



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTICE AND AGENDA

Monday, January 24, 2022 at 7:00 PM

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

Join Zoom Meeting

<https://us06web.zoom.us/j/82922378968?pwd=Yk9taWJUdjQ1eHRyRnVJMmN2MWkrQT09>

Meeting ID: 829 2237 8968

Passcode: 610166

One tap mobile

+16699006833,,82922378968#,,,,*610166# US (San Jose)

+12532158782,,82922378968#,,,,*610166# US (Tacoma)

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

REGARDING MEETING PARTICIPATION:

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

REGARDING PUBLIC COMMENTS 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**
- 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 December 20, 2021 - Draft Minutes attached**

Formal Items

- 8. Review of a Tentative Parcel Map (TPM), General Plan Amendment (GPA), Zone Change (ZC), and Area Plan Amendment (APA) (Case No. PL20-0086).**

The applicant proposes a Zone Change, General Plan Amendment and an Area Plan Amendment for four properties totaling 27.13 acres from a mix of Rural Residential and Open Space, to all be zoned Open Space- 20 acre minimum, a General Plan land use designation of Open Space, and an Area Plan designation of Open Space – 20 acre minimum. A Tentative Parcel Map is proposed to combine all four properties into one property totaling 27.13 acres. The project as proposed would not increase the development potential on the subject property.

County Planner: John Kessler, john.kessler@ventura.org
805-654-2461

- 9. Request from General Services Agency (GSA) Parks Department for Letter of Support from OVMAC for CAL FIRE Protection Grant.**

The County's GSA Parks Department has requested a letter of support from Supervisor LaVere and Ojai Valley MAC for the CAL FIRE Protection Grant for the Soule Park Hazardous Fuels Removal and Tree Replacement Grant Application.

Informational Items

- 10. Receive an informational presentation from County of Ventura Fire Department.**

County Fire staff will host a presentation regarding wildfire prevention, fuel management, Fire Hazard Reduction Program and current endeavors that County Fire is undertaking along with other jurisdictions.

[Continued from October 2021]

11. Announcements/Updates

- a. Mailer Update
- b. Fire Station No. 20 Opening Ceremony
- c. Caltrans Letter RE: SR 33 Speed
- d. Caltrans rebar complaint addressed
- e. Thank You Card referenced in December 2021

12. Councilmember Comments

13. Adjournment:

- a. Next Meeting will be held on **Monday, February 28, 2022 at 7:00PM** at the **Oak View Community Center**

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory Council per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail ovmac@ventura.org. Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online please visit us at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>



**OJAI VALLEY
MUNICIPAL
ADVISORY
COUNCIL**

DRAFT MEETING MINUTES
Monday, December 20, 2021 at 7:00 PM
Oak View Community Center
18 Valley Road Oak View, CA

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

1. Call to Order of the Meeting

Executive Officer Clensay called the meeting to order at 7:00 PM.

2. Flag Salute

3. Roll Call

PRESENT:

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

ABSENT:

Chair Chris Cohen,
Vice Chair Westbury

STAFF: Maruja Clensay, Executive Officer

4. Adoption of the Agenda

Member Wright called to adopt the agenda for December 20, 2021

Moved: Malloy

Seconded: Kennedy

Upon call of the roll the vote was as follows:

Ayes: Wright, Malloy, Kennedy

Noes: None

Absent: Cohen, Westbury

Motion Carries: 3-0

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

Speaker 1: Ron Solorzano

Representing Oak View Public Library. Student workers are needed at the Oak View Library and if anyone is interested, please contact Sharon Diekstra. There will also be a new Homework Coordinator and Extra Help recruitment effort in January. For more questions, please visit the Oak View Library.

Speaker 2: Stephen Weed

Wished Happy Holidays to OVMAC and for a happy holiday season in light of the recent stresses we have all been feeling. Has follow up questions after the meeting regarding general processing.

Speaker 3: John Brooks [READ INTO RECORD]

Executive Clensay read email from Mr. Brooks calling for an EIR to help resolve the impact on the McFarlan Compressor. He requests a motion to be made to require an EIR should be made to the County Board of Supervisors via County Supervisor Matt LaVere.

6. City of Ojai Planning Commission Update

Commissioner Noland provided an update of the recent happenings of the City of Ojai Planning Commission:

- The El Roblar Hotel is coming online with a remodel project.
- Consistent issues Planning Commission is seeing is in regards to parking, and commercial zones adjacent to other zones, and the inherent conflicts between those uses and events.
- There has been an increase in Live/Work/Mixed Use being requested.
- Some new residential projects still, such as ADUs
- The City of Ojai continues to work on their General Plan and will be focusing on the Environmental Justice Element in January 2022. For more questions regarding the General Plan effort, please contact Lucas Siebert in the Community Development Department at the City of Ojai.

7. Approval of the Meeting Minutes of November 15, 2021

Approved with minor modifications.

Motioned: Malloy

Seconded: Wright

Upon call of the roll the vote was as follows:

Ayes: Members Wright, Malloy, Kennedy

Noes: 0

Absent: Vice Chair Westbury, Chair Cohen

Motion Carries: 3-0

8. Announcements: Executive Clensay went over the informational items with Council

- a. November 2021 – Oak View Town Hall Meeting Summary
- b. Redistricting Update
- c. OVMAC Mailer Update

9. Councilmember Comments:

Council Kennedy announced: There have been four accidents on SR-33 since the speeds have been increased by Caltrans from 35 MPH to 40 MPH.

Member Kennedy requested and a made a motion that these four accidents be referenced in the future letter from Supervisor LaVere to Caltrans and Assembly Member Bennett requesting the speed reduction. Member Wright also requested the reference to the pavement markings that still indicated 35 MPH, and the request that the former signs be reinstalled to expedite the request.

Motioned: Kennedy

Seconded: Malloy

Upon call of the roll the vote was as follows:

Ayes: Members Wright, Malloy, Kennedy

Noes: 0

Absent: Vice Chair Westbury, Chair Cohen

Motion Carries: 3-0

10. Adjournment – Meeting adjourned at 8:30 PM

Next Meeting will be held on Monday, January 24th at 7:00PM

Case No. PL20-0086

Proposed Tentative Parcel Map (TPM), General Plan Amendment (GPA), Zone Change (ZC), and Area Plan Amendment (APA)

Project Description:

The applicant requests the approval of a TPM, GPA, ZC, and APA involving 27.13 acres of land in the Ojai Valley. The requested project would affect four separate properties, three of which have been determined by the County Surveyor to constitute illegal lots as they were not created in accordance with the requirements of the Subdivision Map Act. The requested legislative acts would be processed concurrent with an application for a one-lot Tentative Parcel Map (TPM) required to abate the violation of the three illegally created lots. The three illegal lots would be merged together with one legal lot to create a single larger, legal lot.

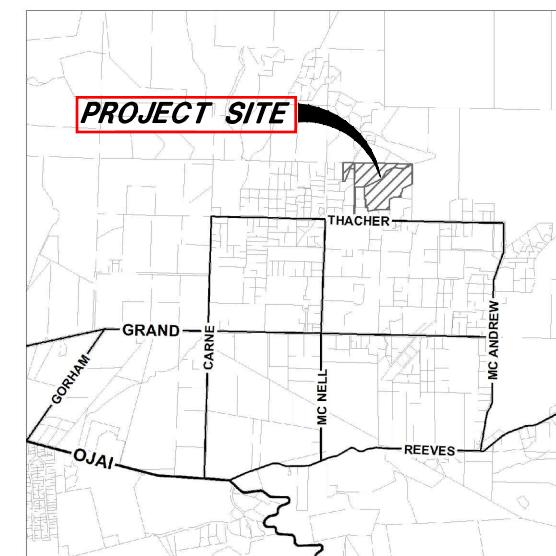
The property numbers (see attached "Property Map"), Assessor's Parcel Numbers, lot size, and existing and proposed General Plan, zoning, and Ojai Valley area plan designations of these four properties are summarized in the following table:

Property Number	APNs	Area (Ac)	Status	General Plan		Zoning		Ojai Valley Area Plan	
				Existing	Proposed	Existing	Proposed	Existing	Proposed
1	014-0-100-04 014-0-100-06	1.62	Legal	Rural	Open Space	RE-5ac (Rural Exclusive – 5-acre min. lot size)	OS-20ac	Rural Res. 5-10ac (Rural Residential – 5 to 10-acre min. lot size)	OS-20ac
2	014-0-100-22	15.81	Illegal	Open Space		OS-20ac (Open Space – 20-acre min. lot size)		OS-20ac	
3	014-0-100-23	0.49	Illegal	Rural		RE-5ac		Rural Res. 5-10ac	
4	014-0-100-24	9.21	Illegal	Rural		RA-10ac (Rural Agricultural – 10-acre min. lot size)		Rural Res. 5-10ac	

Upon approval and recordation, the proposed TPM, GPA, ZC, and APA would create a single lot of 27.13 acres in size with a general plan designation of **Open Space** and





zoning and Ojai Valley area plan designation of **OS-20ac**. Because an existing legal lot has been included, the approval of this TPM, GPA, ZC, and APA would not increase the development potential of the subject property. One legal lot currently exists, and one legal lot would remain after the proposed actions are implemented. The potential to develop one single-family dwelling and one accessory dwelling unit would remain unchanged.

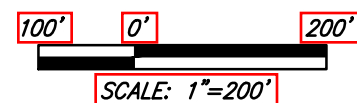
There is a 245 square foot shed and 1,200 square foot single family dwelling located on APN 014-0-100-04. A water availability letter from Senior Canyon Mutual Water Company and a permit to replace the existing septic system for this residence is included in the application submittal. There is no other development on the property.



VICINITY MAP
NOT TO SCALE

LEGEND

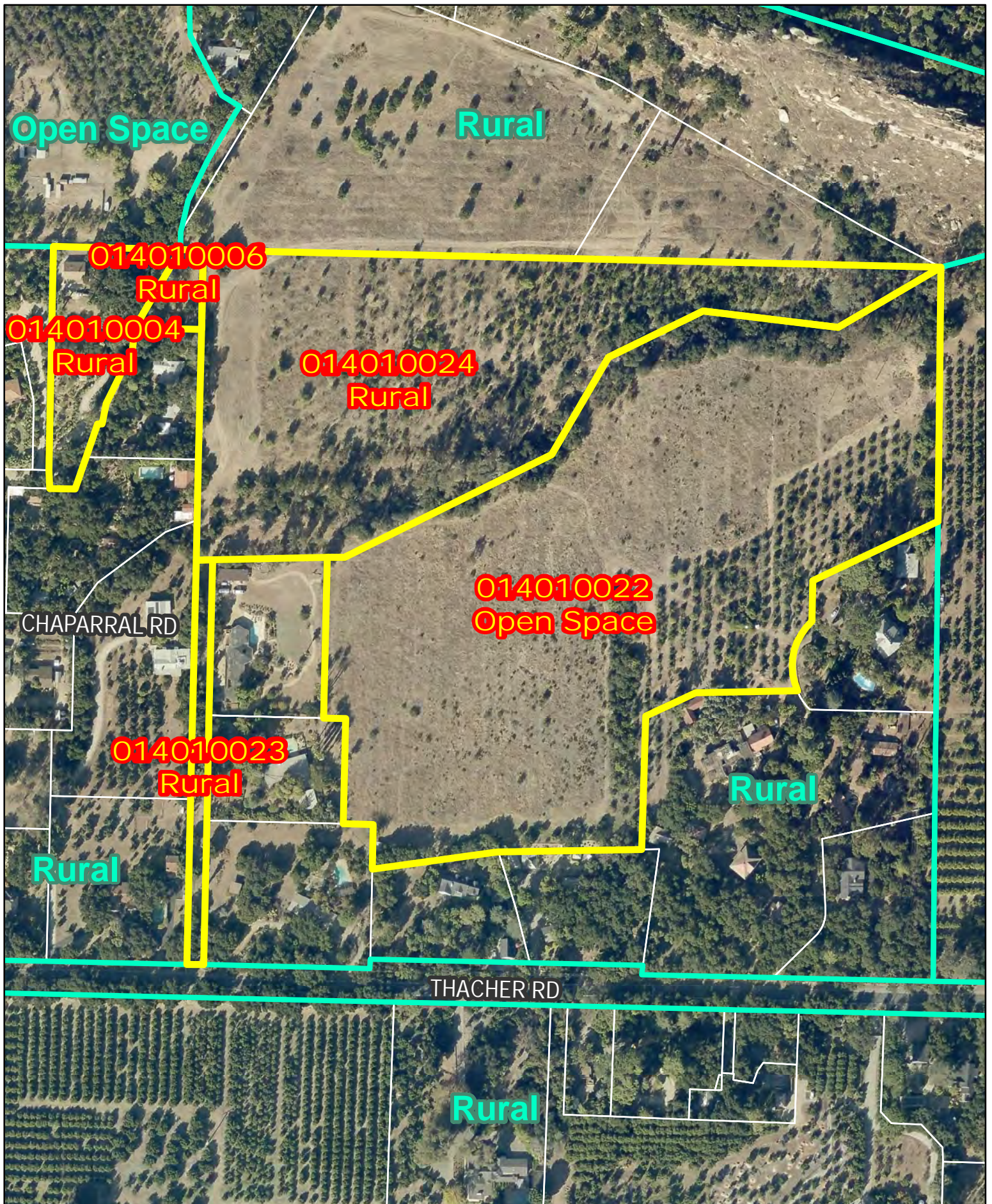
	PROPERTY LINE
	CENTER LINE
	TM BOUNDARY
	PARCEL PROPOSED FOR ZONE CHANGE



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

GP AMENDMENT FROM RURAL TO OPEN SPACE IN OJAI

SHEET
1 OF 1
Jul 27, 2020



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020
Source: Pictometry®, December 2019

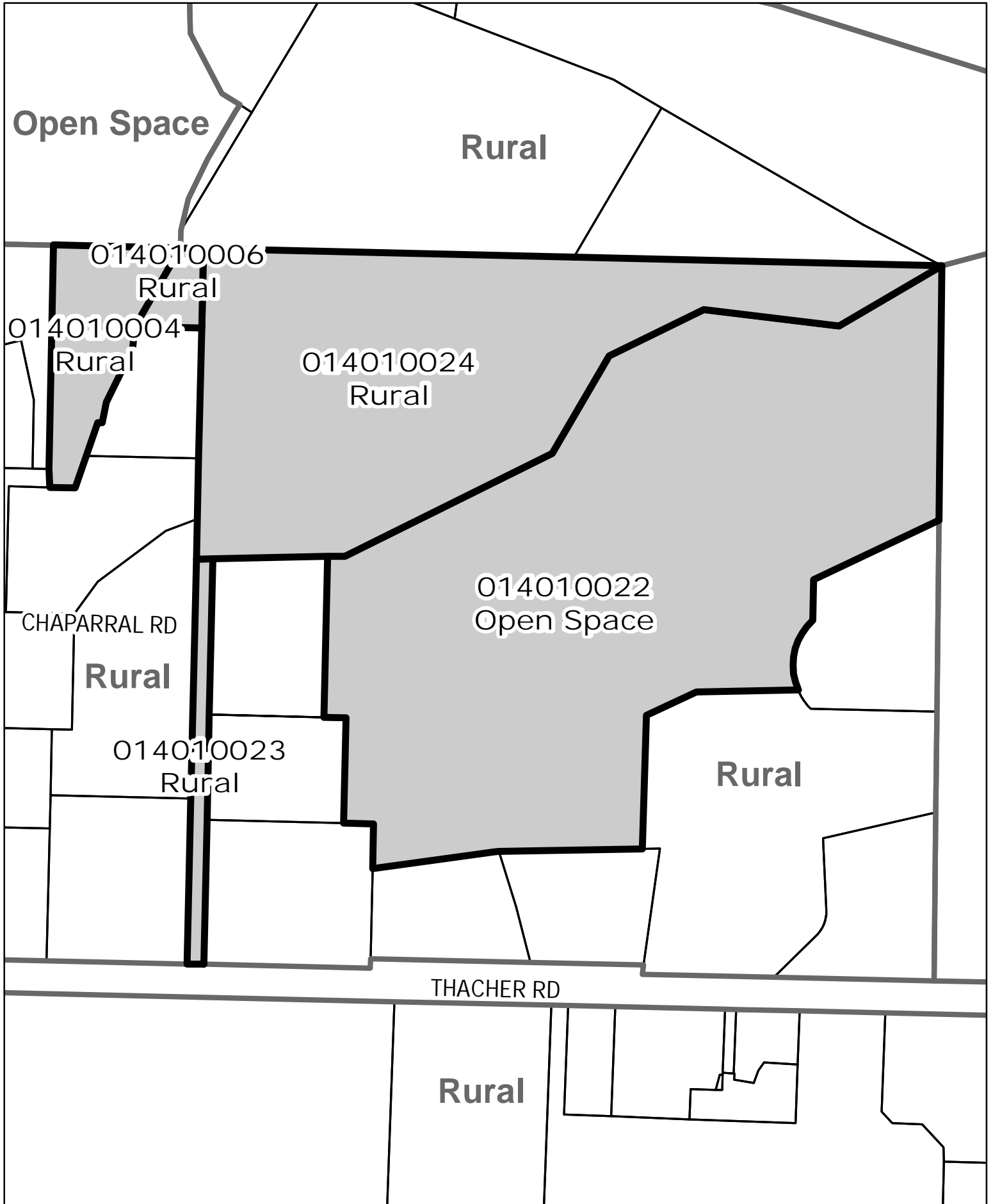


County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Existing General Plan

0 100 200 400 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020

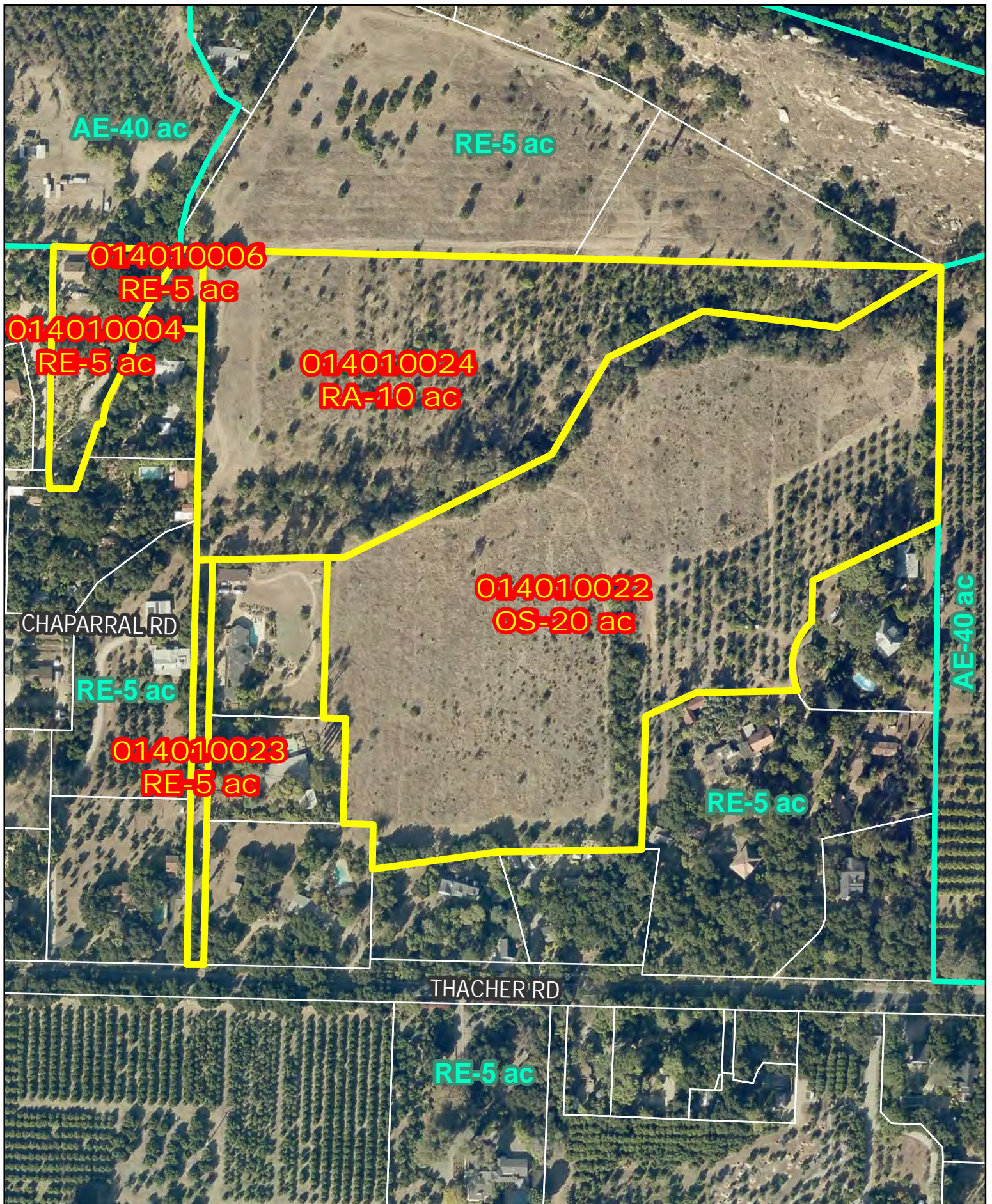


County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Existing General Plan

0 100 200 400 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020
Source: Pictometry®, December 2019

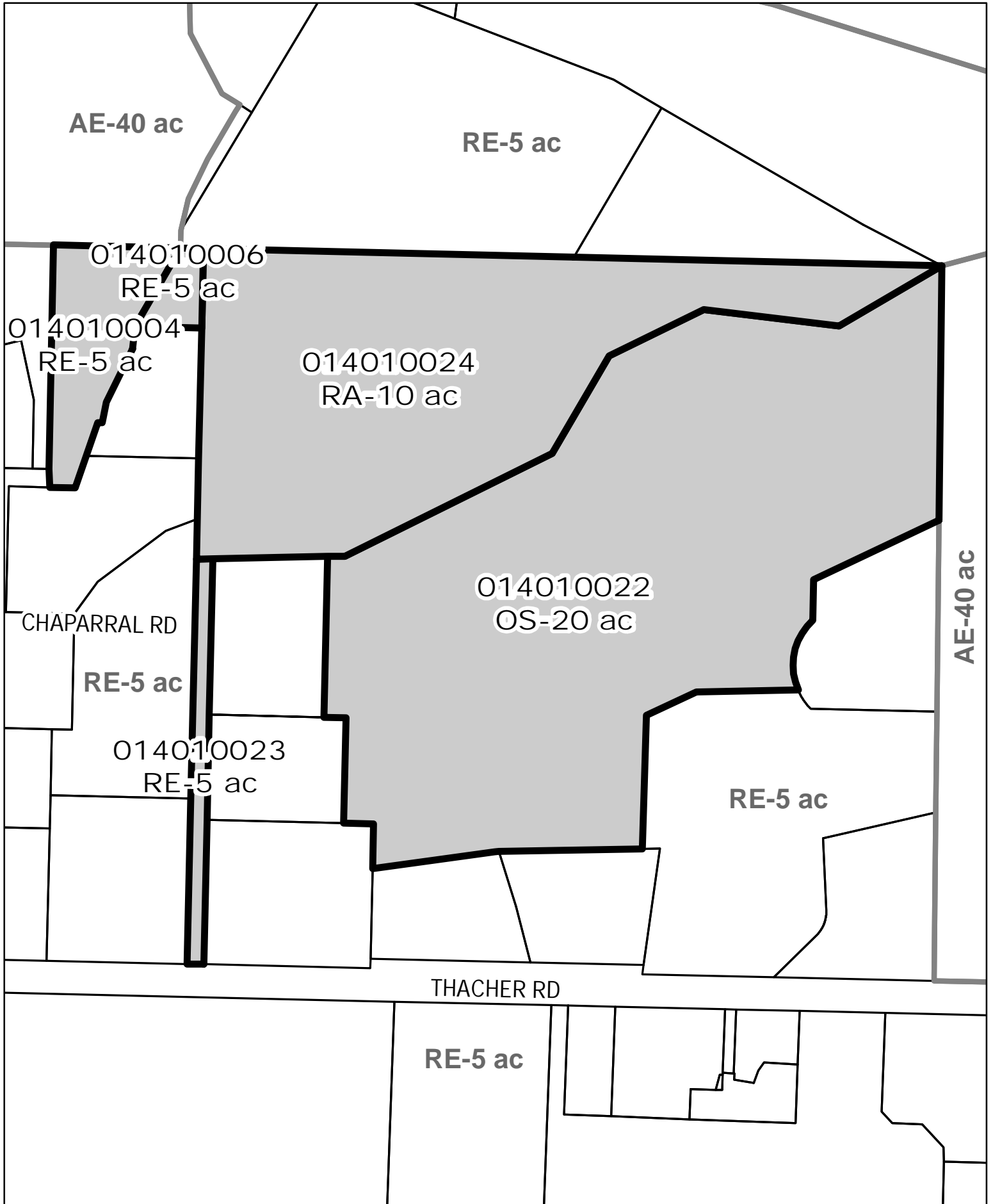


County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Existing Zoning Designation



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020

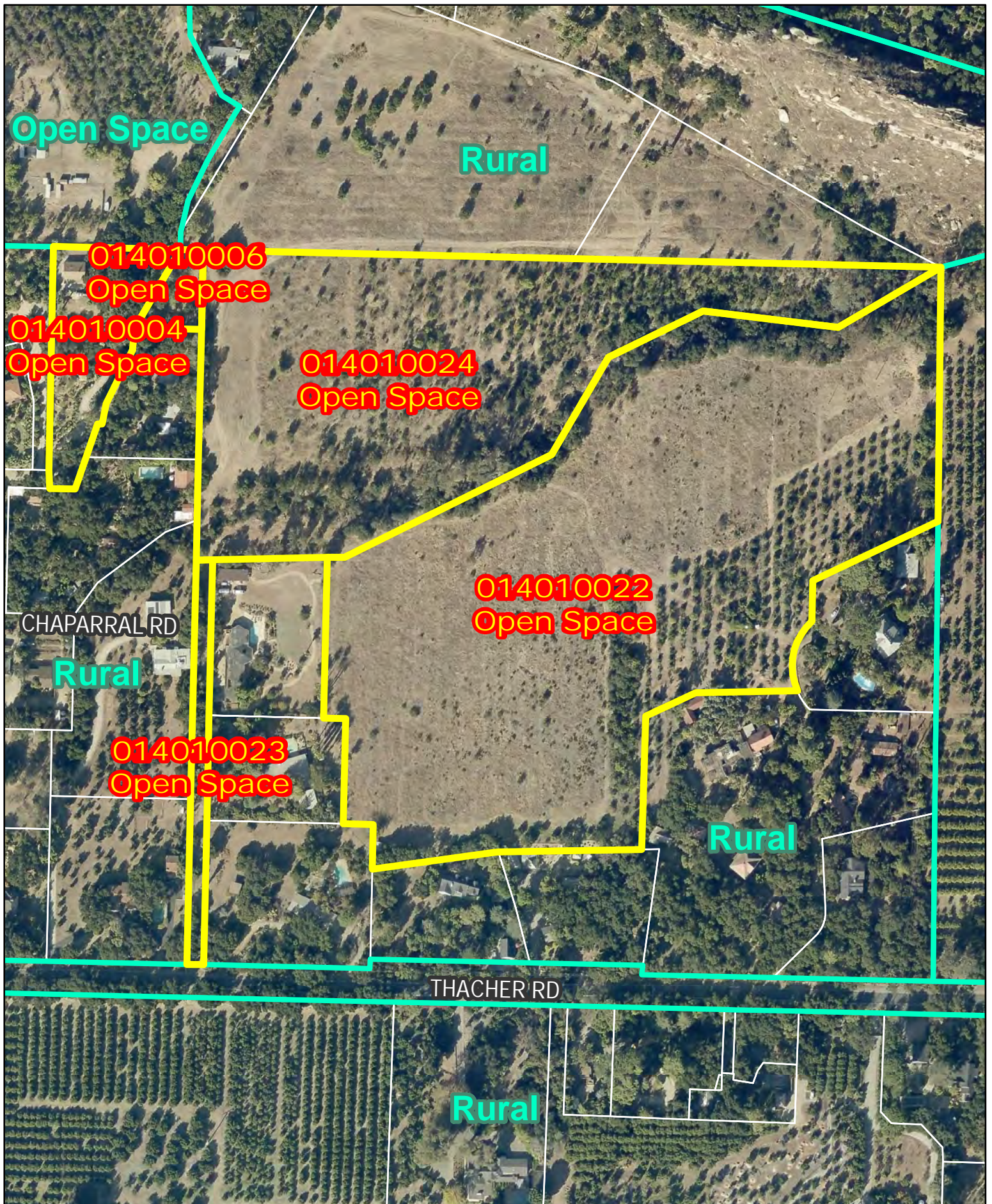


County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Existing Zoning Designation

0 100 200 400 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020
Source: Pictometry®, December 2019

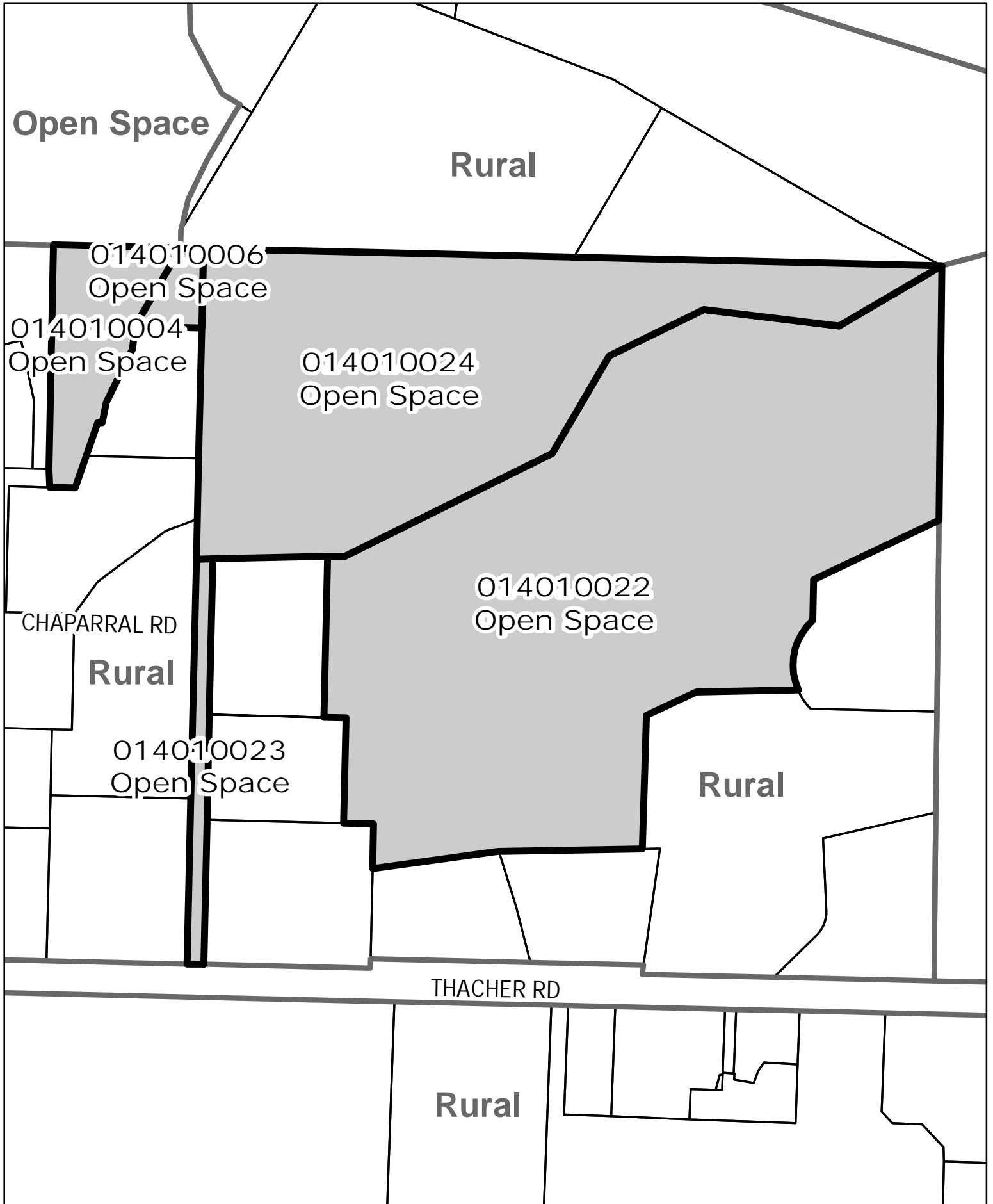


County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Proposed General Plan



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020

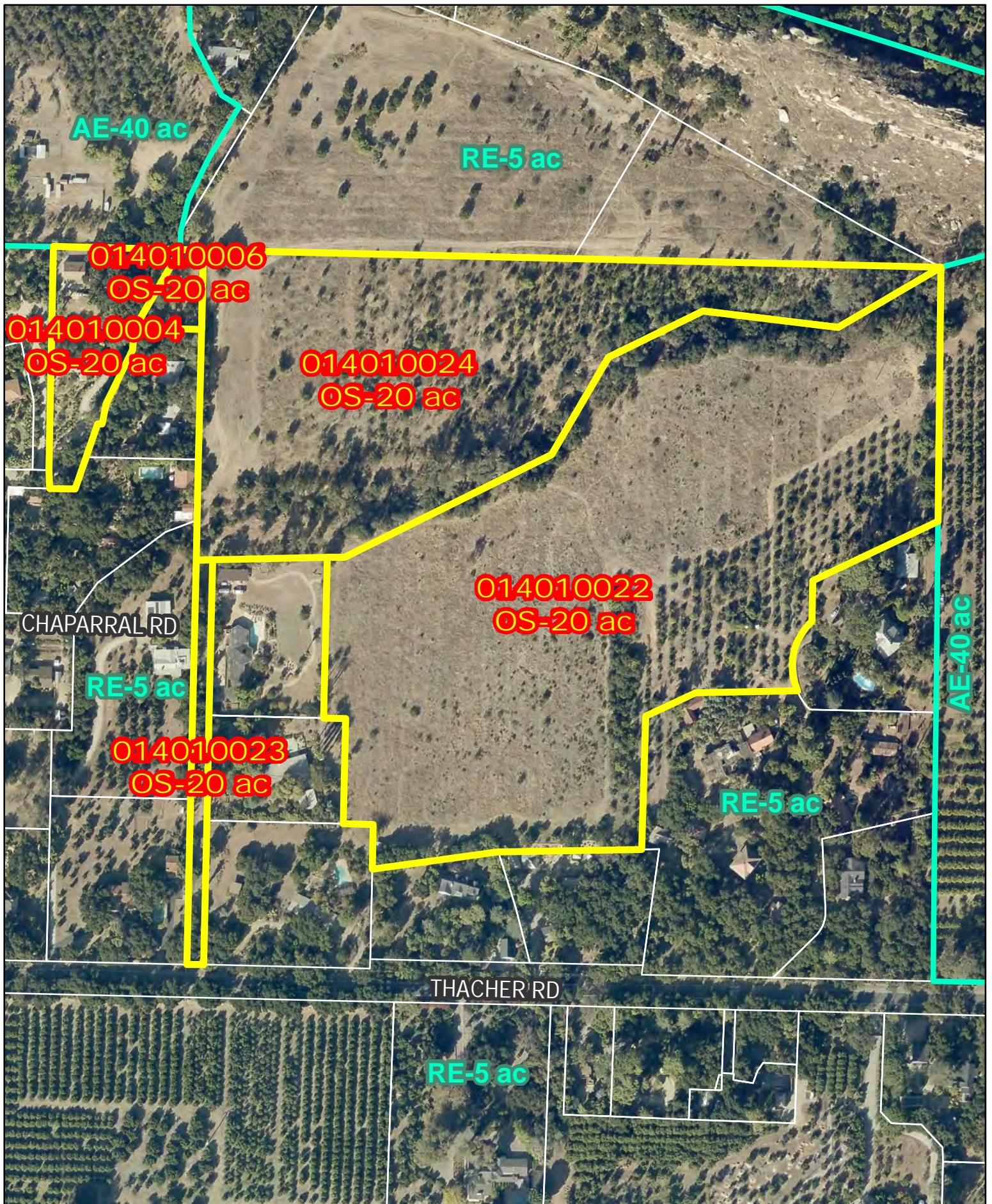


County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Proposed General Plan

0 100 200 400 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020
Source: Pictometry®, December 2019

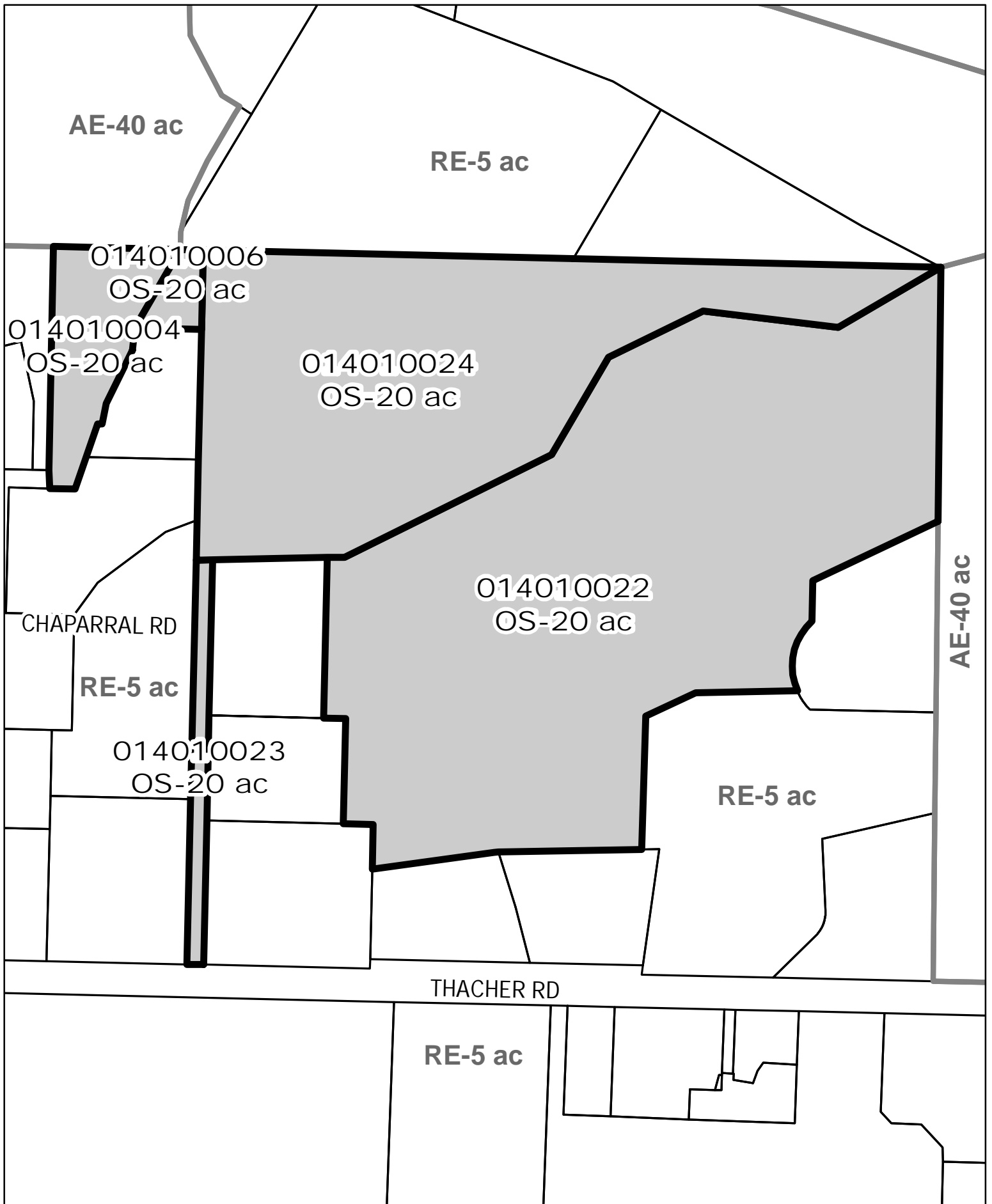


County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Proposed Zoning Designation



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/20/2020



County of Ventura
Planning Division
Turtle GPA Screening, PL20-0086
Proposed Zoning Designation

0 100 200 400 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.

