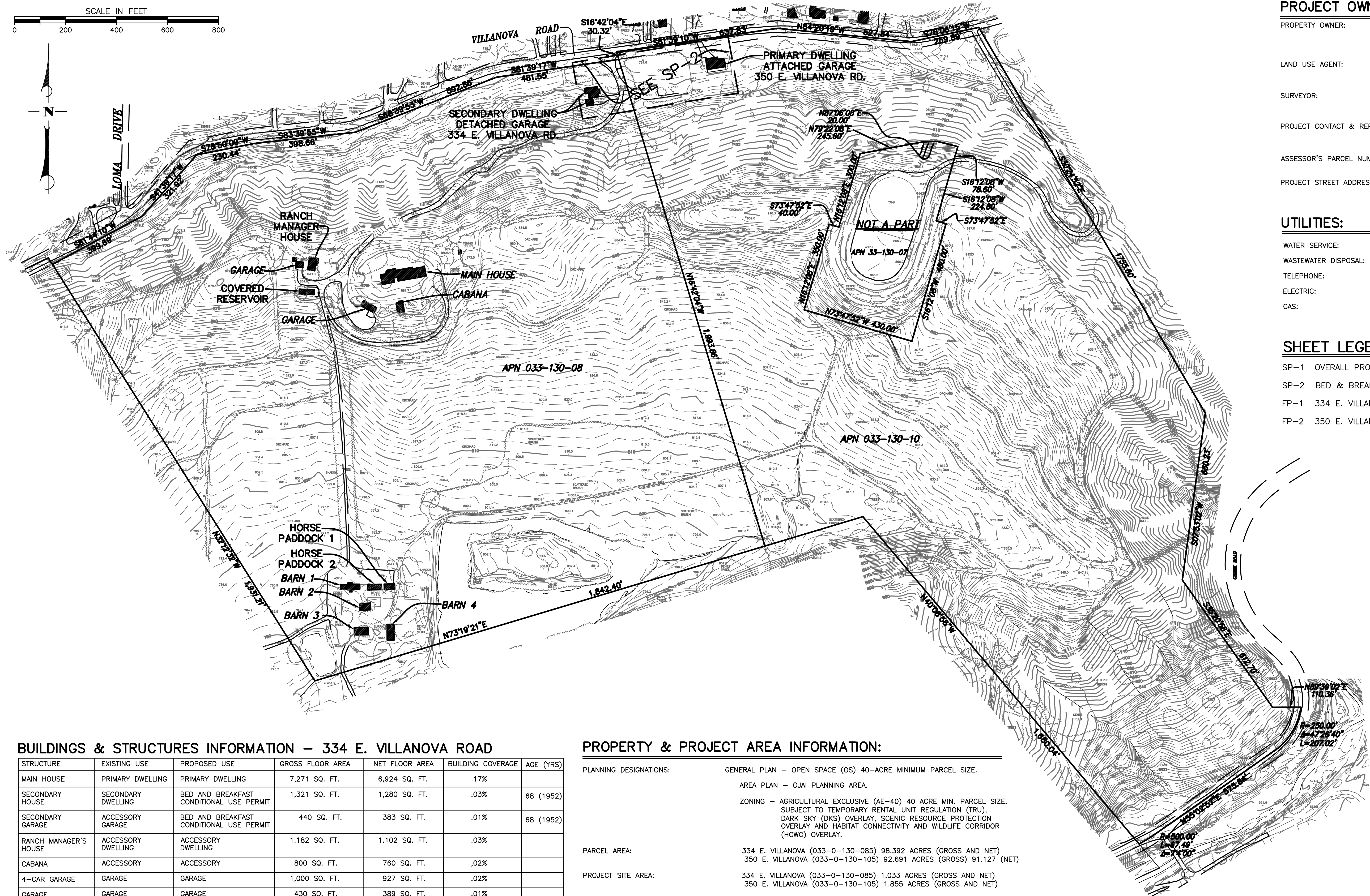
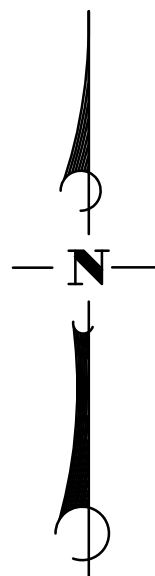
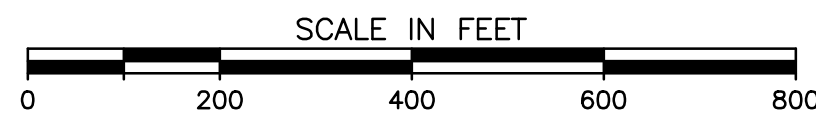
Water service is provided by Casitas Municipal Water District. Wastewater disposal is served by existing septic systems. Access to the existing dwellings is via existing individual driveways connected to Villanova Road.

**History/Background:** The two existing dwellings that would be utilized for the proposed Bed-and-Breakfast project Inn are located on two separate legal lots. The 334 Villanova Road dwelling was constructed circa 1952 and is located within APN 033-0-130-085 which is approximately 98 acres in size. APN 033-0-130-085 contains additional structures including a principal dwelling, a ranch manager dwelling, garages, and agricultural related structures. The 350 Villanova Road dwelling was constructed in 1982 and is located within APN 033-0-130-105 which is approximately 92 acres in size. APN

033-0-130-105 contains no other dwellings or inhabitable structures. The two existing dwellings which are proposed for the Bed-and-Breakfast Inn are not identified as historic resources by the Ventura County Resource Management Agency – Geographic Information System (RMA GIS). The County’s Cultural Heritage Board Program Planner determined that the dwellings are not eligible as historical resources.

Approximately 85 acres of the two lots (APN 033-0-130-085 and APN 033-0-130-105) are planted in commercial agricultural avocado and citrus orchards which are cultivated for wholesale distribution. In addition, approximately 16 acres is dry farmed for oat-hay cultivation. These agricultural activities are part of an overall agricultural operation that includes two additional contiguous parcels under the same ownership totaling 371 acres of land and a total of 170 acres of cultivated orchards and dry-farming. The agricultural operation is overseen by an on-site farm manager and hired farm labor.





#### BUILDINGS & STRUCTURES INFORMATION – 334 E. VILLANOVA ROAD

STRUCTURE	EXISTING USE	PROPOSED USE	GROSS FLOOR AREA	NET FLOOR AREA	BUILDING COVERAGE	AGE (YRS)
MAIN HOUSE	PRIMARY DWELLING	PRIMARY DWELLING	7,271 SQ. FT.	6,924 SQ. FT.	.17%	
SECONDARY HOUSE	SECONDARY DWELLING	BED AND BREAKFAST CONDITIONAL USE PERMIT	1,321 SQ. FT.	1,280 SQ. FT.	.03%	68 (1952)
SECONDARY GARAGE	ACCESSORY GARAGE	BED AND BREAKFAST CONDITIONAL USE PERMIT	440 SQ. FT.	383 SQ. FT.	.01%	68 (1952)
RANCH MANAGER'S HOUSE	ACCESSORY DWELLING	ACCESSORY DWELLING	1,182 SQ. FT.	1,102 SQ. FT.	.03%	
CABANA	ACCESSORY	ACCESSORY	800 SQ. FT.	760 SQ. FT.	.02%	
4-CAR GARAGE	GARAGE	GARAGE	1,000 SQ. FT.	927 SQ. FT.	.02%	
GARAGE	GARAGE	GARAGE	430 SQ. FT.	389 SQ. FT.	.01%	
COVERED RESERVOIR	WATER STORAGE	WATER STORAGE	1,137 SQ. FT.	1,137 SQ. FT.	.03%	
SHED	STORAGE	STORAGE	103 SQ. FT.	84 SQ. FT.	.01%	
BARN 1	AG ACCESSORY	AG ACCESSORY	1,177 SQ. FT.	1,076 SQ. FT.	.03%	
BARN 2	AG ACCESSORY	AG ACCESSORY	873 SQ. FT.	812 SQ. FT.	.02%	
BARN 3	AG ACCESSORY	AG ACCESSORY	1,235 SQ. FT.	1,162 SQ. FT.	.03%	
BARN 4	AG ACCESSORY	AG ACCESSORY	1,301 SQ. FT.	1,222 SQ. FT.	.03%	
Paddock 1	AG ACCESSORY	AG ACCESSORY	621 SQ. FT.	568 SQ. FT.	.02%	
Paddock 2	AG ACCESSORY	AG ACCESSORY	843 SQ. FT.	843 SQ. FT.	.02%	

#### BUILDINGS & STRUCTURES INFORMATION – 350 E. VILLANOVA ROAD

STRUCTURE	EXISTING USE	PROPOSED USE	GROSS FLOOR AREA	NET FLOOR AREA	BUILDING COVERAGE	AGE (YRS)
MAIN HOUSE	PRIMARY DWELLING	BED AND BREAKFAST CONDITIONAL USE PERMIT	1,552 SQ. FT.	1,533 SQ. FT.	0.04%	38 (1982)
ATTACHED GARAGE	ACCESSORY GARAGE	BED AND BREAKFAST CONDITIONAL USE PERMIT	528 SQ. FT.	513 SQ. FT.	0.01%	38 (1982)

#### PROPERTY & PROJECT AREA INFORMATION:

PLANNING DESIGNATIONS:	GENERAL PLAN – OPEN SPACE (OS) 40-ACRE MINIMUM PARCEL SIZE.  AREA PLAN – OJAI PLANNING AREA.  ZONING – AGRICULTURAL EXCLUSIVE (AE-40) 40 ACRE MIN. PARCEL SIZE. SUBJECT TO TEMPORARY RENTAL UNIT REGULATION (TRU), DARK SKY (DKS) OVERLAY, SCENIC RESOURCE PROTECTION OVERLAY AND HABITAT CONNECTIVITY AND WILDLIFE CORRIDOR (HCWC) OVERLAY.
PARCEL AREA:	334 E. VILLANOVA (033-0-130-085) 98.392 ACRES (GROSS AND NET) 350 E. VILLANOVA (033-0-130-105) 92.691 ACRES (GROSS) 91.127 (NET)
PROJECT SITE AREA:	334 E. VILLANOVA (033-0-130-085) 1.033 ACRES (GROSS AND NET) 350 E. VILLANOVA (033-0-130-105) 1.855 ACRES (GROSS AND NET)
EXISTING BUILDINGS:	SEE TABLE HEREON.
TOTAL BUILDING GROSS FLOOR AREA:	19,734 SQ. FT. – 334 E. VILLANOVA (033-0-130-085) 2,080 SQ. FT. – 350 E. VILLANOVA (033-0-130-105)
TOTAL NET BUILDING COVERAGE:	19,734 / 4,285,956 = 0.46% – 334 E. VILLANOVA (033-0-130-085) 2,080 / 4,037,620 = 0.05% – 350 E. VILLANOVA (033-0-130-105)
PARKING:	10 COVERED IN EXISTING GARAGES – 334 E. VILLANOVA (033-0-130-085) 334 E. VILLANOVA CUP USE – (E) 2 COVERED (GARAGE); (E) 3 UNCOVERED 350 E. VILLANOVA (033-0-130-105) – (E) 2 COVERED (GARAGE); (P) UNCOVERED.
EXISTING OUTDOOR USES:	PRIVATE YARD, OPEN SPACE AND AGRICULTURAL ORCHARDS
IMPERVIOUS/PERVIOUS SURFACES:	4,140,956 SQ. FT. (PERVIOUS) 145,000 SQ. FT. (IMPERVIOUS) 334 E. VILLANOVA 4,031,770 SQ. FT. (PERVIOUS) 5,850 SQ. FT. (IMPERVIOUS) 350 E. VILLANOVA

GRADING:	MINOR GRADING (LESS THAN 10 CY) FOR 350 E. VILLANOVA (P) UNCOVERED PARKING.
VEGETATION REMOVAL:	NO VEGETATION REMOVAL PROPOSED.
PROTECTED TREES:	NO TREE REMOVAL OR DISTURBANCE PROPOSED.
OUTDOOR LIGHTING (DKS OVERLAY):	SEE FP-1 AND FP-2 FOR EXISTING OUTDOOR LIGHTING LOCATIONS.

#### PROJECT OWNER & CONSULTANT INFORMATION:

PROPERTY OWNER:	JLB RANCHO LA VISTA, LLC c/o PHILPOTT MEEKS 16030 VENTURA BLVD. , SUITE 380 ENCINO, CA 91436
LAND USE AGENT:	MARK LLOYD, L & P CONSULTANTS 3 W. CARRILLO ST., SUITE 205 SANTA BARBARA, CA 93101 (805) 680-0771
SURVEYOR:	L & P CONSULTANTS 3 W. CARRILLO ST., SUITE 205 SANTA BARBARA, CA 93101
PROJECT CONTACT & REPRESENTATIVE:	MARK LLOYD, L & P CONSULTANTS 3 W. CARRILLO ST., SUITE 205 SANTA BARBARA, CA 93101 (805) 680-0771
ASSESSOR'S PARCEL NUMBER:	033-0-130-085 & 033-0-130-105
PROJECT STREET ADDRESS:	334 E. VILLANOVA ROAD, OJAI (APN 033-0-130-085) 350 E. VILLANOVA ROAD, OJAI (APN 033-0-130-105)

#### UTILITIES:

WATER SERVICE:	CASITAS MUNICIPAL WATER DISTRICT.
WASTEWATER DISPOSAL:	INDIVIDUAL SEPTIC TANK WITH LEACH FIELD.
TELEPHONE:	FRONTIER
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY
GAS:	SOUTHERN CALIFORNIA GAS COMPANY

#### SHEET LEGEND:

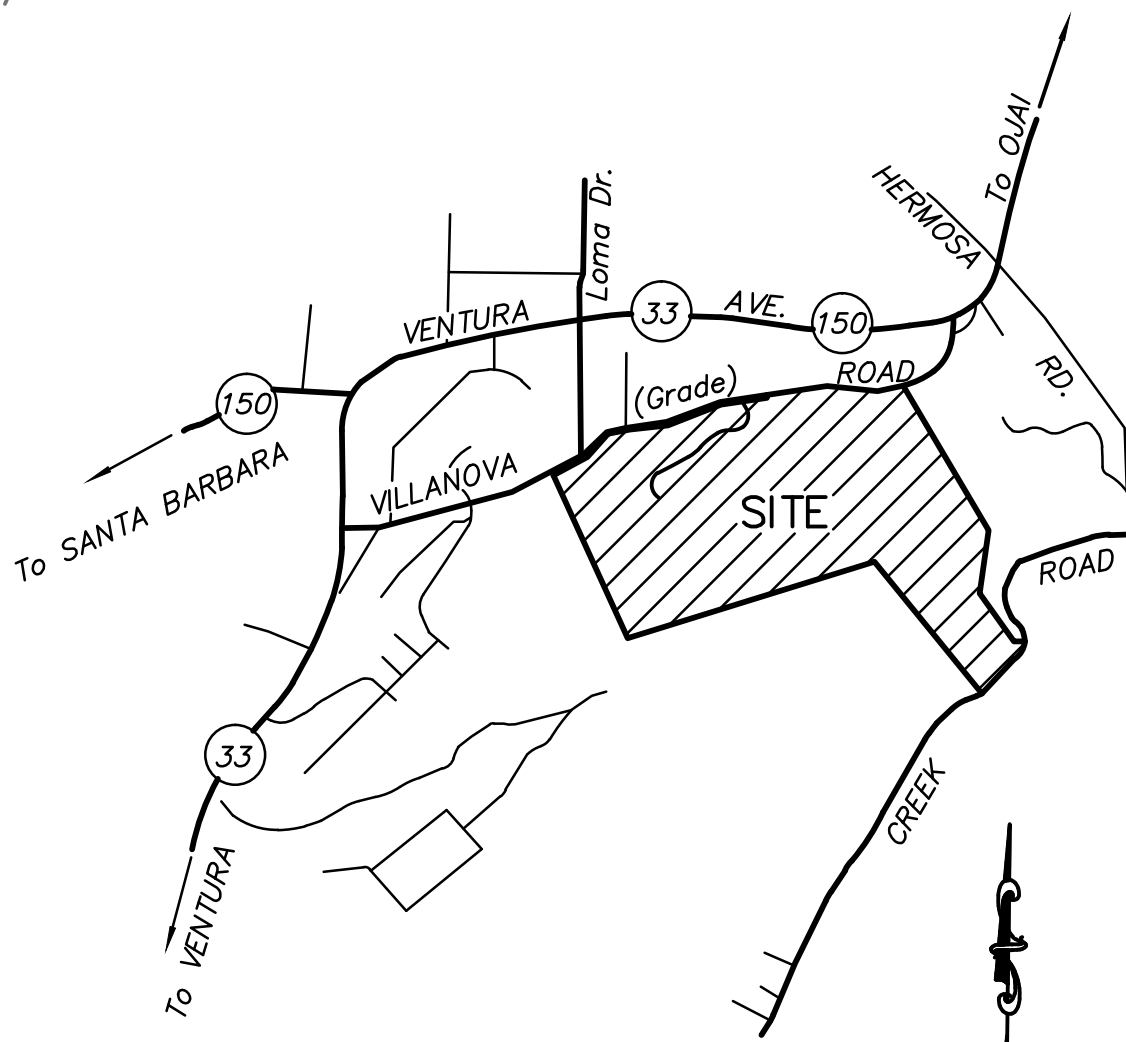
SP-1	OVERALL PROPERTY SITE PLAN
SP-2	BED & BREAKFAST PROJECT AREA SITE PLAN
FP-1	334 E. VILLANOVA RD. FLOOR PLAN & ELEVATIONS
FP-2	350 E. VILLANOVA RD. FLOOR PLAN & ELEVATIONS

#### LEGEND

	SUBJECT PROPERTY BOUNDARY LINE
	APN BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	FENCE
	CENTERLINE
	ASPHALT PAVING
	ELEVATION CONTOUR
	EXISTING
	PROPOSED
	EXISTING STRUCTURES

WE HEREBY APPLY FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR BED AND BREAKFAST USE OVER THE REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR THE AUTHORIZED AGENT OF THE LEGAL OWNERS OF SAID REAL PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

BY: \_\_\_\_\_  
MARK LLOYD, AGENT



VICINITY MAP  
NOT TO SCALE

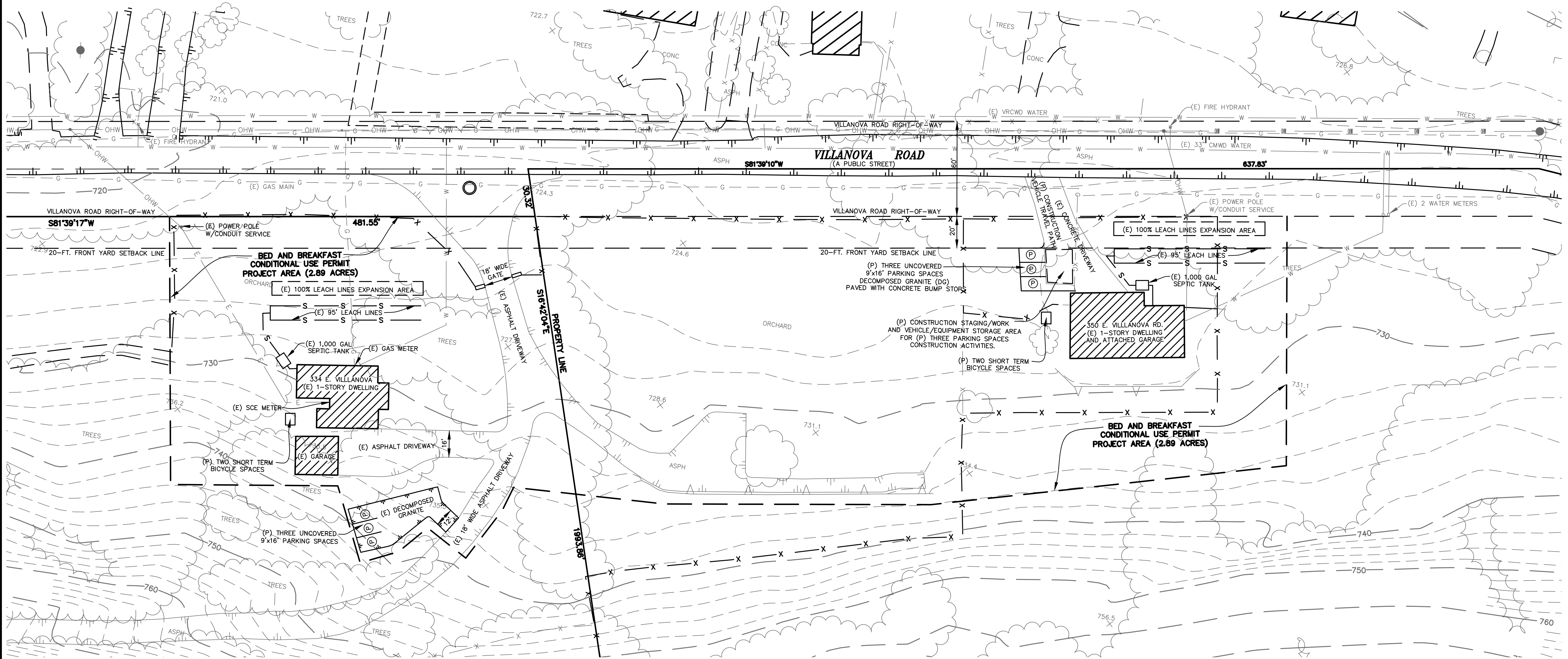
CONDITIONAL USE PERMIT – SITE PLAN  
334 AND 350 E. VILLANOVA ROAD, OJAI  
APNs 033-0-130-085 & 033-0-130-105  
COUNTY OF VENTURA, CALIFORNIA

CLIENT: JLB RANCHO LA VISTA, LLC  
16030 VENTURA BLVD., SUITE 380  
818-905-9500  
ATTN: MARTIN MEEKS, MANAGER

3 WEST CARRILLO STREET  
SUITE 205  
SANTA BARBARA, CA 93101  
(805) 962-4611 (PHONE)  
(805) 962-4161 (FAX)







#### BUILDINGS & STRUCTURES INFORMATION – 334 E. VILLANOVA ROAD

STRUCTURE	EXISTING USE	PROPOSED USE	GROSS FLOOR AREA	NET FLOOR AREA	BUILDING COVERAGE	AGE (YRS)
MAIN HOUSE	PRIMARY DWELLING	PRIMARY DWELLING	7,271 SQ. FT.	6,924 SQ. FT.	.17%	
SECONDARY HOUSE	SECONDARY DWELLING	BED AND BREAKFAST CONDITIONAL USE PERMIT	1,321 SQ. FT.	1,280 SQ. FT.	.03%	68 (1952)
SECONDARY GARAGE	ACCESSORY GARAGE	BED AND BREAKFAST CONDITIONAL USE PERMIT	440 SQ. FT.	383 SQ. FT.	.01%	68 (1952)
RANCH MANAGER'S HOUSE	ACCESSORY DWELLING	ACCESSORY DWELLING	1,182 SQ. FT.	1,102 SQ. FT.	.03%	
CABANA	ACCESSORY	ACCESSORY	800 SQ. FT.	760 SQ. FT.	.02%	
4-CAR GARAGE	GARAGE	GARAGE	1,000 SQ. FT.	927 SQ. FT.	.02%	
GARAGE	GARAGE	GARAGE	430 SQ. FT.	389 SQ. FT.	.01%	
COVERED RESERVOIR	WATER STORAGE	WATER STORAGE	1,137 SQ. FT.	1,137 SQ. FT.	.03%	
SHED	STORAGE	STORAGE	103 SQ. FT.	84 SQ. FT.	.01%	
BARN 1	AG ACCESSORY	AG ACCESSORY	1,177 SQ. FT.	1,076 SQ. FT.	.03%	
BARN 2	AG ACCESSORY	AG ACCESSORY	873 SQ. FT.	812 SQ. FT.	.02%	
BARN 3	AG ACCESSORY	AG ACCESSORY	1,235 SQ. FT.	1,162 SQ. FT.	.03%	
BARN 4	AG ACCESSORY	AG ACCESSORY	1,301 SQ. FT.	1,222 SQ. FT.	.03%	
PADDOCK 1	AG ACCESSORY	AG ACCESSORY	621 SQ. FT.	568 SQ. FT.	.02%	
PADDOCK 2	AG ACCESSORY	AG ACCESSORY	843 SQ. FT.	843 SQ. FT.	.02%	

#### BUILDINGS & STRUCTURES INFORMATION – 350 E. VILLANOVA ROAD

STRUCTURE	EXISTING USE	PROPOSED USE	GROSS FLOOR AREA	NET FLOOR AREA	BUILDING COVERAGE	AGE (YRS)
MAIN HOUSE	PRIMARY DWELLING	BED AND BREAKFAST CONDITIONAL USE PERMIT	1,552 SQ. FT.	1,533 SQ. FT.	0.04%	38 (1982)
ATTACHED GARAGE	ACCESSORY GARAGE	BED AND BREAKFAST CONDITIONAL USE PERMIT	528 SQ. FT.	513 SQ. FT.	0.01%	38 (1982)

#### PROPERTY & PROJECT AREA INFORMATION:

PLANNING DESIGNATIONS:	GENERAL PLAN – OPEN SPACE (OS) 40-ACRE MINIMUM PARCEL SIZE.  AREA PLAN – OJAI PLANNING AREA.  ZONING – AGRICULTURAL EXCLUSIVE (AE-40) 40 ACRE MIN. PARCEL SIZE. SUBJECT TO TEMPORARY RENTAL UNIT REGULATION (TRU), DARK SKY (DKS) OVERLAY, SCENIC RESOURCE PROTECTION OVERLAY AND HABITAT CONNECTIVITY AND WILDLIFE CORRIDOR (HCWC) OVERLAY.
PARCEL AREA:	334 E. VILLANOVA (033-0-130-085) 98.392 ACRES (GROSS AND NET) 350 E. VILLANOVA (033-0-130-105) 92.691 ACRES (GROSS) 91.127 (NET)
PROJECT SITE AREA:	334 E. VILLANOVA (033-0-130-085) 1.033 ACRES (GROSS AND NET) 350 E. VILLANOVA (033-0-130-105) 1.855 ACRES (GROSS AND NET)
EXISTING BUILDINGS:	SEE TABLE HEREON.
TOTAL BUILDING GROSS FLOOR AREA:	19,734 SQ. FT. – 334 E. VILLANOVA (033-0-130-085) 2,080 SQ. FT. – 350 E. VILLANOVA (033-0-130-105)
TOTAL NET BUILDING COVERAGE:	19,734 / 4,285,956 = 0.46% – 334 E. VILLANOVA (033-0-130-085) 2,080 / 4,037,620 = 0.05% – 350 E. VILLANOVA (033-0-130-105)
PARKING:	10 COVERED IN EXISTING GARAGES – 334 E. VILLANOVA (033-0-130-085) 334 E. VILLANOVA CUP USE – (E) 2 COVERED (GARAGE); (E) 3 UNCOVERED 350 E. VILLANOVA (033-0-130-105) – (E) 2 COVERED (GARAGE); (P) UNCOVERED.
EXISTING OUTDOOR USES:	PRIVATE YARD, OPEN SPACE AND AGRICULTURAL ORCHARDS
IMPERVIOUS/PERVIOUS SURFACES:	4,140,956 SQ. FT. (PERVIOUS) 145,000 SQ. FT. (IMPERVIOUS) 334 E. VILLANOVA 4,031,770 SQ. FT. (PERVIOUS) 5,850 SQ. FT. (IMPERVIOUS) 350 E. VILLANOVA
GRADING:	MINOR GRADING (LESS THAN 10 CY) FOR 250 E. VILLANOVA (P) UNCOVERED PARKING.
VEGETATION REMOVAL:	NO VEGETATION REMOVAL PROPOSED.
PROTECTED TREES:	NO TREE REMOVAL OR DISTURBANCE PROPOSED.
OUTDOOR LIGHTING (DKS OVERLAY):	SEE FP-1 AND FP-2 FOR EXISTING OUTDOOR LIGHTING LOCATIONS.

#### PROJECT OWNER & CONSULTANT INFORMATION:

PROPERTY OWNER:	JLB RANCHO LA VISTA, LLC c/o PHILPOTT MECKS 16035 VENTURA BLVD., SUITE 380 ENCINO, CA 91436
LAND USE AGENT:	MARK LLOYD, L & P CONSULTANTS 3 W. CARRILLO ST., SUITE 205 SANTA BARBARA, CA 93101 (805) 680-0771
SURVEYOR:	L & P CONSULTANTS 3 W. CARRILLO ST., SUITE 205 SANTA BARBARA, CA 93101
PROJECT CONTACT & REPRESENTATIVE:	MARK LLOYD, L & P CONSULTANTS 3 W. CARRILLO ST., SUITE 205 SANTA BARBARA, CA 93101 (805) 680-0771
ASSESSOR'S PARCEL NUMBER:	033-0-130-085 & 033-0-130-105
PROJECT STREET ADDRESS:	334 E. VILLANOVA ROAD, OJAI (APN 033-0-130-085) 350 E. VILLANOVA ROAD, OJAI (APN 033-0-130-105)

#### UTILITIES:

WATER SERVICE:	CASITAS MUNICIPAL WATER DISTRICT.
WASTEWATER DISPOSAL:	INDIVIDUAL SEPTIC TANK WITH LEACH FIELD.
TELEPHONE:	FRONTIER
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY
GAS:	SOUTHERN CALIFORNIA GAS COMPANY

#### SHEET LEGEND:

SP-1	OVERALL PROPERTY SITE PLAN
SP-2	BED & BREAKFAST PROJECT AREA SITE PLAN
FP-1	334 E. VILLANOVA RD. FLOOR PLAN & ELEVATIONS
FP-2	350 E. VILLANOVA RD. FLOOR PLAN & ELEVATIONS

#### LEGEND

---	SUBJECT PROPERTY BOUNDARY LINE
---	APN BOUNDARY LINE
---	STREET RIGHT-OF-WAY LINE
X	FENCE
---	CENTERLINE
---	ASPHALT PAVING
---	ELEVATION CONTOUR
(E)	EXISTING
(P)	PROPOSED
(P)	PROPOSED PARKING
---	EXISTING STRUCTURES

PROJECT NO.	19-013.01
DRAWING NAME:	SP-2
DATE:	OCTOBER 2021

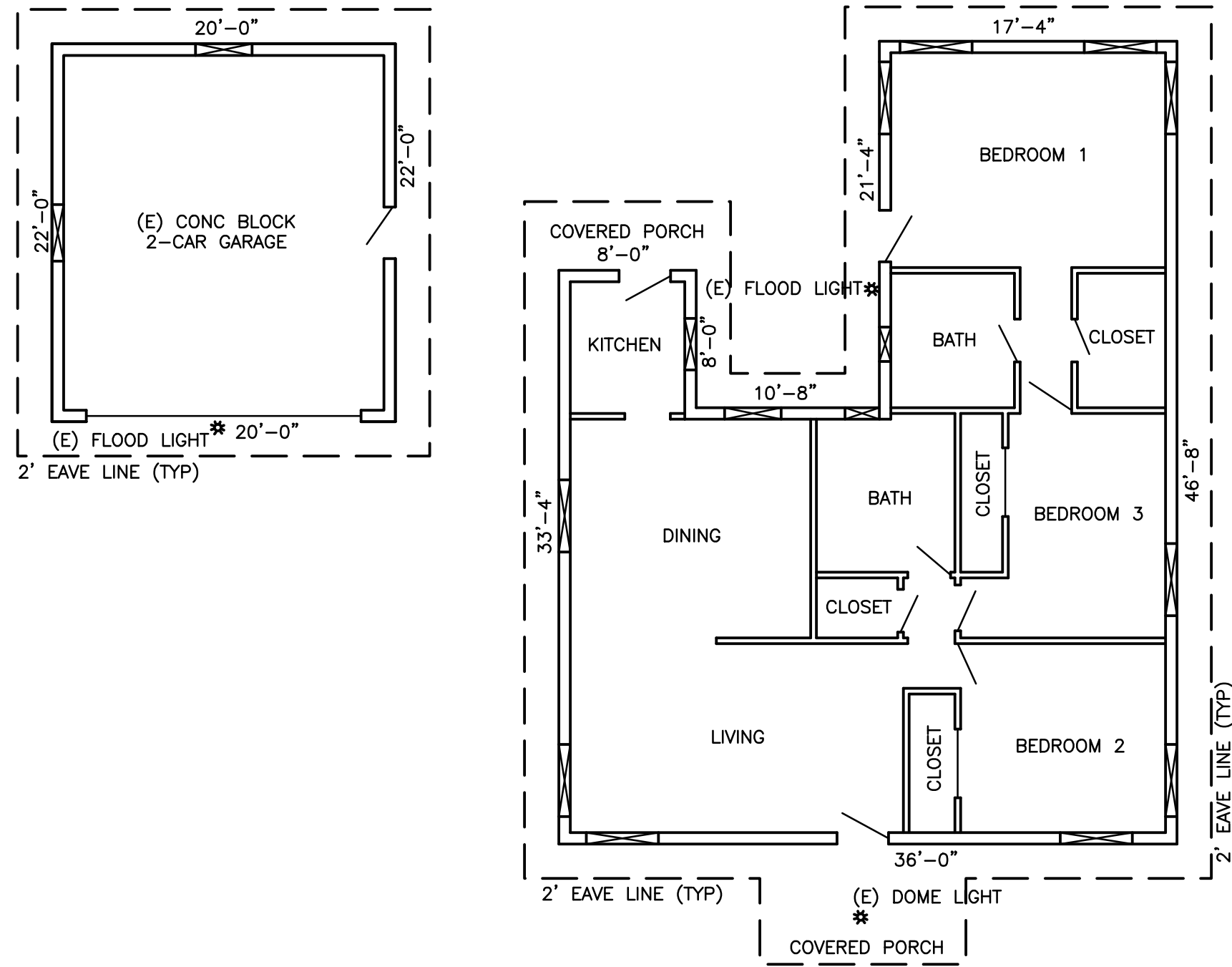
CONDITIONAL USE PERMIT; PROJECT AREA SITE PLAN  
334 AND 350 E. VILLANOVA ROAD, OJAI  
APNs 033-0-130-085 & 033-0-130-105  
COUNTY OF VENTURA, CALIFORNIA

CLIENT:	JLB RANCHO LA VISTA, LLC c/o PHILPOTT MECKS 16035 VENTURA BLVD., SUITE 380 ENCINO, CA 91436
ATTN:	MARTIN MECKS, MANAGER 818-905-9500 (805) 962-4161 (FAX)

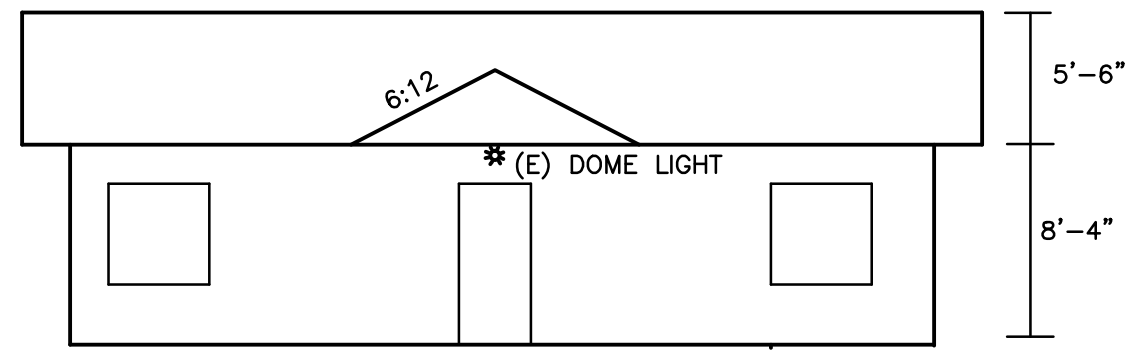
3 WEST CARRILLO STREET  
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(805) 962-4611 (PHONE)  
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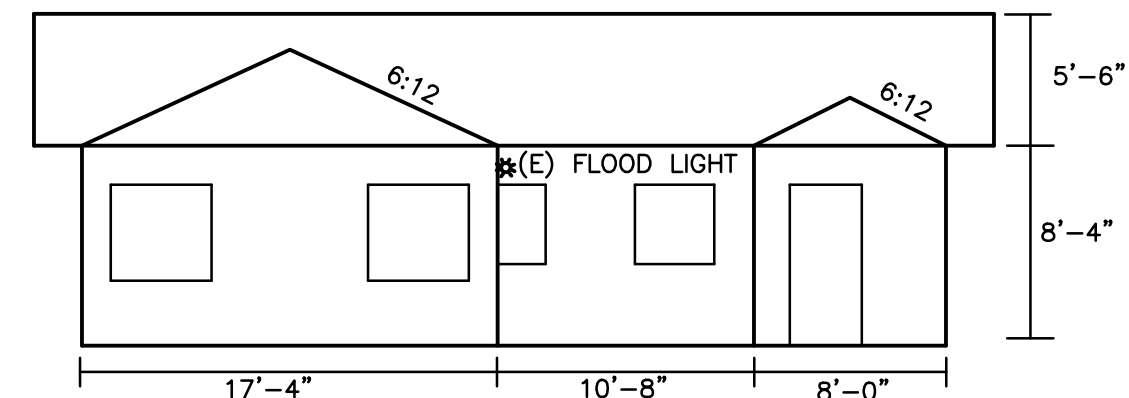




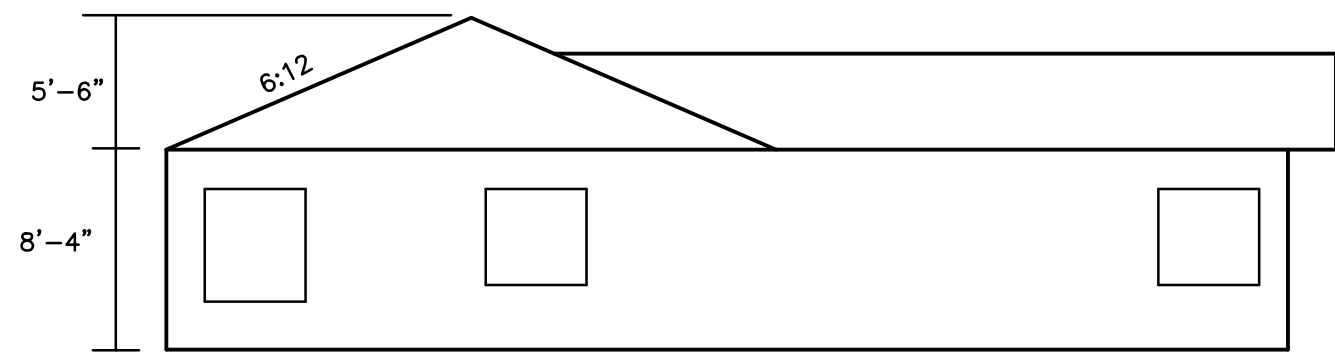
FLOOR PLAN (SCALE: 1/8" = 1')



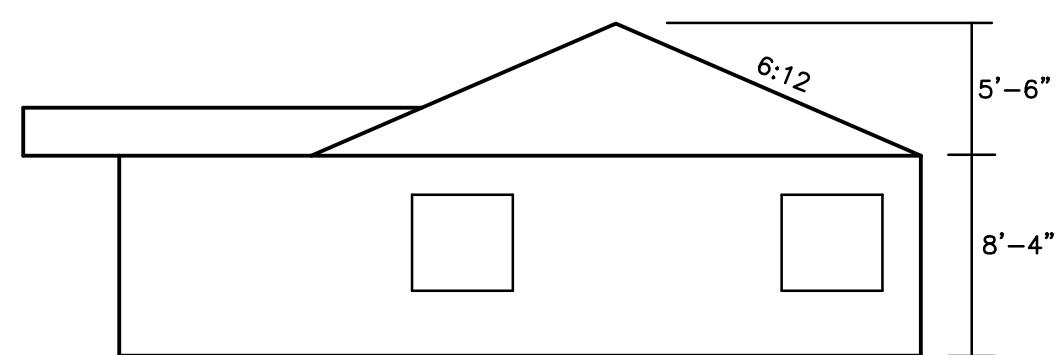
EAST ELEVATION (SCALE: 1/8" = 1')



WEST ELEVATION (SCALE: 1/8" = 1')



NORTH ELEVATION (SCALE: 1/8" = 1')



SOUTH ELEVATION (SCALE: 1/8" = 1')



WEST ELEVATION — FRONT OF DWELLING



WEST ELEVATION — GARAGE & DRIVEWAY ENTRY



SOUTH ELEVATION — SIDE OF DWELLING



NORTH ELEVATION — SIDE OF DWELLING



WEST ELEVATION — REAR OF DWELLING



WEST ELEVATION — REAR OF DWELLING

EXISTING DWELLING FLOOR PLAN AND ELEVATIONS  
CONDITIONAL USE PERMIT —334 E. VILLANOVA ROAD, OJAI  
APN 033-0-130-085  
COUNTY OF VENTURA, CALIFORNIA

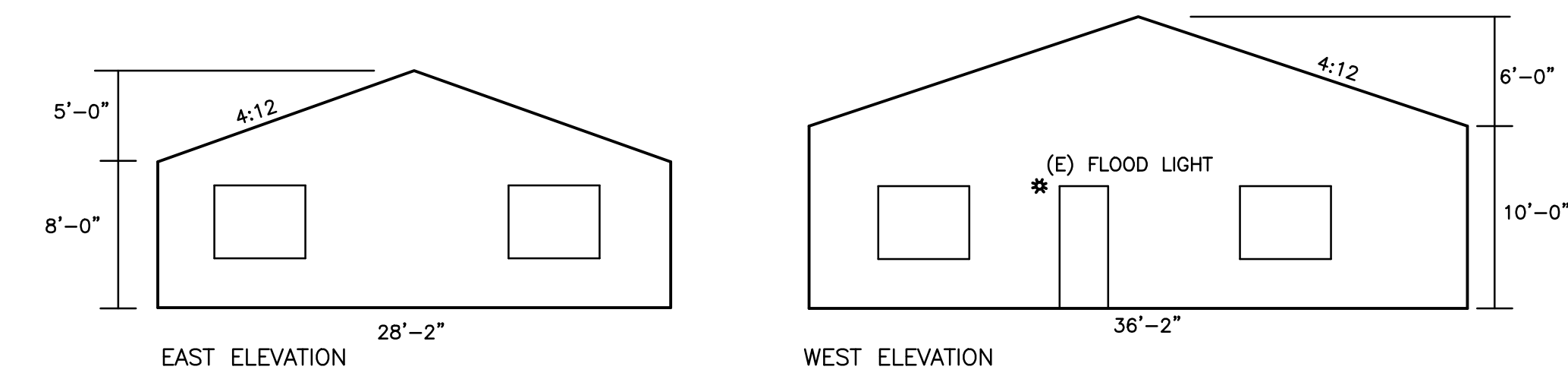
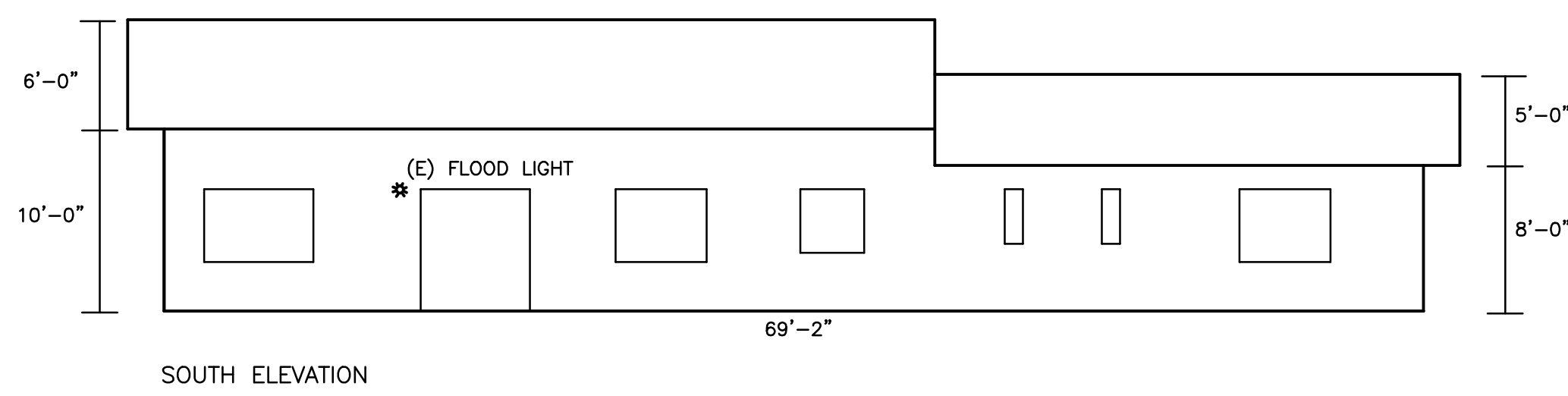
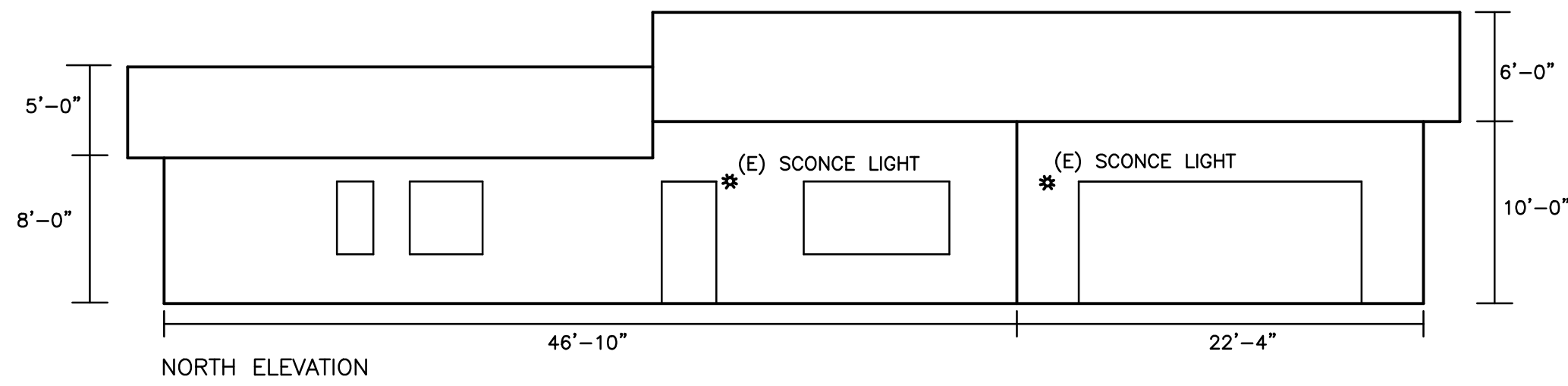
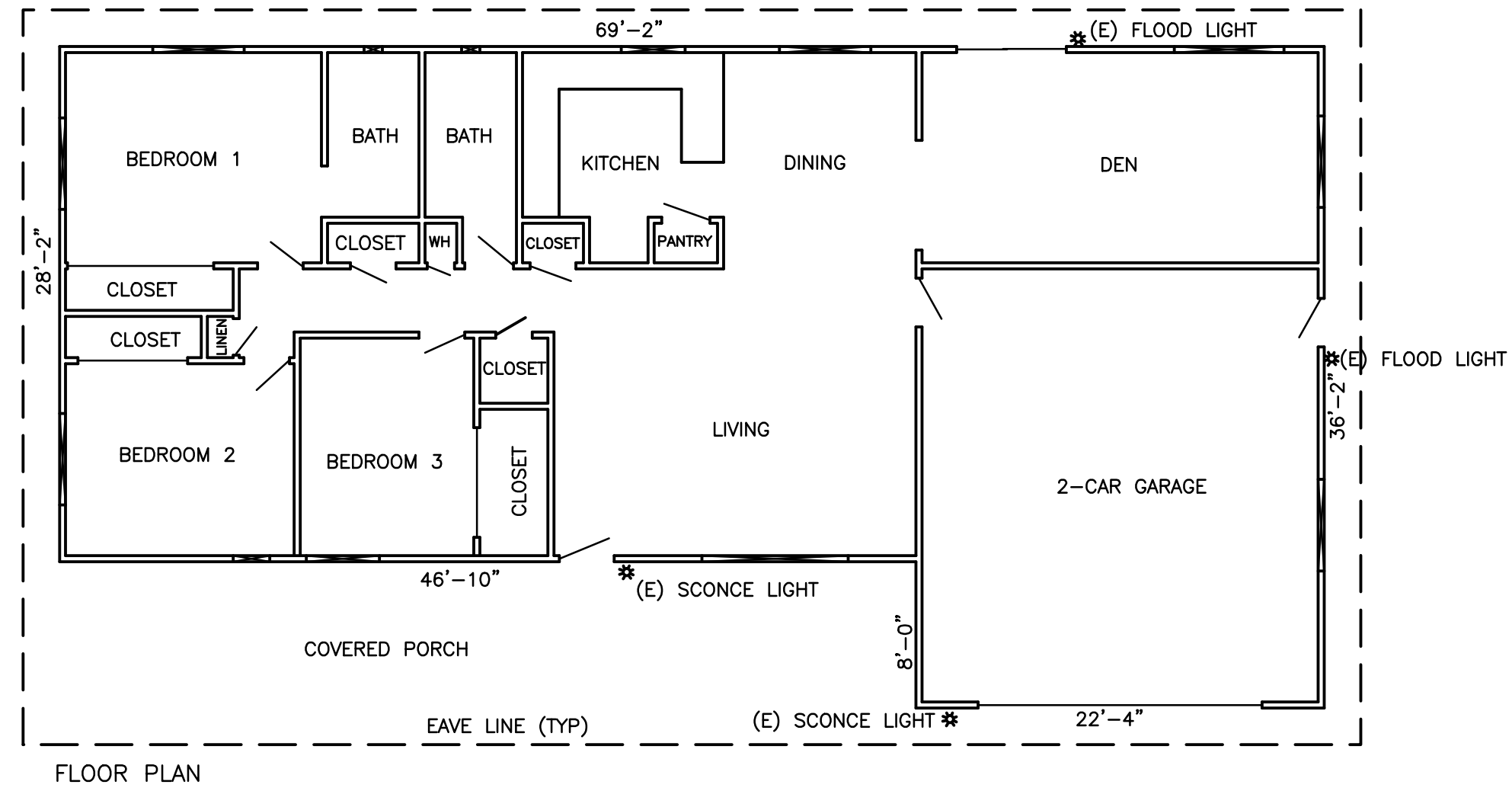
CLIENT:  
JLB RANCHO LA VISTA, LLC  
10000 JLB RD, SUITE 380  
ENCINO, CA 91436  
818-905-9500  
ATTN: MARTIN MEERS

3 WEST CARRILLO STREET  
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(805) 962-4161 (FAX)



PROJECT NO.  
19-015.01  
DRAWING NAME:  
FP-1  
DATE:  
OCTOBER 2021





EAST ELEVATION – SIDE OF DWELLING



WEST ELEVATION – SIDE OF DWELLING



NORTH ELEVATION – EAST FRONT OF DWELLING



NORTH ELEVATION – WEST FRONT OF DWELLING



SOUTH ELEVATION – REAR WEST OF DWELLING



SOUTH ELEVATION – REAR MIDDLE OF DWELLING



SOUTH ELEVATION – REAR EAST OF DWELLING

<b>EXISTING DWELLING FLOOR PLAN AND ELEVATIONS</b> <b>CONDITIONAL USE PERMIT – 350 E. VILLANOVA ROAD, OJAI</b> <b>APN 033-0-130-105</b> COUNTY OF VENTURA, CALIFORNIA	PROJECT NO. 19-013.01
	DRAWING NAME: FP-2
DATE: OCTOBER 2021	CLIENT: JLB RANCHO LA VISTA, LLC 350 E. VILLANOVA ROAD, SUITE 380 OJAI, CA 91335 818-905-9500 ATTN: MARTIN MEERS, MANAGER
3 WEST CARRILLO STREET SUITE 205 SANTA BARBARA, CA 93101 (805) 962-4611 (PHONE) (805) 962-4161 (FAX)	