



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTICE AND AGENDA

**18 Valley Road, Oak View
Monday, June 20, 2022 - 7:00PM**

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

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:

Option 1: E-MAIL PUBLIC COMMENT- If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at ovmac@ventura.org for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. 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. Please limit your written correspondence to 300 words or less.

Option 2 – IN PERSON PUBLIC COMMENT - If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

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 May 16, 2022 - Draft Minutes attached**
8. **Approval of the Meeting Minutes of May 25, 2022 – Draft Minutes attached**

Informational Items:

9. Receive an informational presentation from the County of Ventura Planning Division regarding recent State of California Housing Laws and the implication on related Ojai Valley Area Plan and County General Plan Traffic Impact Policies, and potential effects on future housing development opportunities. A power point presentation will be provided with additional time for general questions and discussion.

County Staff Presenting:

Dave Ward, Planning Director, County of Ventura
Franchesca Verdin, Assistant County Counsel

AUDIO FILE AVAILABLE - [CLICK HERE](#)

10. Announcements and Updates

- CHP Public Information Officer Presentation – July 18, 2022
- Hwy 33 Intermodal Study – Cal Trans Update – Fall 2022
- Congressman Carbajal Meet-n-Greet – October 17, 2022

11. Councilmember Comments

12. Adjournment:

Next Meeting will be held on Monday, July 18th at 7:00PM IN PERSON 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. 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 at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTICE AND AGENDA

DRAFT MEETING MINUTES

**18 Valley Road, Oak View
Monday, May 16, 2022 – 7:00 PM**

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

Council Members: Barbara **Member Kennedy**, Grace **Member Malloy**, Terry **Member Wright**

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 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

The meeting was called to order at 7:02 PM

2. Flag Salute

3. Roll Call - All members present minus Joe Westbury

4. Adoption of the Agenda

No Comments on the Agenda. Moved by **Chair Cohen**, Seconded by **Member Malloy**.
Approved unanimously.

5. Public Comments by Citizens on Matters Not Appearing on the Agenda

John Brooks - It's a joy to see so many people and had an email to send and was asked to speak to comment on the agenda. Dangerous sidewalk from Oak View Ave to the parking lot by the Goodwill store. The sidewalk needs to be repaired/replaced. Maruja got them to remove the rebar; there is a safety issue with pooling and dirt/cobble, please remove the obstruction and regrade the pathway, and get rid of the trash. Caltrans completed a much larger sidewalk along Miramonte on the eastside; why is Oak View not treated the same way? I'd like to know - can we fundraise to do it if Caltrans can't do it? I can get \$10,000 probably by tomorrow to do that project if they let us do it. I know it's in the project in 2026 but let the community do it. Please put this on a future agenda for more work on this area. Thank you to Dave Ward for his work on the southern California wastewater environmental impact report.

Ron Solorzano – Regional librarian for the Ojai Valley; please be aware that as of yesterday the Summer Reading Program has begun - geared towards youth and parents can take part. Young ones can track the minutes; adults can track their books, and you can enter giveaways. Looking to

have our in-person reading times for kids. Please contact Sharon at the Oak View Library or me at the Ojai Library.

Jeffrey Starkweather – Meiners Oaks resident and Nordhoff alumni; something for a future agenda item or for Matt's office to look into; Discussion regarding building a swimming pool at NHS and debating on the size of it; Need to make it for the whole community, not just for the high school; School may get together with the Ojai City rec department; More than half of the kids live in the unincorporated community and it seems that the County should also be at the table regarding these discussions and ability to have this used by all people; please encourage all county rec to get involved.

6. City of Ojai Planning Commission Update

Jamie Bennett – PC with the City of Ojai - Just joined about 6 months ago; reporting this first time; have been very busy this month and a half - you may have heard about the school district is trying to figure out how to dispose of chaparral auditorium and some historic school building; gave an update on the El Roblar Hotel. PC will vote on a proposal that is brought before them and can be approved or denied and can be appealed to the City Council. It was sent to the historic preservation commission and approved with a certain façade, passed 4-1 majority. El Roblar went to City Council on Appeal.

City Council had been approached by several people to lobby for the sale of cannabis from Bryant Circle to Ojai Ave. at the east end of town, CC deferred it to the PC. Took testimony, ultimately, met and there were several things were that in the proposal; 1. sale of seedling plants at the three existing cannabis retailers, but they cannot sell fresh plants. 2. request is that they have on-site lounges for consumption. Except we have a No Smoking Ordinance; and the two ordinances would conflict, but they could eat edibles and that was the recommendation to them. However, did not allow the expansion of the number of venues from 3 and did not approve moving to the main part of town.

A lot of new restaurants in Ojai now... now we have 7 new restaurants that are built and operating or are approved and will be operating in the next 18 months.

7. Approval of the Meeting Minutes of April 18, 2022

Motioned: Member Wright

Seconded: Member Kennedy

Upon call of the roll the vote was as follows:

Ayes: Members Kennedy, Member Malloy, Member Wright

Noes: 0

Abstain: Chair Cohen

Motion Carries: 3 – 0

Formal Items:

8. Review of a Modification to Conditional Use Permit for Camp Ramah (Case No. PL18-0052)

The applicant, Camp Ramah in California, requests the continued operation and maintenance of a camp for a 20-year term through a Conditional Use Permit (CUP) modification. The expansion of the CUP permit boundary, and construction of accessory structures that total 15,887 sq. ft. is also proposed. The project site is addressed at 385 Fairview Road, in the community of Ojai. The

nearest cross streets are Camp Ramah Road and Fairview Road. The subject property is comprised of approximately 431.45 acres. The Camp Ramah CUP boundary encompasses 83.45 acres. The property is zoned Rural and Open Space, with a land use designation of Rural Institutional and Open Space.

Staff Presentation - Planning Staff (Jennifer Trunk) presented the attached PowerPoint and informed meeting participants that there are mailing lists to the back of the room for all parties should they be outside of the mandated 300 feet radius notice. There are four mitigation measures, the current CUP and operation does not have an expiration date. Received a letter from the water purveyor based on the project and the district indicated that they should not exceed the water allocation. Cozy Dell and Foothill Trail will not be affected by the project and will remain as a public trail. The comment period for the MND ends May 25, 2022. The OVMAC reviewed the project in December 2019 and provided recommended conditions of approval.

Member Malloy - How is it that the additional beds would not increase the number of campers?

Planning Staff - They have a number of estimated campers for the summer included in the permit, between 600-700. They are simply spreading them out, breaking out the boys by age group.

Member Malloy - Is there anyone overseeing the number of campers, is there a way for the neighbors to check-in? That's a bit of a difference in traffic.

Planning Staff - The original special use permit did not indicate a head count for both staff and campers, this permit provides that detail. The camp may keep records of enrollment that could be requested.

Member Malloy - Why add those two very large open space parcels to the CUP if there is nothing changing in those spaces?

Planning Staff - I will defer that to Steve Welton of the applicant team.

Chair Cohen - Could you explain the change from 2019 to now, how the prior understanding that the special events ordinance would have applied and now doesn't?

Planning Staff - The special events ordinance was adopted within that time and only applies to specific zones. Does not apply to this zone, any events that would occur would be on the existing CUP.

Member Kennedy - Existing Ezra Café, what are the hours now?

Planning Staff - It's run by staff for staff not campers. Closes at 11 pm and is near the dining commons, like a coffee shop.

Applicant Presentation – Steve Welton Agent

Steve Welton - The project hasn't changed since we were last here in 2019. The primary goal of this application is to provide an interior functional space for the camps existing leadership program. The secondary goal is to provide a reception and drop-off area to improve the flow for check-in and reduce the circulation of buses, etc. We are prepared to accept mitigation measures recommended in the MND and the conditions from the MAC received in 2019, such as noise blankets. Had noise study done in 2020 and is going to include an automatic sound system. This system would automatically limit the amount of power going into the speakers, therefore the

volume of those speakers would not exceed the thresholds provided by the county. The CUP that is in effect would be fallen back on if denied and we hope this one would be approved with the proposed CUP which provides significant mitigation measures and enforceable parameters. We prefer to work with everyone to find solutions.

Introduced Board Chair Ellen Brown, Executive Director Rabbi Joe, CEO Randy Michaels, Board Member Lisa, staffer Jason, Maria Brewer Director of Operations, Jane Carroll, Project Architect, Jackline, Counsel for camp. Not present but available for questions, Jonathon Leech, acoustic consultant and is available on stand-by.

The parcels are owned by the camp currently, want to add them to the camp because they do use them for activities and recreation. Café Ezra is open one night a week during summer camp until 11 pm, with café level music, 45 dp is the maximum allowed for that time, which is about the noise level of a refrigerator.

Applicant Team (Rabbi Joe) - Thank you for welcoming us back, and happy to have this conversation. What is Camp Rama is a Jewish Non-Profit Summer Camp. Was originally on Foothill Drive in 1955 and is now on Fairview. As a non-profit camp, only serve non-profit organizations, in Jewish and non-Jewish communities. Most non-Jewish organizations are from Ventura County and do host a few private affairs, weddings, and bar-mitzvahs during the year. Our campers are 8 – 16 yrs. old, primarily from the west coast. We were able to operate last summer, as all of us have been able to return to life, which really reinforced the significance of these types of events for kids. Some of our neighbors we know by face and by name, and from my faith traditions, a lot of what makes our faith is based on listening. We will offer that to this foundation to listen and enhance our partnership with our neighbors. Café Ezra is a vocational educational program run by kids with special needs. That's the Thursday night activity that is happening until 11 pm. In terms of adding beds, we can show with our record and within our legal limit, that with more indoor programming we would have more room to do this type of program for 16 years as their final camping year. We have an occupancy limit, and this won't carry us over that limit at all.

Applicant Team (Steve Welton) - mentioned that the Ohan locates on one of those parcels, so it is on the open space parcel.

Chair Cohen – the report mentions a few places and the work you are doing with the Ojai Valley Land Conservancy (OVLC), an easement to the trail, and other conservation measures.

Applicant Team (Camp Ramah staff/board member) – we tried to work with OVLC to deed part of the parcel, but there is an existing forest service easement so the OVLC couldn't take that easement on top of another easement, we couldn't do it legally, but the trails are still open. The open space is being protected by the camp because there are no plans to build anything there. But if the camp was able make the agreement with the OVLC, the camp would be open to that and it was intended to be part of the CUP, but we ran into legal concerns.

Member Malloy – About how long is a Will Serve Letter good for with water? This one was issued in 2016.

Planning Staff - Water Serve letter is required before you get a building permit. The applicant team has been given updated letters as needed, the latest being 2020 or 2021.

Member Malloy - As part of the CUP are there any requirements for landscaping to be native and greywater usage.

Planning Staff – In regard to landscaping the State adopted the Model Efficient Landscape Ordinance (MELO). it's driven by a water budget and have to plant by hydro-zones. Our ordinance says it must be native, near developed areas people want to do ornamental so we say non-native, non-invasive in those particular areas, but it all has to meet the water budget. So any landscape plan is subject to MELO and would all have to be native.

Applicant Team (Steve Welton) – When the water was done, looked at what the actual allocation was from Ojai Valley Water District, and that was an acre-foot, and looked at our actual usage over since then, have been averaging well below the actual allocation.

Member Malloy - You mentioned water offset measures

Planning Staff – typically see plumbing fixtures that are water-efficient, rainwater collection.

Applicant Team (Rabbi Joe) - Ramah maintains a 2.5 million gallon open reservoir that is dually fed from Casitas water and a well that we dug, it's used for a little bit of irrigation on the camp but primarily is used for fire mitigation. It was used extensively by helicopters in the Thomas Fire.

Member Malloy – There was mention of temporary speakers in areas where sound is a concern – has there been any training on where to place and point speakers? CUP is very specific and that sounds hard to implement – could these be more permanent speakers or slots?

Applicant Team (Rabbi Joe) – spaces with speakers are the sports courts, amphitheater and off the dining hall, these speakers have the sound attenuating system attached to them. However, in working with kids, it will also be a supervision challenge that we will continue to work on.

Member Malloy – As part of having suggestions about this CUP, we are also recommending the legalization of structures and the sports courts. Have you reviewed if they are all now up to code, because that information was not included in this packet.

Planning Staff – My understanding is that these structures that will be brought into the scope of the permit, any illegally constructed building that requires a permit, would be required to go through the process, legalized and brought up to code.

Applicant Team (Steve Welton) – There are few structures not permitted, an outdoor sports court, a restroom that has a meditation deck with a shade structure and other minor structures. Not talking about cabins or living spaces.

Member Malloy- just want to make sure we understand what we are doing.

Planning Staff – for clarification the sports court that needs the sound attenuation, will that need the sound blankets or the tennis courts?

Applicant Team (Rabbi Joe) – No it's the tennis courts adjacent to it.

Chair Cohen – Question about daily visitors, in the reports there are figures of about 900 and then a figure of 1800? Are those the maximum cap or is that the level you have now? They seem high.

Applicant Team (Steve Welton) – Referring to the project description, we used the maximum density we had based on the acreage to show the total amount of campers that would be allowed based on that density depending on the type of zone you have. Just calculated what you could have theoretically given the acreage. With existing acreage, the maximum overnight campers are

855 and the maximum day use is 1709 of the ordinance for the existing parcels now.

Chair Cohen - Is that level anticipated or are you experiencing that level of use now?

Applicant Team (Steve Welton) – The rabbi can speak to it, but it varies throughout the year depending on what's happening.

Applicant Team (Rabbi Joe) – We have had a visitors' day which historically has been a difficult day for our neighbors. So we have changed their parking to Nordhoff High School, and bus people in from there to help ameliorate traffic concerns. That's the only day we might have 1,000 visitors or something like that.

Member Malloy – Just to confirm, this CUP establishes what numbers exactly for campers, staff? 665? Good to have in mind as we move to talk about having an official limit on the number campers, as you are voluntarily accepting these numbers.

Planning Staff - 2 two-week sessions available for campers during the summer months camp Ramah hosts 600- 650 campers over each four-week session. Camp Ramah summer sessions include 93-day time and 255 overnight employees, and 6 residents who live on site. One family visitation day, per camp session, only during the day, and the camp outdoor programs occur 7:45 am – 9 pm, Sunday through Friday, and on 7:45 am and 10 pm on Saturdays. For NON summer programs and activities, camp Ramah hosts approx. 90 programs and activities per year for adult and youth campers. During non-summer months, camp Ramah is staffed by 37 daytime employees and 2 residents who live onsite. The non-summer months activities generally occur Monday through Sunday 8 am to 10 pm (see attachment 5 of the MND for the snapshots of the year 2019).

Chair Cohen – Does the CUP require the number of attendees doesn't go over those or does it allow for these 900 & 1800 figures?

Planning Staff – the project description is based on what their estimated enrollment is. That is what is being analyzed.

Member Malloy – So if they go over, the CUP is null?

Planning Staff – No, they would have to modify. So we would know that they have the accommodation for it but any other potential impact issue area is analyzed.

Member Malloy – Is the term typically 20 years for a camp this size? Could be it 10 years?

Planning Staff - it's ordinarily up to the decision-maker as to the term of the permit. Ordinarily, we see 10-year permits, but because it's very expensive to do this we are entertaining longer terms but it is a use permit and if they aren't good servants of their permit it could jeopardize their CUP and it could go before the decision-makers if in violation.

Member Kennedy – do we have any records of what violations have occurred with the current CUP?

Planning Staff - Not personally, but we do have a division that does take complaints, would need to defer to our condition's compliance division to any Compliance complaints have been received. We are a complaint-based county, so planning staff cannot file the complaint, it would have to come from a neighbor or the general public.

Planning Staff (Dave Ward) - we do review CUPs on a three-year rolling basis, as our initiative to go back check-in with the operator and, check the conditions to make sure that they are operating as envisioned under the permit.

Member Malloy – If there were to be complaints would you address them on the 3-year cycle and not on the 20-year cycle?

Planning Staff – Complaints are investigated when they are received. Would not wait for the third year.

Applicant Team (Steve Welton) - Wanted to clarify that you understand how the proposed Sound Attenuation will work - it will be used in conjunction with our sound engineer who will measure sound levels at the property boundary. The sound monitoring systems compare that to the county's noise ordinance what is allowed at certain times of the day, measure that on the system at a certain level, figure out what the voltage is for that to be in compliance, and set that as the maximum that the speaker system can operate on. So you physical cannot exceed the sound level threshold.

Chair Cohen opened up the item for Public Comment.

PUBLIC COMMENT:

Jane Carroll: Signed up for public comment because even though I have worked with Camp Ramah (CR) since 1992. Also had a relationship with KFA; but I'm speaking as a resident and parent of the Ojai Valley. Interesting that both are on tonight; one of the attractions of being here, is the ethical and spiritual education from many organizations, for both children and adults. Understand that there are concerns with traffic, noise, lights, sound, and those definitely need to be mitigated, for the neighbors, but know not alone in valuing what these organizations have brought over the years to this area.

Christine White: located at 1417 Foothill Rd – but the sound carries up the hill and it's very loud in the evenings till late.... But sound may not be spreading at the monitors but the sound goes up, and it does impact us. Sitting on our back patio and can hear music loud, Fleetwood Mac, it's like a rock concert and that's from the amplified music system. When I think of a camp, I think of just singing and guitar playing acoustic, not amplified music system until 10 pm. In the past, the hours get pushed out a bit as kids love the music and love to dance, but its too loud for the neighbors. I don't think 300 feet is not enough for the public notice, needs to be a larger radius of ½ mile. The 24-hour phone number is not really enforceable, doesn't always have an answer, and then say that we are allowed to make noise; there should be a line to the County that the County can go and explain; Feels the CUP goes into a drawer and there needs to be a better system of tracking. Not really enforced, no way to really check up on things, needs to be a better complaint tracking system. Perhaps on the internet so there can follow up by the county and people can track in real time. 90 events, are the events defined as one day or can they be weeklong events? Need clarification on how many days those events really are.

Ramona Schroder: In the spirit of the debate, going to give the counterpoint; Fairview is a small country road, only about 32 feet wide. Have heard that it might have to get widened, are we all going to have to pay for that? Brought seven letters from the neighbors closets to the camp entrance, sent to the OVMAC, all of whom say to absolutely deny CUP full stop; it's very serious; we've been doing this for decades; the house I live in is right across the street. My family has been there before Camp Ramah, they razed an orchid farm to build the camp. Fairview neighbors could walk down what is now Camp Ramah Road, all the way to the foothill trail, not anymore, there is a guard gate. How did that happen? What happened to that road? Did it go from public to

private to guard gate? Mark my words this will happen with the Cozy Dell and the other trail. Someone will put a rouse out there and there will be a guard gate. We will have to deal with this for years to come. The camp hasn't been a good neighbor, the noise vibrations, traffic, and light pollution is unbearable. There have been incidents of trespass and vandalism, we've had to put up \$22,000 worth of fencing, gates and surveillance. To whom do I send the bill? The County of Ventura supports and rubber stamps whatever camp Ramah requests. While neighbors bare the brunt while the camp rakes in the income, possibly tax free. Bed tax? They have a 55-room hotel. How is this helping our magical valley? Please make sure there are 7 letters that are received and put in the permanent file.

Tim and Nona Reed: I am a neighbor and I have a different view. I live at 321 Fairview Rd. at the top of Fairview Road and next to the reservoir and meditation deck. Camp Ramah was so kind, they let me have my son's wedding on the deck, allowed my guest to park at the camp, using their guard services. They have been nothing but a good neighbor to me for 35 years. I mean no disrespect to my neighbors and I want to be clear on the topography of my home, I have a mountain between me and Camp Ramah and I have no noise complaints. I'm the lucky one, I appreciate what they are saying. When the fire came, there was a buffer, and the helicopters were dipping into their (Camp Ramah's) reservoir dumping water into our neighborhood. There are some real positive things Camp Ramah does, I appreciate their complaints and if it was me, I would have a different opinion. I have had nothing but good experiences with the camp.

Nona: I've been a neighbor for 58 years - back entrance to Camp Ramah, have had a great relationship with the Camp. Now I live at a different residence, any time there's been any issues they've always been so nice. I really believe when they did all the fire prevention, it saved our home, it saved our loved ones, and our neighborhood. They do a huge firebreak around the whole property. They have been great neighbors.

Diane Bertoy: Live on Foothill Road and looked at the water use, I read almost all of the 598 pages of the MND, 15-18 and 227; one section I wrote they are going to increase water allocation by 5.5 acre-foot per year and casitas may have to level a conservative penalty. County has a way of giving a number of people allowed per acre, but now they can have much more if the County planning lets them. It happened in the 70's the camp got bigger and noisier, more electric equipment. Rabbi and Michael are wonderful, they do listen, but I don't think they are able to monitor the young adults and older teens that want to party at night. I can still hear them in my bedroom with the windows closed with earplugs. Spoke to letter in 1988 issued by the County. I don't think they can monitor them, it's a big area. When they take down the protected oaks I will have access to my side of the property; and am giving you this letter. Wish they would be quiet at least by 9 pm.

Jerry Maryniuk: Diane's husband - we moved to Ojai to be to Paradise; the noise is such a big problem, and have tried to get out of Ojai for the Summer to avoid the noise. The noise really does go straight uphill to us. I want to thank Rabbi Joe and Randy Michaels for all their efforts to truly be good neighbors. I fully support the camp, but I don't support the noise. I'm worried about 40 years of complaints and supposed remediations and fixing problems, the same problems still exist. I am not confident that these remediations will take care of the problem. I think its foolish to consider a 20 years CUP based on remediations that no one knows if they are going to make a difference. We could use as a guiding principle the Ventura County Noise Ordinance which prohibits noise in a residential zone during the times of 9 pm and 7 am at a distance of 50 feet from the property line. Also worried by bullhorns they are loud and obnoxious. The sounds studies measure an average noise level over an hour, a bullhorn and people screaming, may only be there for a few minutes but the noise peaks are what wake you at night. I ask that you recommend to the Board of Supervisors to approve a temporary more limited CUP and reassess in a year and then decide if more changes are needed.

Julie Grist: Live on 1477 Foothill less than a mile from Camp Ramah; it is noisy, it's open space, it bounces and the idea of sound blankets around a court is ridiculous because the sound goes up and they play a lot of teen music. Just want to say it should never be 20 years for the CUP because we've been fighting and having problems all along. The mitigation efforts have not worked at all, we do call Rabbi Joe and faculty and say "ok we'll take care of it" but they are not onsite. The idea of putting a limit on the speakers is great, but even if they are pointed in a certain way, someone is going to hear it. I think they need to limit the number of outside guests, 90 events, that's 2-times per week. We hear the parties and weddings, people want to have fun, but shouldn't go to 10 pm. You can't sit outside and look at the moon for a few minutes without feeling interrupted, it really affects our quiet Ojai Valley. I would like to suggest, instead of building new dorms, why don't they build a big interior gym and they can have all their events inside. The CUP should have a well-designed landscaping plan; they are removing oaks, and I don't think it should include the additional parcels which would make it even more campers.

Scott Supan: Live at 547, a few driveways from the camp, lived here for 30 years. I've had the pleasure of hearing the children have a wonderful time, it's what kids should be doing. Tim lives on the other side of the mountain; he's insulated from the noise. McDonald drain which is Fairview Rd. it's a box canyon, one way in and one way out. There's a creek and nesting turtles, western pond turtles and the location of the Camp is in the Valley. I have NO complaints; other than in the evenings, the noise has nowhere to go – it goes straight up the back, or it goes straight down the valley. It's a box canyon. You guys want to have fun, I totally appreciate that, the neighbors want to have peace and quiet; it's not a plains area, whatever happens there, transmits straight down the valley or up out of the valley. Sound mitigation is a wonderful idea, but it's hard to maintain, it's hard to secure it to make it non-fallible. But the last couple of years have gotten louder than ever before. We love hearing the kids, but we need to mitigate the noise. Don't believe it would be in the best interest of the Valley to were to expand on that, because things creep, you set up something a certain way and then things get bigger. Would caution against expanding CUP. There is no easy way out, the only way is to make less noise.

Scott Lundy: local contractor, wants to say something in favor of the camp; they contracted me to replace all exterior lights with dark sky compliant lights. I told them it's an Ojai City ordinance, but they wanted to do it even when it wasn't required. They spent a lot of money on their oak tree maintenance, there is no way they are going to cut them, they love their trees.

Elaine Aliberti: I live about a mile (from the camp), many of my neighbors were not notified of the proposed major expansion, just found out about the proposed CUP a couple of days ago. When they are in full operation can hear them loud and clear. This is not a little boom-box situation, this is you better like their choice of music because it's in your living room day or night, every night of the week when they are fully operational in the summer. I cannot sit outside and enjoy my music, I have to listen to theirs. They are proposing to build 15k sq. ft. of new structures, but none of these structures are going to address our problems of noise. They could build a gym and have all their activities, café Ezra and all amplified music in there, like most schools, but instead they want to impose upon us. These mitigation measures are easily reversible. Sound blankets can be lifted up, sound speakers can be turned around and volume turned up, etc., kids are tech-savvy. By their own admission tonight, they know there have been these problems for a while, they know they need to do mitigation measures, they've stated they hope to get CUP and then do mitigation measures. They know they are disturbing us, by allowing them the CUP you are asking the coyote to guard the hen house. This is not working, they are only going to do these mitigations when they are down to the wire, and then let the teenagers pull the plug. This isn't fair to us, we have been complaining for this for decades, we have complaints filed back in the 80's. They make recommendations, there should be a contact number, but it hasn't been handled. They know they need to mitigate the sound, why haven't you done it yet? NO to any major expansion

of the of the CUP, no to the CUP at all, make them abide by the law, the Ventura County ordinances, the California State criminal law for public nuisance and public disturbance, this isn't fair to the neighborhood.

Applicant Team Response to Public Comments:

Rabbi Joe: Would like to clarify a few things, in regard to trees, we've had several near misses of tree branches or trees that have fallen, within seconds or feet of children or young adults being killed. As a non-profit we've spent an unimaginable amount of money for tree mitigation, studies and planting of new trees. We applied for a tree-planting grant with the county. The Mahon village less than half the space is for dorms, and over half will be multi-purpose programming space. It is an indoor programming space. Our only sizeable indoor space is our dining hall. This will provide a meaningful indoor space. There have been great strides since I've been here in 2011, there is a significant difference in terms of late-night music and yelling, would hope there is at least some recognition of the trajectory of the relationship we are trying to build.

Randy: in regard to the comment about the increased level of noise in the last few years, the fires did actually impact that, the lessened some of the dampening around, that created some of that noise that's continuing. The trajectory is there, but we've had some things that have impacted our ability to put some of those mitigations in place, just wanted to make that point.

Steve Welton: In regard to the 90 events, that is based on a 2019 baseline, of events that occurred in 2019. So that's why it that was mentioned in the MND, we are not proposing 90 new events. The county used the baseline to make determination. Those are events could have several days, some can be over weekend and some just during the daytime.

Member Wright: Is 90 events what you are approved for by permits or what you've done historically.

Steve Welton: There is currently no limit, the county was trying to determine that, the camp provided their roster of all their event attendees and cars.

In terms of density from the existing acreage the additional parcels, open space. Yes, it does potentially increase the threshold, but the actual amount is very low, it would only be like 80 more if they use the land use density. The benefit of adding the open space acreage is minimal in terms of additional campers allowed under county ordinance for a maximum allowed overnight or during the day. It's a very small number or people per acreage.

Lisa _____: Land Use Counsel for Camp Ramah - want to clarify what is current and what is proposed; the existing permit does not have any real book ends or thresholds; through this process, this has taken 5 years; we are looking at including these measures and thresholds are part of this. There's no ability for the kids to take over and up the volume. The kids are not allowed to have cell phones or ability to connect with the system; the system is closed and it's set up in a way that no one can affect it. If the CUP is not approved, then you are left with the status-quo. The six trees that were going to removed were destroyed with the fire. No other trees will be removed. Through the approval of this CUP modification, there will be improvements that will be monitorable that the camp is accountable for because they are specifically written in mitigation measures. The county can have violation hearings based on the CUP that is on file, which it does not currently have the ability to do. Currently no mitigation measures related to noise in there, once they are in there you can enforce them, in that way that nothing is right now. What's on the table now is modifying the existing CUP with no expiration date, not to shut down the camp, not what we are talking about. We are trying to figure out a way to make things better at the camp that gives you more control and more push points that you can reach out to the county if there is an issue and having an expiration where they would need to go back and get it renewed, because

it doesn't exist right now, if they don't have that, they can just operate forever. The CUP is not expired, this is not a renewal, this is a modification to a CUP that exists and could exist for eternity. Instead of allowing that to happen the camp is volunteering conditions, it's volunteering set limits on the number of campers, this is the opportunity to create an umbrella under which the camp can operate. That is what the camp is agreeing to, to numbers, to mitigation measures, and to a time they have to come back and get it renewed in 20 years.

Member Wright: Want to discuss the Sound Study, get clarification on the numbers taken at 3 locations. Were the locations selected because they were the worst?

Planning Staff: There were 3 off-site residences that agreed to have noise measured at their property. Unsure if they were the worst, but they volunteered.

Member Wright:: 99% of the time all 3 were within the legal limit. What would be the difference in the future? It sounds like this would only get better if these mitigations were in place. Would the applicant be willing to go below the limit on a regular basis so it won't exceeded in the future? Is that a possibility?

Applicant team: Noise analysis didn't have the noise mitigations, so the idea is when you add the mitigations measures would be significantly lower than what it already is right now which already doesn't violate the noise standards.

Member Wright:: Can we go below the limit to appease the neighbors?

Applicant team: As its going to be designed right now, its simplest to design to the 10 pm timeframe at 50 dba, whereas we could be at 55 dba during the day. 1 setting for all day, which is the most limited setting, so yes in a way we are already below of what's proposed. Would not violate the 45 dba that kicks in at 10 pm, we would have no sounds at 10 pm. The only sound would be café Ezra which will comply. So the dba thresholds are 6 am – 7 pm is 55 dba, 7 – 10 pm is 50 dba, 10 pm – 6 am is 45 dba.

Member Kennedy: asked about the County Ordinance stating there is a 9 pm notice
Applicant team: Louder or raucous noise policy is different than the noise ordinance. There are multiple ordinances, there's sustained noise and then loud short-term blasts. The technical report included all noise ordinances as part of the analysis.

Chair Cohen: why is there a 10 pm cut off and not a 9 pm for amplified sound?

Member Malloy: How would camp staff feel about a 9 pm no amplified music, would that be a problem?

Rabbi Joe: That would be difficult, my staff already hates me because of what I've done in the past years in terms of stopping when we do. For older kids I think volume direction needs to managed appropriately, 9 pm hard across the board would be difficult to do that.

Member Malloy: You all do so much other great stuff other than amplified music after 9 pm. How important is amplified sound after 9 pm to the culture of the camp? Is it something that could be shifted inside?

Applicant team: Can't be shifted inside, we are talking about different age groups, would love the idea of creating a big multi-purpose building that could house the whole camp, but not in the cards for various reasons. The older kids finish dinner and have an evening program, not a loud dance party, but something that includes music and 9 pm sounds uncomfortably early.

Applicant team: Camp observes Sabbath, so no amplified sounds on Friday, Saturday you can't start any amplified sound until it's dark out, around 8:45 pm so they only have about an hour where they can have amplified sound which is the end of Sabbath celebration. The possibility of weekend amplified sound is very limited. We've been excellent about stopping on time at 10 pm.

9:04 PM Closing public comment closed; deliberations:

Chair Cohen: Want to confirm that the easement for the trail couldn't happen the way it was envisioned, did not see anything about a mitigation measure for making sure access is continued. Would love for that to be formalized to ensure that there is continued public access.

Applicant team: we have no problem with it. Your previous recommendations included that and we are ready to accept that.

Planning Staff: This is an environmental document that has mitigation measures in it. At the staff report stage we can apply conditions of approval. There aren't any recorded easements, however, there is such a thing as prescriptive easement which means they are constantly being used, so would never be taken from the public.

Chair Cohen: Would like to see more details about landscaping, greywater, rainwater.

Member Wright – Want final confirmation that the sound will be limited to 50 dba? Will the monitors used during the study be out there at the residences?

Applicant team: The Sound engineer proposes to monitor property boundaries and set electric values so that it won't exceeded. Set along with the sound blankets and other measures as set the CUP.

Member Malloy: Would it be possible to have a condition that the sound surveys are done at the exact same locations and put in the exact same place after the mitigations are all in place and during a typical summer camp? Would the applicant be comfortable doing that?

Rabbi Joe: Sure.

Planning Staff: If the residents agree

Rabbi Joe: we do not use megaphones, we only have them for emergencies. No megaphones used throughout the summer or used to speak to a group. I recognize that the alarm that go on those can be very jarring, that's something that we used periodically, but now is something we have absolutely eliminated. We use a microphone with speakers set up, being one of the 3 locations with permitted speakers with limits. We have two emergency poles that have alarms and are tested and we have emergency drills at beginning of 4 week sessions, with prerecorded messages for emergency situations.

Member Malloy – the sound blankets to be put up sounded like they were going to be up and down with sports, possible to leave them up?

Applicant team: Wouldn't be practical for us to move them, the recommendation was to have them at 8 feet, the neighbors wanted 10 feet, so we moved them to 10 feet, it's just not practical so we were intending to take it down.

Member Malloy: could we change them it permanently?

Rabbi Joe: from a supervision of children perspective there is concern with security and views of the children. Make sure they are okay. I don't like the entire southern and eastern portion of our tennis courts blocked off. If the technology exists that could go up and down yes, but not permanent because of safety concerns.

Chair Cohen - the restriction on the PA system sounds like a good idea, and want to make sure there is something that works because it hasn't been implemented yet a that it actually fixes the noise problem that has been going on for a long time. I know you are offering these things voluntarily in exchange for the ability to build this additional structure.

Member Kennedy: I feel that that the County Planning Division will be on it, if someone has a complaint, they're going to be dealing with it right away and they are going to know if they are within their means. I can attest that the county of Ventura planning will be monitoring this very closely.

Audience member: I had it monitored on mine (property) and would be happy to offer it again.

Member Malloy: It sounds like the new space is really for the older teens, I imagine it's them and the counselors that like their music loud late, I would imagine that they'd be open to moving things indoors. Is that something you could work into your handbook, maybe encourage them.

Chair Cohen - Would recommend approval provided that the Cozy Dell easement is more formalized, as long as the landscaping and greywater plans are more formalized, and as long as there is a follow up monitoring put in place for the automatic noise reduction program that involves willing neighbors for additional sound analysis after implementing the noise mitigations; that staff looks into 9 pm instead of 10 pm, and to remove the tree removal part, with all other comments remaining from the Meeting Minutes of Dec. 2019 with the exception of the Café Ezra; once Mahon is constructed, move Café Ezra activities into said space or other indoor space.

Moved: Chair Cohen

Seconded: Member Malloy

Upon call of the roll the vote was as follows:

Ayes: **Member Wright, Member Malloy, Member Kennedy, Chair Cohen**

Noes: None

Absent:

Motion Carries: 4-0

Let the record show that after the OVMAC 5/16 meeting, staff and the applicant team confirmed that four trees are going to be removed. These are not located on the Open Space Parcel and are not Heritage Trees. The loss will be mitigated in accordance with County policies.

9. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)

Motion to continue this Item No. 9 to Special Meeting to the Oak View Parks and Rec Center. 5/25 at 7pm.

Moved: Chair Cohen

Seconded: Member Malloy

Upon call of the roll the vote was as follows:

Ayes: **Member Wright, Member Malloy, Member Kennedy, Chair Cohen**

Noes: None

Absent:

Motion Carries: 4-0

10. Announcements and Updates

- a. County Planning Ojai Valley Traffic Policy Presentation – June 20, 2022
- b. CHP Public Information Officer Presentation – July 18, 2022
- c. Hwy 33 Intermodal Study – Cal Trans Update – Fall 2022
- d. Congressman Carbajal Meet-n-Greet – Still TBD
- e. Potential Video Recording of OVMAC Meetings

11. Councilmember Comments

Letter of Support for the Grazing Option and Fire Safe Council. Will be sending a letter via email for confirmation to the MAC and then sending it to Chris for the grant application. Moved by **Chair Cohen**, Seconded by **Member Kennedy**. Unanimously approved.

12. Meeting Adjourned at 9:33 PM.

The next REGULAR meeting will be held on **Monday, June 20th at 7:00 PM IN PERSON at the Oak View Community Center.**

****The Krishnamurti Item will be heard at a SPECIAL meeting at the Oak View Parks and Recreation Center at 555 Mahoney Avenue on May 25, 2022.**

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. 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 at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

May 16, 2022

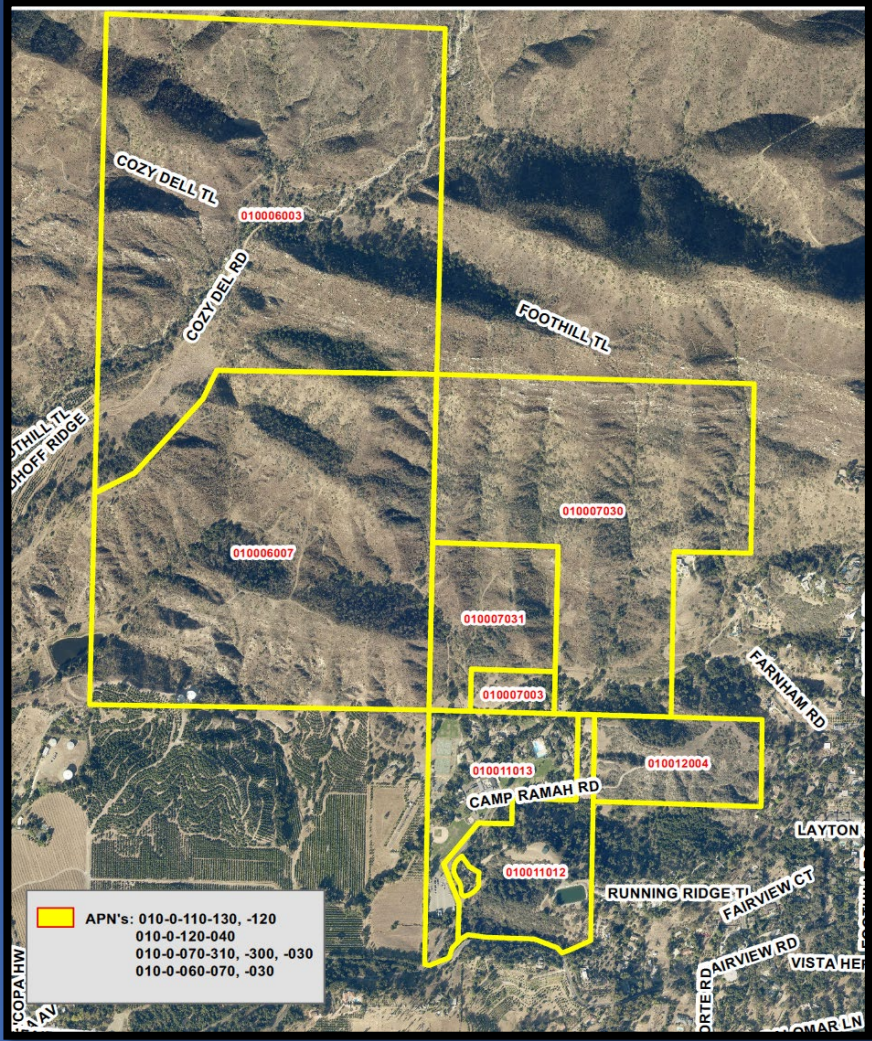
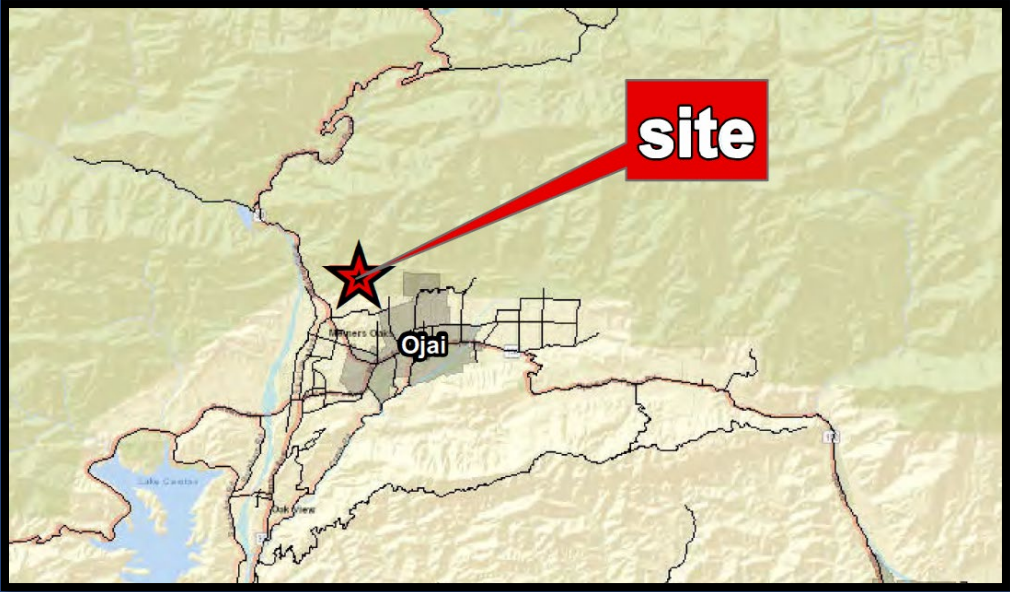
Ojai Valley Municipal Advisory Committee

**Camp Ramah Major Modification
Case No. PL18-0052**



**Resource Management Agency, Planning Division
Jennifer Trunk, Manager, Residential Permits Section**

Aerial Map



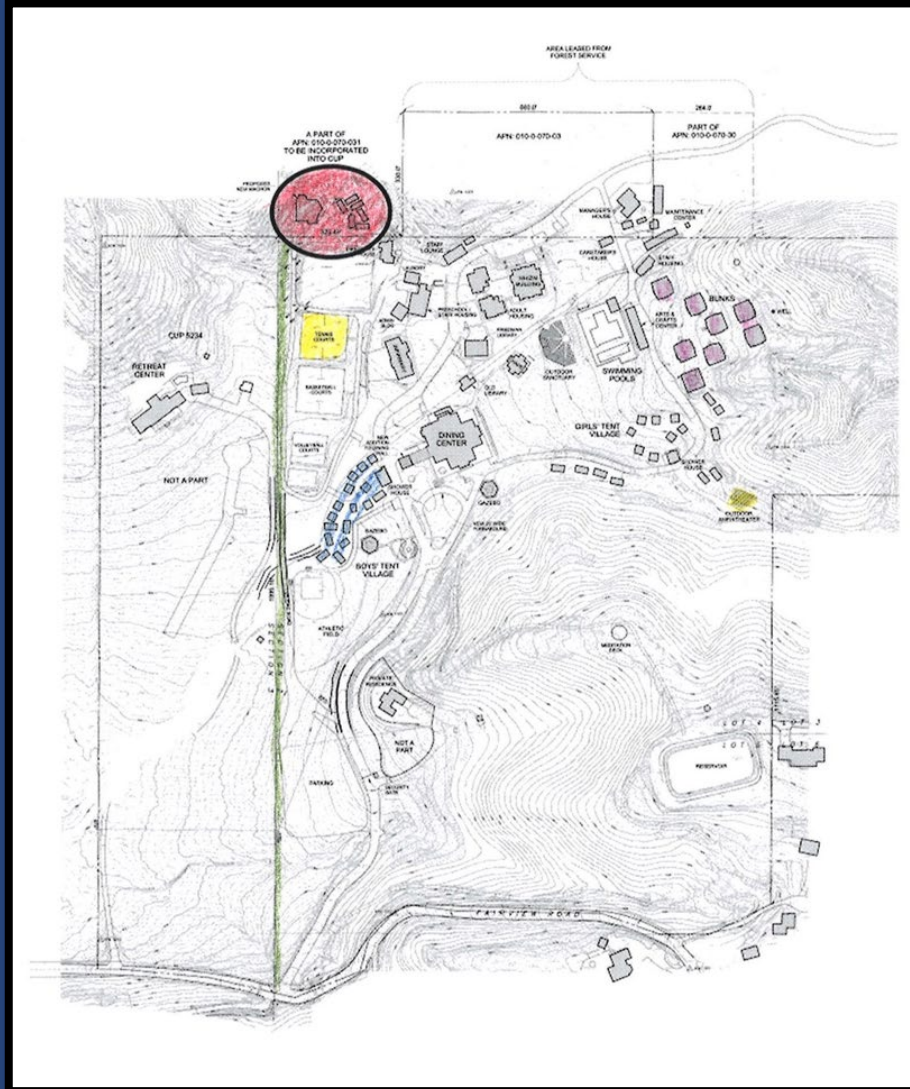






Rural and Open Space

Rural Institutional and Open Space

- Open Space (OS) 80 ac Temporary Rental Units, Dark Sky (TRU/DKS) Overlays
- OS 80 ac TRU/DKS, Scenic Resources Protection (SRP) Overlays
- OS 40 ac TRU/DKS/SRP
- Rural Exclusive (RE) 20 ac TRU/DKS

Site Plan



-  Machon Village
-  Tennis Courts & Amphitheater
-  Boys Tents
-  Girls Cabins
-  Western CUP Boundary

Project Description



Camp Ramah Major Modification (Case No. PL18-0052) to Conditional Use Permit 3048

- Construction of the Machon Village (10,609 sq. ft.)
- Continued operation and maintenance of a camp for a 20-year term
- Expansion of CUP Boundary from 83.45 acres to 348 acres
- No increase in the number of campers or employees
- Reconfigure camper drop off area
- Legalization of existing structures (3,602 sq. ft)
- Construction of new structures (1,676 sq. ft.)
- Reception, meeting and storage added to Dining Hall
- Trellis adjacent to reception area

Environmental Review



Mitigated Negative Declaration Public Review Period: April 25th to May 25th

Issue Area	Mitigation Measure
Biological Resources	BIO-1: Tree Protection Plan BIO-2: Tree Protection Health and Monitoring BIO-3: Lighting Plan
Cultural Resources	CUL-1: Qualified Archaeologist and Native American Monitor
Noise and Vibration	N-1: Speaker location at amphitheater N-2: Noise Attenuation at basketball courts N-3: Installation of sound monitoring system on amplification systems N-4: Contact person for noise complaints



Questions?



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

SPECIAL MEETING NOTICE AND AGENDA

Wednesday, May 25th at 7:00 PM

DRAFT MEETING MINUTES

Oak View Parks and Resource Center
555 Mahoney Ave., Oak View

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

Council Members: Barbara Member Member Kennedy, Grace Member Malloy, Terry Member Wright

Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:

Option 1: E-MAIL PUBLIC COMMENT- If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at ovmac@ventura.org for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. 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. Please limit your written correspondence to 300 words or less.

Option 2 – IN PERSON PUBLIC COMMENT - If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

PLEASE READ:

ALL PUBLIC COMMENT EMAILS AND LETTERS PREVIOUSLY RECEIVED ON OR BEFORE MAY 16th HAVE BEEN RECORDED INTO THE RECORD AND HAVE BEEN TRANSMITTED TO THE OJAI VALLEY MUNICIPAL ADVISORY COUNCIL AND COUNTY PLANNING STAFF.

ALL SPEAKERS WHO SIGNED UP FOR IN-PERSON PUBLIC COMMENT AT THE MAY 16TH MEETING WILL BE HEARD IN THE ORDER RECEIVED ON THE SIGN IN SHEET.

1. Call to Order of the Meeting

Chair **Chair Cohen** called the meeting to order at 7:06PM

2. Flag Salute

3. Roll Call

Members **Member Wright, Member Member Kennedy, Chair Cohen** and **Vice Chair Westbury** present. Member **Member Malloy** was running late.

4. Adoption of the Agenda

Moved to approve as presented by Member **Member Wright**, seconded by Member **Member Member Kennedy**.

Approved unanimously.

5. Public Comments by Citizens on Matters Not Appearing on the Agenda

No members of the public had items to discuss NOT appearing on the agenda. Councilmember **Member Wright** commented on the speed limit information on the highways and signs are contradicting through Casitas Springs, and the speed indicator sign is still not working.

FORMAL ITEMS: [CONTINUED FROM OVMAC MEETING ON MAY 16, 2022]

6. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)

The **Applicant Team**, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres. The property is zoned Rural Exclusive, with a land use designation of Rural and Rural Institutional.

County Planner: Kristina Boero, Kristina.boero@ventura.org 805-654-2467

Jennifer Trunk, Jennifer.trunk@ventura.org

Chair Chair Cohen: Stated that there were 22 individuals signed up for public comment on the Krishnamurti item and would limit comment to three minutes per person. Chair **Chair Cohen** also reminded the public that the Ojai Valley Municipal Advisory Council is an Advisory body and does not make formal decisions on projects.

LET THE RECORD SHOW THAT MEMBER MALLOY ARRIVED AT 7:12 PM

- County Planning Staff presented a Power Point Presentation regarding the project and proposed Conditional Use Permit parameters.

After staff presentation, the OVMAC Members had comments and questions prior to the **Applicant Team** Presentation.

Member Wright - There is inconsistency with page 5 and 6 and approximate numbers during the day, but then up to 60 guests on page 6. The numbers are not consistent in the memorandum.

Planning Staff - Day time visitors are 35-45, from 10am to 2:30 PM and those hours were revised to avoid peak hour times of traffic. Dialogue programs take place at 2:00 PM and 7:30; and 7:30 – 10; in the weekends, the peak hour trip does not apply. Estimated 40 guests Saturday and Sunday. These are scheduled programs that would be invited to or registered; the additional guests are those people who want to just visit the site and are not necessarily going to any registered events or seminars.

Member Malloy- There wasn't any clarification of if there are numbers are limits/or maximums. Are these limits or estimates. Would the Applicant Team be open to making these limits?

Planning Staff - We can definitely take note of that and take it to the decision maker.

Chair Cohen – Sounds like they are estimates- I had the same questions, could we make them limits?

Planning Staff – Believe that Krishnamurti is using their best guess as to their operations and common attendee quantities.

Chair Cohen - What about the over 100 guests?

Planning Staff – Not overnight – the only guests that would be allowed would be 29 guests – total. That is the only overnight component. Scholars that are brought to the site and the do not bring cars.

Member Wright – Why is there such a large number of parking spaces - ?

Planning Staff – Annual event is 60, and we have up to 60 events on the weekend. There is a total of 50 parking spaces.

Member Malloy – About the parking lot, is there a plan for permeable? Is it not paved now or is it?

Planning Staff – There are portions that are, but we will look at the fire department to see if their access needs to be paved, but would be

Vice Chair Westbury – They want to change the retreat to camp; b/c they are limited to 2000 Sf;

Planning Staff – We are trying to rectify the inconsistencies by way of this project

Member Malloy – Is this space supposed to be used as a B&B or hotel>

Planning Staff – Thank you for bringing it up – it is my understanding that at one time it was advertised as a B&B. to my understanding that they have stopped doing that, and it's the permitting requirement that they need to take those advertisements off of those sites. If that does occur, its in violation of their permit.

Member Malloy – Would that include their website? Because this is up there right now.

Planning Staff – The CUP does allow for 6 overnight guests;

Member Malloy – There is no agreement that they must be part of the program? No. I've had friends that have booked rooms there, and there isn't anything in the code that calls out bed count.

Planning Staff – The code doesn't speak to bed count, it speaks to SF and needed space; The code is clear, you are only allowed a certain number of guests. What Krishnamurti is proposing here, is that they are asking the decision makers to allow for 18 scholars to reside and learn. We can shore up that condition and provide logs upon which to include provision of logs to assure that these maximums are adhered to.

Vice Chair Westbury – Has question about traffic, water, the size of the structures, and the volume of people, on the east end.

Planning Staff – Starting with traffic - the daily visitors M-F are outside the AM/PM Peak Hour trip threshold; due to the Ojai Valley Area Plan, due to the threshold requirements. So they changed their hours of operation so the guests would not be commuting during those hours; weekends do not apply.

Vice Chair Westbury- My concern is that if I'm living in that area, you have Thacher that has had construction going on for a while, and now you have the Krishnamurti building 10k SF, there will be traffic by there. I went by there yesterday and one gentleman said they need to put in a toll booth. That summed up the traffic issues for

me when I spoke with him. I have issues about the traffic, size, construction, and water... what about the water mitigation?

Planning Staff – we went through the analysis really in depth and closely. A gentleman named James Maxwell, and he really drove deep on the water. There is a policy in Ojai that water is very scarce and you can't exceed your allocation, and if you do you have to do offset measures.

Vice Chair Westbury – Curious about the will serve;

Planning Staff – They have provided that they are taking out some orchard trees and replacing with more drought tolerant; they have rain catchers; they did a lot of offset measures so that they are not requesting more water than they are allowed per their allocation.

Member Wright – When you say off set measures, do you mean measures such as low flow fixtures?

Planning Staff – Yes replacing landscaping with more drought tolerant, etc. and after doing all these measures they were able to accomplish what they needed to do.

Member Wright – Typically they are sometimes allocated more than what they are actually using; None of us should be allowed to increase right now.

Planning Staff - What we can do is provide the calculations and show how he reached his findings to show how they aren't using more than what they are allowed; we can add that to the MND so everyone can see the analysis; I know that the analysis of water went very in depth and meeting the ISAG requirements for water use.

Member Malloy – That would be great to see. What I saw here was the drought numbers were potentially utilized and off set calculations that they would need to put in the tanks and the rain calculations, may have a longer history that doesn't add up; all that to say that I would want to see those details before making a recommendation.

Chair Cohen – Do you have anything else Vice Chair Westbury; no that's it.

Member Malloy – So on the website it says arrival between 6-9pm and that they will continue to arrive during that time frame. Need more clarification.

Planning Staff – the 6 guests are currently entitled. As the permit stands, we don't see the level of detail, as the Planning division gets more savvy, we put more detail in the project description and we call out population, hours of operation, employee counts, in these earlier permits, we didn't see that level of detail; as we evolve with these conditional use permits, we have gotten a lot better at providing that level of detail. This permit would supersede the permit. The permit would receive new conditions and other conditions from other agencies, and mitigation measures.

Member Malloy – This permit could potentially tighten up; the last time it was updated in 97; this permit could be seen as an opportunity to put boundaries on something that is not bounded.

Member Kennedy – would fire be requiring any fire flows?

Planning Staff – The fire department will review the application against the fire code. Before any combustible materials go up, they need fire access and water flow. They make sure all of that is taken care of before vertical construction.

Chair Cohen – Back to the limits on overnight guests and day use; 29 people for overnight; for Day use – do we have that?

Planning Staff – In the Project Description, they estimate 35-40 for day use; if they exceed that and we got complaints, then staff would reassess and look at those population threshold.

Chair Cohen- No strict limits, but guidelines and its on the permit entitlement.

Planning Staff – We are a complaint based county – if we got a complaint from the neighbor saying that they have over 100 people a day, then we go out and look and see if it needs to be reassessed; site plan adjustment is very minor (10% increase or reorientation); if there is an increase in daily population, it could elevate to a minor modification and that would be a discretionary action.

Vice Chair Westbury – What's the process and how frequent is it for a CUP to be revoked if they violate it

Planning Staff – With these types of permits there is also a Condition Compliance; every 3 years, the planning division inspects the permit to make sure the permittee is complying; if they are out of compliance with their permit and its confirmed, then they have to submit an application to rectify that situation. And if they are planning to modify the permit to rectify that, that's the process. It doesn't revoke it, but it allows to have them stay the violation to remedy the violation. If they continue to fail to adhere to their permit, there is a path for the permit to be revoked. Typically they come back and try to fix the permit.

Member Malloy – Is that what is happening here?

Planning Staff – It's not uncommon to see that when someone comes in with an application and during the site visit indicates additional work has been done without permits and then retroactively approached with entitlement. A lot of times people don't know they needed a permit; and we cannot approve a project with standing violations.

Member Malloy – so the 12 bed available spots online, how is that allowed if they are allowed 6 guests?

Planning Staff – We do not count beds.

Chair Cohen – What was the part of the website that would be a violation?

Planning Staff – Say hypothetically their website says they are open and have 50 rooms and can welcome 100 guests, that's a violation. Our code compliance officers know this. We have a lot of unpermitted VRBOs. It is Krishnamurti's responsibility to ensure that they are not advertising on their site and to take it off other websites that are advertising the site as a overnight accommodation separate from their programming.

Chair Cohen – I went through the process of booking a room on their website;

Planning Staff – They can occupy up to the 6 guests. You could have a room that has a queen bed that could be considered double occupancy. But as a permittee, they can only have 6 guests.

Chair Cohen – That is a nuance that is out there.

Planning Staff – It can be seen as deceiving, but they are allowed to do six.

Member Wright – Did you say that we could add a condition that they could provide a log of attendees?

Planning Staff – Yes, and we have that authority to pull those logs.

Chair Cohen – I would love to hear from the Applicant Team.

- **Lisa Woodburn** with Jensen conducted the **Applicant Team Oral Presentation**:

Applicant Team (Lisa Woodburn) - There has been a lot of concern regarding the change of “retreat” to “camp”, but the main reason is because of the square footage limit of structures that are not overnight; right now they are 12,000 square foot in structures; All the existing square footage was permitted; I cannot tell you if there was a change in the code or if it was just allowed by the planning department. This is the only reason we are applying for the camp.

Planning Staff – The board adopted the Retreat Ordinance in 2003-2005 after the 1997 CUP.

Applicant Team (Lisa Woodburn) – Also wanted to clarify that we are coming in with this application because our CUP is about to expire; it expired in 2017 and we filed that application at that time. Wants everyone to know that the project description is a condition of approval for the permit. The numbers of 25-35, and that they are just guidelines. We are fine with saying that it's the limit. We don't want anyone to be concerned that we would have more than that. If someone did want to come in and add up to 113 overnight guests or add a lot more daytime visitors as its allowed under the Camp Designation, they would have to go through a CUP modification process and it's not something that is easily done. It's been a 5 year process for us. There has been a lot of misinformation floating around in the atmosphere about the project. The thing about RE zone. There is no zone change. The Rural Institution is the Area Plan designation. There is a general plan designation that is rural; we are not changing any of those. There is a misunderstanding of that. In the project description there is a chart, these are all happening now, except for the Saturday evening dialogues. All the other events that are listed under programs and events are happening now they are not new; except the evening dialogue. That would be in place of one of those evening talks it would either be the 20 people or the 40 people for an evening talk. The resident scholar program (the man who works at camp) will talk more about that- it's a program that where the scholars are shuttled in and shuttled out. Predetermined pick up and drop off location. Probably the Fairgrounds or something like that. Again, just want to say that the project description is really important for this project as the conditions of approval are required to be followed.

Applicant Team Executive Director – Great to be here after 5 years of applying for this. I cannot comprehend how you can keep all these facts apart; I can see the battle and how we get the numbers right; and also for the neighbors to get all the numbers straight, thank you for being here. The mission of Krishnamurti we have archives and programs. The campus is only part of what we are doing, we have a very active social media program and work with international foundations. You also know we run the Oak Grove School and we have another campus. We mirror what is happening in the other chapters are doing. Also, Krishnamurti is a historical figure for Ojai, but he is nationwide and worldwide a very important figure. We get people from Japan to be where Krishnamurti has spoken. I just want to say that b/c it's a very important site. Now Krishnamurti doesn't want a place for pilgrimage they are coming during the weekend we have easily 40-50 guests to read books or walk the grounds. He was encouraging dialogue, the idea of dialogue and bringing people together to explore questions and that's a big portion of what we are doing which is why our residential program is very important. I can see the confusion and the upset; that has not been the intent; we took it off and we cannot always stop it; but we don't want tourists that are unrelated to what we do there. We have people coming in who don't know what Krishnamurti is but are sensitive to it but want to explore it. They ask questions and we want to be present can come up and learn. But we don't have tourists and we don't want wine tasting, no loud music, no alcohol, vegetarian, etc. Why two beds? Sometimes you get a couple, and sometimes they don't want to sleep in separate rooms.

Karen with Applicant Team - We need to speak to the mission but it looks like we are just a commercial endeavor; Speaking as a veteran teacher, and after reading Krishnamurti and was inspired to move to Ojai and was at Oak View Grove School ever since. Adult education - adults want to have some peace or solace in their life; we all want the tranquility and the peace to be sustained. There is no question. This campus is an island of beauty and an island of sanity; by expanding it and enhancing it so our students and guests can eat a meal there instead of going into town, instead of having food catered. This is a place of solace, serenity, peace,

quiet, beauty. This program that we started about 6-8 years ago, has served only 30 people during their inception. This is providing for them a place to go and ask questions of themselves and each other. They can contribute to the community and they can have some space. We want to provide more space. Including a dining room. That is our vision. I think it speaks to our young people especially because they are overwhelmed with disenchantment of the world; they are wondering about their future; I think the foundations property has such an abundance of beauty that will serve them. And the neighbors will serve these young people that come. I really am hoping that we can evoke a spirit of inquiry, of listening, so we can consider inviting people on to campus.

Executive Director – In a five year period that this application has been running, we tried to listen and we tried to accommodate and some are difficult to accommodate but we wanted to do a retreat but we couldn't fit in to that box. I was thinking of having a sign that we don't want a camp. The number that is floating around is not part of our application. I've read all the feedback and see of course that construction is an issue and we have to be very delicate with it, but we also request to be treated equally and fair. In the notice that came in the mail, all the orange trees were cut; we put in olive trees to make sure we could mask it; Cultural Heritage Board reviewed the project, and with input from neighbors that there will not be parking by the road, which I see in older letters which I think refers to the old plan. Also just to stress, the Tuesday evening dialogue has been happening since the 1980s; there is nothing new; the Saturday dialogue has already been running for five years but what is new and what has been added, we may have speakers on the weekends and we want them to speak on the weekend evenings; we don't have the intention of having them every weekend but we want to have that so we weren't up against a limit that would violate the CUP. We used to be able to cook; the kitchen does not have a commercial kitchen and we want to have a place to cook so we can go to build dining hall. There is no food on campus, and the place will be much more quiet if we have the food onsite so that will limit traffic trips into town. 12 rooms – 3 rooms for staff; lounge for staff; we want staff to live on campus as its more and more impossible to have people live in Ojai. One room has to be ADA and we have to have that.

Cory with Applicant Team – Moved to CA in 2013 to be a part of the residential program we are speaking to now. I am now part of the staff as KFA but I originally came as part of the residential program. There is a lengthy application process for people to stay on the campus. We aren't just having anyone stay there. People that stay there are an integral part of the land and the organization. We take this very seriously, people come from van /bus from the airport shuttle; thank you.

Leia with Applicant Team – Part of staff; found the Krishnamurti center completely on accident; I went on a retreat and it was transformational for me; my own biases and prejudices were revealed to me and that a group of people can have these discussions. The world is in desperate need of these places where these people can gather and where people can ask questions. As a young person, there aren't a lot of places or opportunities to do that and it's been life changing for me and its needed for.

Argentinian Gentleman with Applicant Team – Now he is the director of the center; the most important journey that I took is the journey of understanding ourselves, our reactions, our emotions, our relationships, to create a good society. The outcome of emotion and psychological help is there.

Member Wright – Page 20 talks about the number of trips and people that would be accumulated, but the numbers still don't add up; why is there 7 staff and why would there be only 10 day time visitors.

Applicant Team (Lisa Woodburn) – The 35-40 is really just weekends, typically they have 8-10 visitors during the week; I think that's where that number came from. The way the description reads is 8-10 during the week, and 35-40 on the weekends.

Member Malloy – We see this a lot in the Cups, all these numbers. What I hear from the staff at the camp, and reflecting now upon the emails and what we are going potentially hear now as big feelings, we all feel those trips; how do we have this relationship to see this CUP as an opportunity to create really clear and enforceable boundaries and see this as an opportunity and not something that is not happening to you. We will do whatever

we can and we can figure out what those boundaries can look like and find constructive comments from neighbors would be helpful.

Chair Cohen – Opened up Public Comment in order received at May 16th hearing and continuing on with newly listed members of the public.

PUBLIC COMMENT:

Keith Nightingale – Live at Mc Andrew Road – has been there since 1946 – is representing the East End Defense association; we do support the original CUP of 2017; we are looking to you as the guardian of the gates; the conflict is not with Krishnamurti, I've highlighted some areas in your own mission to preserve the quietness and uniqueness of the Ojai Valley and that's your charge. Our problem is that despite whatever disclaimers, a camp is a camp, and everything that a camp allows will come in hand with that. And you saw with Camp Ramah. But they still aren't satisfied by way of a whole. Which I would argue is not as sensitive as the east end. The weekend B&Bs are saturating the neighborhood, there is no way to control the peak hours but that doesn't mean that people will adhere to it; want to address some issues – water; KFA was issued a modified water letter/allocation. To believe that they would adhere to the last three years. 800 gpm; no way you can have the proposed head count; we are asking you to take it from a holistic view point; consider the nature of the east end and everyone wants to come to Ojai, but that comes with a price and we ask that you consider that as a whole. Thank you.

Michael Weaver – Two points I wanted to make - Ojai plan says rural institutional; we have no idea when it became rural exclusive; it was rural agriculture at some point in the past; Second issue – we have all seen this chart (project description), if these are in existence, i question their math; this chart shows 300 events a year (?) I don't think this is reflective of the existing community at all; recommend that we go back to the former zoning and to incorporate limits to the activities. I think you'd be able to keep track of the activity; thank you and its very important to our little piece of parade.

Linda Thomas - I have waited for 5 years for this meeting; I do have some notes on these and I'm sorry but my name is Linda Thomas and I live right across the street and I prepared a statement to put into the file; b/c I'd like to explain my horror at this project. For the trees. 4 100 year old trees will be removed to house 18 kids during their GAP years; mitigates this loss and has new plantings. This is a new use of water that will not be mitigated; almost an acre of fruit trees will be removed just to offset the dormitories. I'm confounded that there is a buffer that is 150 setback from the Topa Ranch; length of setback and new trees will need a lot of water. Water will be brought in and put in underground; anyone who works the soil is full of boulders. The sheer disruption of the earth and to create the water use issues; 3000 square feet Solar Array will not be obscured from neighboring views that will create an eye sore. Traffic Study needs a redo as it was done in May 2021 during COVID; stated about traffic policy that was not in effect until only a year ago. Natural resources should prevail.

Susan Harvey – The proposed expansion of commercial development creep; it's a hotel, it's a small one; they could sell the property and open up something else; Commercial development will result in more people more traffic and more stress on our natural resources such as water; KFA could sell this property and the permits would stay with the land and have another operator who could change it; there will be pressure put on the County to let the CUP expand again. County has many event spaces else where that could accommodate these events. Traffic, noise, gas, are largely unenforceable and places undue nuisance and pressure on the adjacent residences. And it doesn't address violations that are happening behind the scenes. KFA already has a history of violating the now lapsed terms of the CUP of the site and there is no reason that won't happen in the future; KFA proposal of the short term rental market; there is no expectation that the drought will end anytime soon and we are adding more people and buildings; General Plan was able adopted and put in policies that protect the Valley. Please recommend denial.

Craig Thomas – I don't know about code stuff but I know about fire as I was a fire fighter in SB County; Keith has addressed the fact that the fire dpe.t has offered certain water requirements for fire suppression; They may get 500, and they won't get 800 as Keith indicated. They are not going to get the PSI b/c I'm not sure where they are going to get their water and I don't really care. There were four of us that stayed during the Thomas Fire; What saved all of us on the east end isn't any of the crap of what you're hearing; We missed that by just topography not by any skill of anyone; what is going to happen during an emergency situation, another fire. How are these people going to get out? We don't have the water – I know you have to check your boxes and the policies you have to follow; but you need to balance neighborhood compatibility; this isn't compatible; and the reason that there is a mixed-use policy that County allows it.

Susan Weaver – Lives across the way; bread and breakfast sites – we began to have trespasser on our property; spent wine bottles and beer cans and cigarette butts on our property and I know this happened to another neighbor of mine that couldn't be here tonight; and its frequent; and I think it was lodgers that came and needed a room and didn't want to abide by the no alcohol and tobacco on the property so they went to the closest place they could do enjoy; when Covid came the trespassers went away. I don't have a shadow of a doubt that we will end up having trespassers - they do sell the property please consider our neighborhood and the quietness of our neighborhood. I have no doubt that they don't want to follow rules but their guests won't

Gianni – Works for KFA and wants to speak to the testaments of what the center is doing; I feel there is a bit of a mischaracterization of the people who are interested in this program; it's a spiritual retreat; it's not a GAP year, spring break party is not the type of place we want to be; also wants to say that we understand the fear. Krishnamurti came and had a very pivotal transformation there, and through the residential scholar program, is that what Krishnamurti was able to do is what the foundation is trying to do to people all around the world. Want the same thing that was afforded to Krishnamurti is offered to others who are seeking that same kind of enlightenment.

Carol Wade – I work the land and I'm a herbalist and have a garden on the property. And I'm on the land use committee; the garden is now entering its 10th year; this has the kind of planting that will allow us to stay within our water use that we are granted but at the same time having habitat and it is rural; and there is a lot of nature out there; you can still see a lot of wildlife; part of what we are providing at the center is the natural environment. The camp has always been a good neighbor and I've been there every day and I hope we can come to some kind of peaceful resolution that we can all be satisfied.

Sudeep – Resident of Ojai and father of Oak View Student; I met my life partner and wife through this way; I walk with my daughter Sequoia and walk through the community; Gianni was a student before he was a teacher; I don't have anything prepared but I think its so important that we have this process and discussions; I looked at the review from agencies and a lot of these requirements have been met; but my core as a designer, as neighbors to the KFA, there is a general resistance, and a general concern; Want o get to know the people and continue the dialogue with our neighbors and has been used since the 1920s; I don't think ti will ever be sold; Krishnamurti died in 1986; this won't be sold; there is nothing else; we are seeing an entire nation as nuclear; my time is up, but it's important that we can get to know you and get to know you your concerns and have the discussion; if we can't have a kitchen so we can feed people; we need to expand a little a bit and I hope we can figure out a way.

Henry Fischer – I've been living in Ojai since 2017 and I respect this community; I grew up on a large farm in New York and I come here for the quiet; the serenity is essential; it's part of Krishnamurti; its nature that is the impetus as part of his teachings; the Ojai Valley was imperative to whatever he taught. What I understand here is a small increase; these are reasonable things that we are asking for; no one in Ojai wants anything built next door; and I respect that; and I hope there is a way we can work together and I hope we all share that.

Ruth Lasell - I live by the campus; my particular concern is the flux of visitor numbers and which ones are applied; I'm not sure how we can complain about it; The calculation is based on acreage of the 125 guests; and that's alarming; the KFA is requesting a 25 year CUP – why would we believe that the numbers today that they are going to stick with until 2047. Continues to advertise on commercial sites b/c we are told that's they way we get the word out. Before granting any CUP, need to assess neighborhood. Feel that the County is not able or willing or whatever to impose real numbers and limits and I think the CUP should be denied.

Bob Bonewitz – The numbers of very concerning; I can guarantee there were more than 40 cars parked in their land and along McAndrew Road. Only two trucks a day? Can't buy it. I think this is more complicated. In their original request, they had 90 spaces – I think that shows a bit of the intent then; the concern is, the numbers of confusing; and if they do two trips, you're looking at 8000 trips a year and if there is pressure to do the max, you're looking at 125000 (?) trips a year. 60% of the profits of the Krishnamurti comes from tuition and fees. I don't think they are losing money. There is going to be a lot of pressure to grow this- bottom line I don't think there is enough controls to allow this Cup to go through.

Glenda Jones – I applaud what you do; I live on Hendrickson Road. I'm not across from Krishnamurti; but the whole East End will be affected by this; I used to walk Krishnamurti - he wanted simplicity; he talked to me about this.

James Morrison – I learned so much tonight and I learned a lot from the neighbors; the residential scholar program as my son Seamus is a residential scholar and has been for the past 6 months; got to know them on the site; There is a concern about people coming in and I understand that; It changed his life; Graduate of UCSB and of Oak Grove School – his son wanted to live in the environment and the benefits to my son's life has been immeasurable – the world will be a better place; help mankind, help children to become more kind more gentle to the world, especially now.

Seamus Morrison – I went to Oak Grove school and was profoundly affected by the moments of silence; I've been really touched by the sense of inquiry that is there and that has really changed me; the inquiry is the most important thing for a lot of people; it has changed my life. People who come there, people are looking for somewhere to go, something to follow – if this project can support that for more people like myself, that would be incredible. There are people of all ages and all walks of life that joined this program, because you can always be a student; and have a sense of inquiry.

Chair Cohen asked for 5 Minutes recess. Meeting recommenced at 9:30 PM;

Chair Cohen - Now we will enter deliberations.

Member Kennedy – Question to Planning – are there any violations?

Planning Staff – There is one for the Air B&B; (Public stated that there were reported violations to the County in the past two years and that no action was taken).

Linda Thomas – stated that we reviewed the file and there was apparently a discussion with the management; but nothing was circled back with staff.

Member Wright – I don't have any comments right now.

Member Malloy – This is really tough.

Member Kennedy – I think when you say the annual event; the conference – is that just one time a year;

Applicant Team – We have moved to the Oak View School (the annual “gathering”).

Chair Cohen – Can you tell us how you decide what events you do at oak grove or at the Krishnamurti location?

Applicant Team- Oak View has its own CUP – and its run by a separate board and anything that pertains to education is run by that board; Oak View School is a campus;

Member Kennedy – Questions about Fire – I don’t even see correspondence from Fire in this; are they going to even approve this?

Craig Walker in Audience contributed information regarding water flow; and they are going to talk about the underground tanks; what are they going to do pump it out? They guys are doing this as a business; it’s a business I don’t care what they say; there is no end to the drought; all our fire insurance was dropped off of our properties due to the Thomas Fire; this isn’t going to end; the water expert that studies the system that determined what could be delivered to KFA made a couple mistakes. Referenced the Casitas Water Tank and then the Nightingale Tank – he assumed those could be collectively used to fight fires; that is not correct; The Nightingale tank is a gravity flow tank.

Applicant Team – The fire department asked us for fire suppression tanks so we have that; and now they say that its fine now as it’s the first step of construction in the project description.

Member Malloy – Can we move the Saturday dialogue to Oak View School?

Applicant Team – It’s a different staff; if we have a dialogue of 20 people that is already running there;

Member Malloy – I’m talking about the new thing; can we move it to the school?

Applicant Team - That’s a consideration, yes;

Vice Chair Westbury – Ideally I would like to see, I’m a life long Ventura county resident; when I think of Ojai I think of Thatcher, Barts Books, Krishnamurti, the Ranch House, there is some things that define Ojai. In a perfect world, I’d like them to prepare their meals, have their scholars, have their programs, because it’s a positive thing, but alluding to the fact that these can creep and can change the fabric of the area and I don’t want to see that happen but I want these people to be able to do what they do without dramatically affecting what they do.

Question from Audience – I have a question, if you break their permit, you basically come to say sorry and allow them to make their amendments and add it to the permit; that doesn’t work for the neighborhood; other person from the audience asked about how attendees could be counted and verified in the middle of the night - how can we become an incredible governing body on the east end, and then we have to police it; we all came last week and we waited and we listened for an hour of half; and you heard the research that done; it feels like you are doing everything in your power to help the Applicant Team;

Applicant Team- We are required to maintain a record on file and make it public;

Vice Chair Westbury – I’m curious about the people who live there;

Question from Audience - We have concerns about the expansion of the camp; and that the property is deemed historic and the planning director made the determination;

Planning Staff - This is a great opportunity that it embraces the public and listen to both sides; one of the speakers, hey we have to figure out a path to address your concerns while balancing what KFA objectives are; this 30 day period is the opportunity to look at the analysis whether it’s wrong or right; we will go back to the subject matter experts to discuss their concerns; this is why we have the public comment period; We heard

about trying to confine and tackle and make clear the numbers; We are not the decision makers; we are regulators and facilitators; this is an advisory board; this does not qualify as a retreat per the Code; As mentioned the ordinance came into play in 2003 and then again in 2005; it outlined the parameters of what is a retreat. KFA evolved before that; they no longer qualify under the retreat definition; so we had to figure out what the definition and code term that they could be; I also heard can we cap the number of visitors during the day and during the night and they offered to put a cap on it; Yes, as the permittee to make sure he complies with the permit; yes as a neighbor you are a governing party, that is County wide; we heard you, we will go back and look at this, and if the analysis isn't correct, then we revise and accurately reflect the information. You guys are the eyes and ears and I appreciate your participation. We didn't realize the Camp Ramah project was going to take as long.

Member Malloy – This process works; I think we need to get into the nitty gritty – I think it should be reduced to a 10 year CUP; Clarification on the verbiage; not estimates, these are maximums; where we see discrepancies, take the lower numbers and make sure it's consistent. Provide logs quarterly that are accessible by the public; hours of arrival and departure; concerns to bus them in and out; [packet says there will not be any increase in services to the valley – that's not possible]. Something we can do to address that; could we make them the owner that stays with the CUP?

Planning Staff – We will look into it;

Member Kennedy – I think the kitchen is critical to prevent trips;

Question from Audience– there is a Creep of ideas with this project has all these people very worked up; This place needs small groups

Member Malloy – Where did 18 come from? I think these numbers have to be flushed out a bit more;

Chair Cohen – I believe I didn't get a clear picture with what was given in the report vs what was said; I think some of these things, the numbers about daily trips, what is needed what is happening now; if those things were more clear, that would be beneficial.

Member Malloy – [continuing with points] what about fire safety and you need to take everyone off campus? In the middle of the night? How will you get people out if they are shuttled there?

Planning Staff – Perhaps we are alluding to an Evacuation Plan for this purpose.

Chair Cohen – I'm glad that we make these things are addressed; I don't think I feel comfortable even making a motion to recommend approval or denial with some unclear information;

Member of Public, Matt Sommer, spoke and read from the Code – that the planning director may make a determination based may be precedent setting; you could establish camps all over Ventura County. This needs to be considered as well; This is all being set up to set a precedent.

Member Malloy – I would like to recommend a continuation to a date uncertain, considering the concerns of the MAC regarding limits to attendees in the project description and consistency throughout documents with maximum attendees, providing quarterly logs, an Evacuation Plan – Emergency Fire and/or other, explore the possibility that the CUP expires if KFA is not the owner; reduce CUP from 25 years to 10 years; that the KFA explore moving Saturday evening talk to Oak Grove as well as the annual conference, and that the water classification discussion/plans and fire suppression be re-evaluated.

Member Malloy made motion; seconded by **Chair Cohen**. Unanimously passed by all members.

Meeting adjourned at 10:24 PM.

May 25, 2022

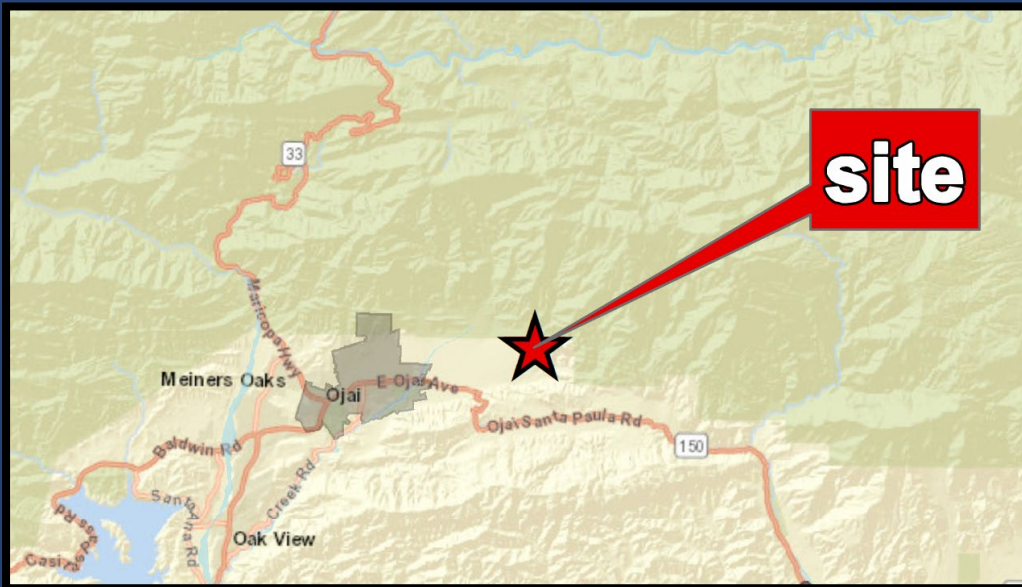
Ojai Valley Municipal Advisory Council

**Krishnamurti Foundation of America
Case No. PL17-0012**

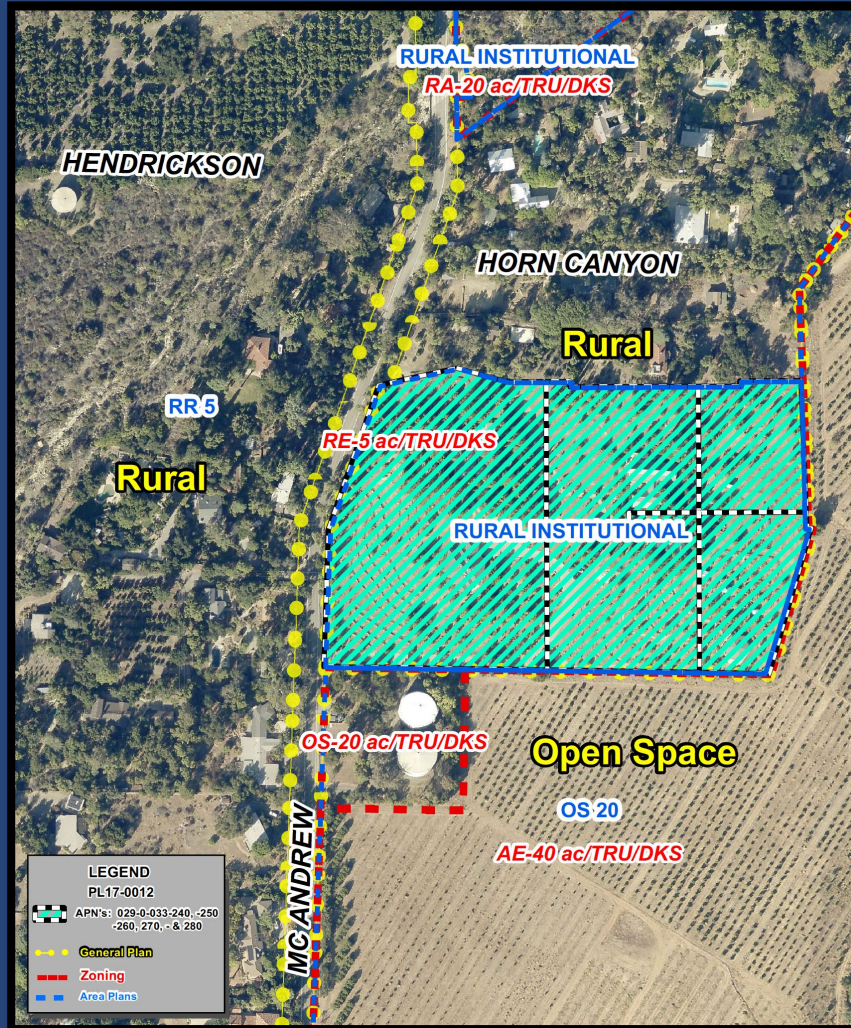


**Resource Management Agency, Planning Division
Jennifer Trunk, Manager, Residential Permits Section
Kristina Boero, Senior Planner, Residential Permits Section**

Aerial Map



Land Use and Zoning Designations



General Plan:

Rural

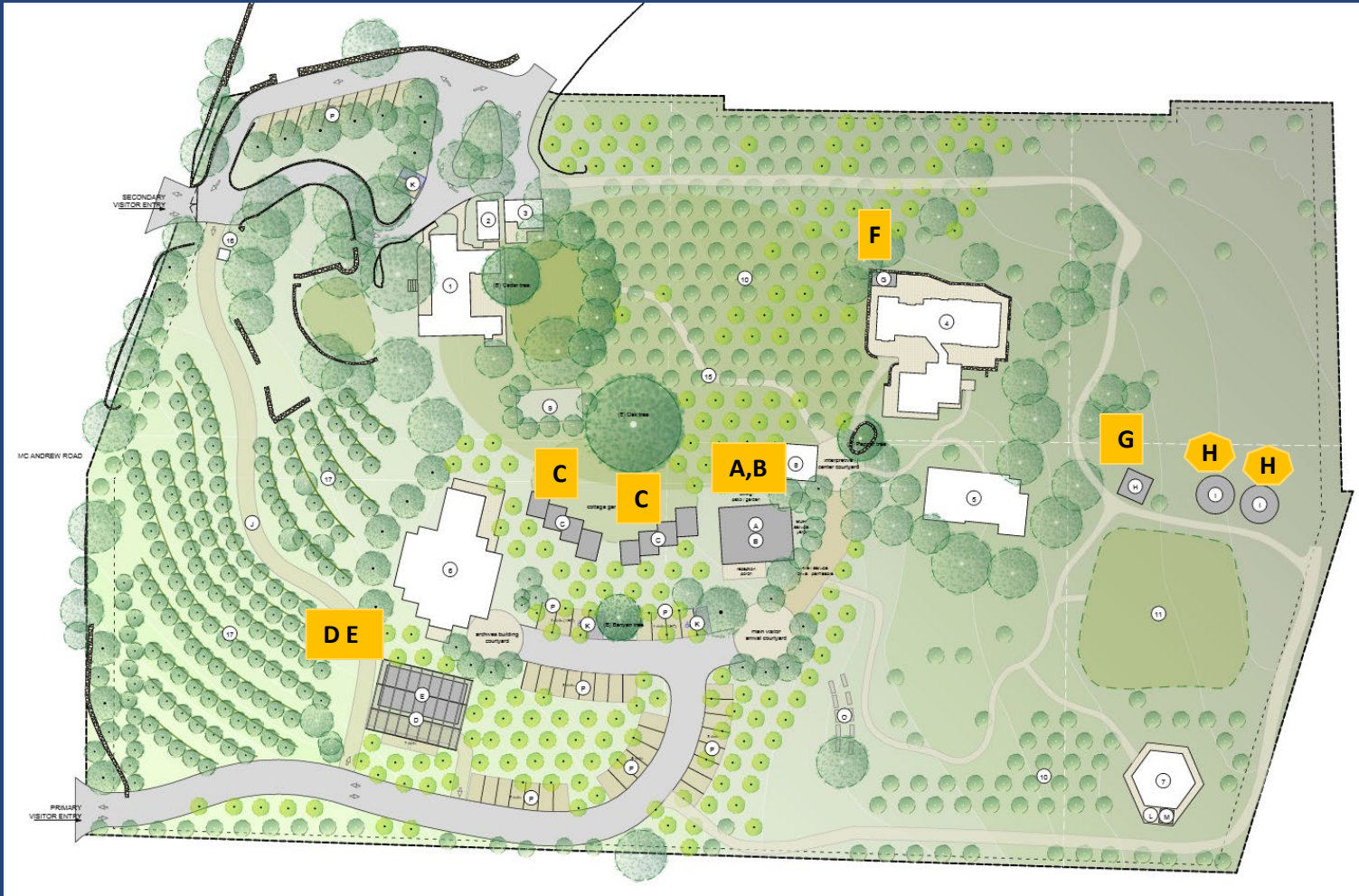
Ojai Valley Area Plan:

Rural Institutional

Zoning:

- Rural Exclusive (RE) 5 ac Temporary Rental Units, Dark Sky (TRU/DKS) Overlays

Site Plan



Proposed Structures

- A: Dining Pavilion & Kitchen
- B: Visitor Arrival Bookstore
- C: Cottage retreat
- D: Solar Array
- E: Storage / Garage + Bookstore
- F: Restroom Enclosure
- G: Shade Structure
- H: Fire Suppression Water Tanks

Project Description



Krishnamurti Major Modification (Case No. PL17-0012) to Conditional Use Permit 3697

- Change of use: Adult educational center and religious retreat to a camp for adult education and religious retreat purposes
- Continued operation and maintenance of a camp for a 25-year term
- Expansion of CUP Boundary from 3.17 acres to 11.12 acres
- Construction of 10,931 sq. ft. of new structures
- Overnight guests: Six (currently permitted); 18 Resident Scholars for 30-days
- Daytime Visitors: Approximately 35-45 from 10:00 am to 2:30 pm
- Annual Conference: Maximum 40 guests (Friday through Sunday)
- Midweek Programs and Evening Dialogues

Midweek Programs and Dialogues



● = Location of Midweek Programs and Dialogues



- Monday to Friday (30 guests):
2:00 pm to 7:30 pm
7:30 pm to 10:00 pm
- Weekends (60 guests):
4:30 pm to 6:00 pm
7:30 pm to 10:00 pm
- Small groups of 12 – 15 people

Camp vs. Retreat



- ❑ **Retreat**: Facility which (a) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.
- ❑ **Camp**: Rural facility with permanent structures for overnight accommodations and accessory structures and buildings which are used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment.
 - ***Additional square footage exceeds max. 2,000 SF allowed under Retreat use***
(10, 931 SF of new structures proposed)
 - ***Number of Overnight Guests***
Permitted: 6 overnight guests + 5 staff
Proposed: 18 Resident scholars + 11 permitted guests and staff = 29 overnight persons

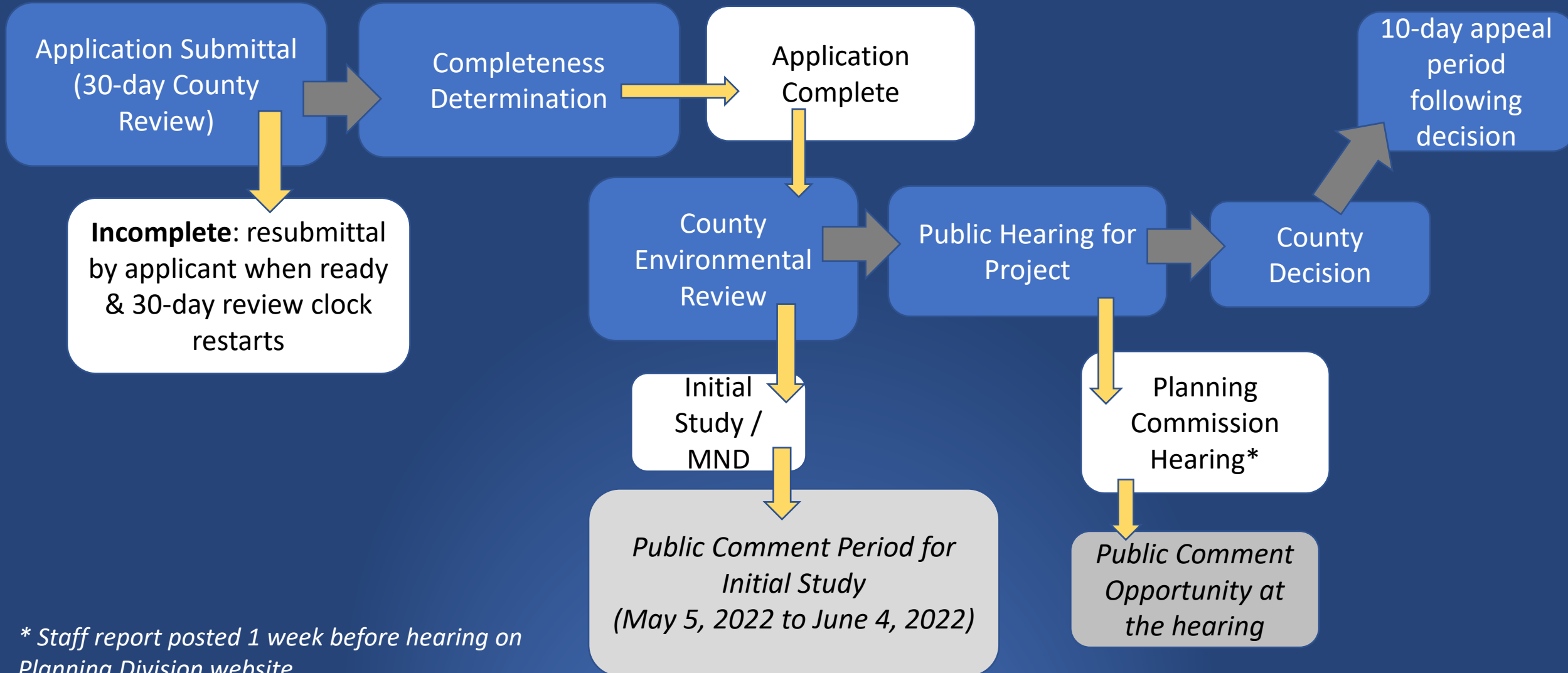
Environmental Review



Mitigated Negative Declaration Public Review Period: May 5th to June 4th

Issue Area	Mitigation Measure
Biological Resources	BIO-1: Tree Protection Plan BIO-2: Tree Protection Health and Monitoring BIO-3: San Bernadino Ringneck snake Pre-construction Surveys BIO-4: Landscaping Plan
Agricultural Resources	AG-1: Vegetative Screen
Cultural Resources (Archaeological)	CUL-1: Qualified Native American Monitor CUL-2: Protection Measures for Discovered archaeological or historical artifacts
Cultural Resources (Historic)	CR-1: Stonework Alteration Design Features CR-2: Garage Rehabilitation CR-3: Secretary of Interior Standards for Rehabilitation for exterior repairs or repainting of existing structures CR-4: Historic American Buildings Survey (HABS) / Historic American Landscapes Survey (HALS) Level II documentation

CUP Process



* Staff report posted 1 week before hearing on Planning Division website



Questions?