



**OJAI VALLEY  
MUNICIPAL  
ADVISORY  
COUNCIL**

**FINAL MEETING MINUTES  
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

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

Executive Officer Clensay called the meeting to order at 7:08 PM.

**2. Flag Salute**

**3. Roll Call**

**PRESENT: Members Cohen, Malloy, Wright, Westbury**

**ABSENT: Member Kennedy**

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

**4. Adoption of the Agenda**

Member Malloy made a motion to approve adoption of the Agenda. Member Wright seconded.

Upon call of the roll the vote was as follows:

**AYES: Members Cohen, Malloy, Westbury**

**NOES: None**

**RECUSED: Member Wright**

**ABSENT: Member Kennedy**

Motion carries 3-0 with Member Wright recusing and Member Kennedy absent.

Let the record show that Member Kennedy joined the meeting at 7:13 PM after approval of the Agenda and roll call.

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

Public Comment No. 1:

Mr. Steven Weed has been resident of Ojai Valley for 11 years and lives in Oak View. Mr. Weed spoke to the OVMAC regarding two items:

1) Regarding the Agenda for Board of Supervisors Meeting on May 18, 2021 regarding the County Redistricting efforts and had questions about OVMAC questions regarding the process and if there is a role for the MAC to assist with that project.

2) Multi-Modal Plan for Ojai Valley and some future benefits if that plan came to fruition in one form or another and would like to ask OVMAC to see if there is any interest in revisiting that and to get public input. He believes there would be local support for it and it would stimulate the economy; this is an opportune time to take a look at it.

Chair Cohen commented in appreciation of Mr. Weed's comments and emails regarding the project and would be interested in revisiting the project to get an update and potentially take action on it, and believes the OVMAC had indicated statement of support for the project in October 2019.

Member Kennedy would like to also revisit the plan in light of the temporary improvements adjacent to Nordhoff Highschool. Member Wright and Member Malloy are also in support of the traffic calming measures and bike lanes as a result of this project.

Executive Officer Clensay and District Representative Brennan indicated that they will reach out to the CalTrans representative to get an update back to the OVMAC on next steps regarding the Multi-Modal Plan for Ojai Valley.

No additional members of the public desired to speak on items not on the agenda.

**6. City of Ojai Planning Commission Update – N/A as Commissioner was present.**

**7. Approval of the Meeting Minutes of April 19, 2021**

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

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy, Westbury

NOES: None

RECUSED: Member Wright

ABSENT: None

Motion carries 4-0 with Member Wright recused.

## Formal Items

### **8. Review of Minor Modification of Conditional Use Permit (CUP) 5113; Case No. PL20-0130.**

Location: 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.

County Planner John Kessler gave a staff presentation regarding the wireless project located in Dennison Park. The project includes a request for the continued use, operation, and maintenance of an existing wireless facility for an additional 10-year period. Existing facility consists of a monopine structure with support equipment which comprises a 300 square foot area. The project proposes no physical changes to the existing facility. The property owner/applicant was also present at the meeting to address any questions or concerns. Contact information was given to the OVMAC and members of the public to solicit additional feedback or concerns.

Questions from Council Members:

Member Wright commented that it has been there for a long time and does not have a problem with its continued use.

Member Kennedy believes she was on the MAC at the time it was originally approved, so equally supports its continued use.

Chair Cohen asked procedural questions related to the project and whether there were any additional changes. Planner Kessler confirmed that the project was at the end of the extended period of time from the previous approval and requires a new approval for an additional 10 years.

No members of the public wished to comment on this item.

Chair Cohen made a motion to support the project as presented. Member Kennedy seconded.

AYES: Members Cohen, Kennedy, Malloy, Westbury and Wright

NOES: None

RECUSED: None

ABSENT: None

Motion carries 5-0.

- 9. Review of new Conditional Use Permit (CUP) Case No. PL20-0062.** 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.

County Planner John Kessler gave a staff presentation regarding a new Conditional Use Permit for a commercial retail nursery. Mr. Kessler walked the MAC through the project plans and site design. Facility would operate from 9AM to 3PM to avoid traffic impacts. Applicant was also present to address any questions from the MAC or members of the public.

Council Questions:

Member Wright asked whether or not there is enough parking proposed based on the email received in support of the project that indicates there will be additional events on site.

Mr. Kessler responded that the parking calculations are based on the space of the retail and office areas and this calculation per code requires 5 spaces as the project proposes.

Executive Officer Clensay remarked there was an email received from a member of the public in support of the project and that indicates there may be additional events with schools and programs on site. Mr. Kessler confirmed the Conditional Use Permit scope and project description does not include any special events or school programs.

Member Malloy asked the applicant to clarify. The applicant's representative, Erik Nagy of Jensen Design, spoke and indicated that there are no special events or school programs in the project description. They appreciate the support, but those events are not included in the Conditional Use Permit. Member Malloy asked if events were desired, would the application come before the OVMAC. Mr. Nagy stated and Mr. Kessler confirmed that that would be a Permit Adjustment, and would require a subsequent discretionary approval process. Mr. Nagy also commented that they are trying to avoid triggering the traffic impact regulations in the Ojai Valley Area Plan, and why the operating hours are as presented.

Member Malloy and Member Kennedy asked about any correlation with Blue Hill Farms/Roosters, which are adjacent to the site. Architect Penn Shu confirmed that the Blue Hills Farms and Blue Hill Nursery are owned by the same entity.

Member Kennedy asked if the two businesses (Blue Hill Nursery and Blue Hill Farms) would be connected in any manner. Mr. Nagy indicated they will remain separate operations. Member Kennedy commented that she has concerns for a thirty-year Conditional Use Permit is a long timeframe to assess impacts, noting these two businesses are owned by the same property owner and immediately across the street from each other and that this may present additional impacts that are unforeseen (primarily traffic back and forth between the two

properties). She underscored she is pro-agricultural and in pro-livestock but is very concerned about potential traffic impacts related to crossing the streets between the two establishments.

Mr. Nagy indicated a twenty-year Conditional Use Permit would probably be acceptable to the applicant and acknowledged that any changes to the permit scope would require a revision to the Conditional Use Permit and would require additional approval.

Member Kennedy would like a ten-year timeframe and is concerned about traffic going across the highway but does want to see this business grow. Member Malloy asked Mr. Kessler to speak to the Conditional Use Permit timeframes. He noted that ten years is the shortest time frame the County has for Conditional Use Permits. He also echoed that the applicant will be subject to condition compliance every three years as a requirement of the Conditional Use Permit to make sure its in compliance with the required conditions of approval.

Member Westbury commented that this site needs to have something done, and that it's been an eye sore for years. He noted the property owner has made substantial investment in this process and that the Conditional Use Permit should have more years rather than less so that it can incentivize people to invest in this area and their businesses.

Mr. Kessler noted that if the Conditional Use Permit is granted for a ten-year period, the permit would not necessarily be revoked, but the conditional use permit would have conditions of approval that would allow them to apply for a renewal within 6 months before the expiration of the permit.

Member Wright commented that to do a ten-year period would be more costly for the applicant to go through the regulatory requirements in a shorter timeframe.

Chair Cohen recommended incorporating our comments and concerns involving the timeframe related to Conditional Use Permits in the OVMAC action, so that the future decision maker can review OVMAC concerns in addition to their support of the redevelopment of the site.

Member Malloy commented that for someone who has lived in the community for so long, to invest in their community by buying these two lots, starting a second business with all these hoops to jump through, and is in support of seeing this business growing. But has also witnessed two scary accidents almost occurring in this area and understands Member Kennedy's concerns.

Member Wright asked about the location of the crosswalk in relation to this site, so ideally those who are going to cross the street would utilize the crosswalk. Member Wright also asked why they need a septic system as compared to connecting to sewer. Mr. Nagy commented that the sewer district is right across the street and we are not in it. They had to get a letter that the district would not serve them. Hence, they are embarking on a new septic system because it needs to be bigger for a commercial establishment.

Chair Cohen asked if there were members of the public speaking on this item. Executive Officer Clensay confirmed they were no members of the public present who desired to speak. Member Wright confirmed noticing of this meeting. Executive Officer Clensay confirmed that properties within 300 feet vicinity were notified of the OVMAC meeting, consistent with County noticing protocols.

Chair Cohen made a motion that the MAC strongly supports the project, and recommends it be approved, but also that pedestrian safety concerns are thoroughly addressed, in particular if the program expands beyond what is noted in the current project description. Malloy seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy, Westbury, Wright

NOES: None

RECUSED: None

ABSENT: None

Motion carries 5-0.

Member Malloy commented that there was a member of the public raising their hand in the chat.

Eileen Macenery lives in the Arroyo Mobile Home Park and wants to get more involved and is willing to be a representative from the mobile home park for any feedback to assist with the MAC with future efforts. Chair Cohen asked if Eileen had any comments on any of the projects. She echoed she did not have any comments directly on the two projects presented, although noted that the crossing is of concern, but just has a general interest of what is going on in the Ojai Valley.

## **10. Councilmember Comments**

Member Wright asked if there was any movement on painting over the graffiti on the Petrochem site as you enter the Ojai Valley from the 33. District Representative Brian Brennan stated that the realtor was potentially looking at not only painting over, but also installing cameras but we do not have a timeframe at this time. Executive Officer Clensay offered to revisit this with the realtor and current property owner as they move it onto the market.

Executive Officer Clensay commented on the questions related to Redistricting that were raised during public comment. Ms. Clensay commented that the Fair Map Act requires ample public outreach related to the redistricting effort, and is under a tight frame to insure we are hitting those public outreach thresholds related to the Fair Map Act. For the May 18<sup>th</sup> Board of Supervisor's meeting, RMA is looking for a greenlight to commence the process which will involve all Cities, and potentially outreach to MACs. Ms. Clensay pointed to the Board of Supervisors website for the applicable agenda and the board letter regarding the redistricting effort.

Member Malloy asked if there was an August meeting for the OVMAC. Member Kennedy noted that most decision makers go dark in August. Ms. Clensay noted it will be put on June agenda.

**11. Adjournment** - Meeting was adjourned at 8:18 pm.

**Next OVMAC Meeting will be June 21, 2021 via ZOOM.**