



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING FINAL MEETING MINUTES

18 Valley Road, Oak View
Monday, October 17, 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**

Chair Cohen called the meeting was called to order at 7:02 PM

2. **Flag Salute**

3. **Roll Call** - All members were present.

4. **Adoption of the Agenda** - Agenda was adopted unanimously by the OVMAC as drafted.

****SPECIAL GUEST** - U.S. Congressman Salud Carbajal (CA-24) – Meet & Greet**

Congressman Carbajal gave an informative presentation of what he has accomplished thus far during his tenure in Congress. Attendees were appreciative of him taking the time to attend the OVMAC meeting and engage with local constituents.

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

Public Comment No. 1: [ANONYMOUS PRIVATE CITIZEN] – Wanted to bring to the attention of the OVMAC that there is a large rooster operation adjacent to Sunset School on the drive for the past 6 months. The noise from the roosters is constant, and the citizen has experienced being woken up at

3:30 AM by the animals' noises. The citizen has expressed frustration with the lack of progress on this case with Code Compliance and looked for help in any capacity from the OVMAC. A video and photos were shared with the OVMAC members.

Supervisor LaVere was in attendance at the meeting and advised the private citizen to contact his office and his staff would coordinate with Code Compliance to get more information on this situation and see what his office could do to assist.

Public Comment No. 2: Ron Solorzano – Regional library for Ojai Valley – Announced that the Oak View Library is now operational for after school help; Looking for a part time position for tutoring kids at the library. At the Ojai Library there is a Youth Librarian position opening up – story time, other youth centered programming, etc. The position is for an Adult, but leading the Youth Library program at Ojai Library.

6. Approval of the Meeting Minutes of September 19, 2022 - Draft Minutes attached

Member Wright requested an edit on page 8 of the minutes; Executive Officer Clensay indicated she would go back to the tape to confirm the statement made and recirculate the draft minutes at our November 21, 2022 meeting.

Motion moved by Member Wright, seconded by Chair Cohen to have minutes revised and reviewed at the November OVMAC Meeting. Approved unanimously 5/0.

7. City of Ojai Planning Commission Update

Commissioner Starkweather was in attendance and provided an update from the City of Ojai Planning Commission.

The City of Ojai is working on their General Plan and Housing Element. Their codes are pretty outdated and contain a number of subjective standards. They've created two ad hoc committees due to staff overloads. These are Parking Committee and Housing Committee. If any people are interested in joining, please let me know. City of Ojai did not identify a single parcel for affordable housing. Also discussed how its incumbent on the County to amend the Housing Element to allocate infill housing sites in the unincorporated Ojai Valley. Discussions were had between the OVMAC and Mr. Starkweather regarding what is "affordable housing" and what does he envision? Mr. Starkweather commented that we have lost half of our local student population over the years, and that is inherently tied to housing. If we loose affordable housing, we will lose our local school populations.

Formal Items:

8. Review of a Conditional Use Permit application for Hermitage Mutual Water Company (Case No. PL22-0038)

Request for a Conditional Use Permit for the Hermitage Mutual Water Company (HMWC) to permit and expand an existing legal nonconforming private water company. The project entails constructing two (2) new 11,000-gallon water storage tanks that would be tied into the existing water delivery system owned and operated by Hermitage Mutual Water Company. The two new tanks are located on APN 014-0-030-205 near the existing 9,850-gallon galvanized tank. There are 103 existing water service connections. At full build out, there would be 110 water service connections. The proposed project would allow for the applicant to become compliant with the Ventura County Water Works Manual (VCWWM). The project would authorize upgrades to the HMWC water storage facilities to provide the required VCWWM water storage supply for the existing 103 equivalent water service connections and an additional 7 water service connections within the HMWC service area.

The project site is located at 2289 Hermitage Road on a 39.57 acre site, zoned AE-40 (Agricultural Exclusive, 40 acre minimum lot size) with a Land Use Designation of Open Space.

Planner: Christopher Alberts 805-654-3136 christopher.alberts@ventura.org

Staff Presentation:

Staff provided an overview of the project specifics - two 10,000 water tanks and a required Conditional Use Permit for the existing distribution company. This permit would bring the operation into compliance by providing adequate water storage. 15 parcels are going to be served by this company. December 1st will be the Planning Director Hearing via ZOOM.

Public Comment No. 1 - Mike Sullivan, Applicant: This project comes before you because we need clearance for this type of project as required by our WAL "Water Availability Letter". There isn't any new entitlements, just two new tanks to satisfy the requirements of the WAL. No New construction is proposed.

Planning Staff: There are 103 existing service connections. But at full build out there is 110. This is a retroactive permit for the facility and captures land use that is effect at this time.

Public Comment No. 1 - Mike Sullivan, Applicant: County needs to update its WAL process. This is not a planning process, but should be Public Works.

Planning Staff: Anything over 10 connections requires a Conditional Use Permit.

Public Comment period closed.

OVMAC deliberations:

Chair Cohen: Appreciated staff's background. This isn't to approve any NEW connections, but capturing what is there.

Member Kennedy: What about Fire Protection?

Planning Staff: Not needed at this time.

Motion was made by Member Malloy and seconded by Member Kennedy to approve the project as presented. Motion passed unanimously 5/0.

9. Review of a Conditional Use Permit application for Proposed Bed-and-Breakfast Inn within Existing Dwelling (PL22-0126)

Request for a Conditional Use Permit to operate a bed-and-breakfast (B&B) inn within one existing three-bedroom, 1,607 square-foot dwelling for no more than seven consecutive days at a time. A maximum of six guests would rent the dwelling in its entirety by a customer and the customer's associated persons (family or friends) and not by separate customers. The proposed B&B Inn would be operated by the property owner who would occasionally occupy the B&B dwelling when not occupied by paying guests. Guests would be served breakfast by a family who lives in the on-site accessory dwelling unit and who service the property as employed caretakers on an ongoing basis. The B&B inn would not involve any new, additional employees. Guest parking would occur within the existing two-car garage (attached to the principal dwelling) and on the two existing uncovered designated parking spaces near the dwelling. Two short-term bicycle parking spaces or bike racks would be located on the property. No grading, no new

construction, nor changes to the existing lighting are proposed. Existing, mature landscape vegetation along the street-side property line and side property lines largely screens the existing dwelling and on-site vehicles from Villanova Road. Events such as weddings, bar mitzvahs, and similar gatherings would be prohibited. No new signage is proposed or permitted. Quiet hours would be observed from 10:00 p.m. to 7:00 a.m.

The project site is located at 335 East Villanova Road on a portion of a 1.02-acre site, zoned RE-1 AC (Residential- Exclusive: 1 acre minimum size), with a Land Use Designation of Very Low Density Residential.

Planner: Charles Anthony

805-654-3683 charles.anthony@ventura.org

Staff Presentation:

Staff provided an overview of the project specifics – a bed and breakfast within an existing dwelling. There is a Agricultural Zoned property across the street. There will be a max of 6 guests, no new construction proposed; no signage, no large/big events. All customers must be part of the same family/group i.e. no separate room rentals to different parties. The smaller house at the rear of the property would house the property caretakers and would be the primary contact for guests and neighbor concerns.

No members of the public were signed up to speak to this item. Public comment period closed.

OVMAC deliberations:

Member Kennedy: Is there a limit to the days that they can do that?

Planning Staff: There is nothing in the Conditional Use Permit (CUP) ordinance that prevents that. If she wanted to turn it around daily, she could; she has a maximum guest limit of 6 people and they must be part of the same party. The CUP ordinance allows up to 15 FYI, but that is not the case here.

Member Kennedy: How is this different from an Air BnB or a Temporary Rental Unit (TRU)? What's the difference between TRUs and CUPs with entitlement?

Planning Staff: This has to go to the Planning Commission. The CUP term is limited to 10 years. Similar to the other bed and breakfast that the OVMAC reviewed earlier this year.

Member Kennedy: Why would someone do a CUP versus having a TRU?

Planning Staff: TRUs need to be renewed yearly; this CUP wouldn't have to be renewed until it's close to expiration in 10 years. Applicant felt it was more tenuous to have the TRU as the owner has to remain on site.

Member Malloy: I think it would be beneficial to have a presentation from staff regarding the difference between TRUs and CUPs for Bed and Breakfasts. Just to make sure there aren't any unintended consequences with approving one over the other.

Planning Staff: Agreed this would be a good information presentation in the future. Also noted that the property would be inspected by a Building and Safety inspector prior to issuance as it's a commercial use in a residential area, but reminded that this is not like a hotel use in that they are rented to different individual parties; there is a max of 6 attendees and they all need to be together in the same group.

Member Malloy: What if the caretaker goes on vacation? Who would be the contact for the tenants?

Planning Staff: Onsite management is required; so if the caretakers go on vacation, they could not be any use of the Bed and Breakfast.

Member Malloy: Is there a limit on the number of cars? I recall with the last B&B we reviewed that we asked to prohibit any parking on the street.

Planning Staff: There isn't a prescribed limit on the amount of cars, but being 6 people max of all the same group, that there will be fewer cars and with that could be accommodated on the property.

Member Westbury: I echo the need for a presentation from staff regarding the difference between Temporary Rental Units and Bed and Breakfasts that require a Conditional Use Permit.

Planning Staff: Yes, we can do that and will arrange to have that informational item at a future OVMAC meeting date.

Member Kennedy: My concern is about how many people are out there that are in similar situations and need to make a mortgage payment, and this type of business is a way to do that.

Motion made by Member Kennedy to approve, with the addition of No Parking on the Street. Vice Chair Westbury seconded the motion. Motion passed unanimously 5/0.

10. Consider Cancellation of December 19, 2022 OVMAC Meeting - As titled, consider cancelling the December OVMAC Meeting due to prior special meeting and scheduled site visit, and lack of discretionary projects to review at said meeting.

OVMAC discussed and decided to assess if any projects are waiting for review come the November 21, 2022 OVMAC Meeting, and decide at that time.

Motion made by Chair Cohen to approve and seconded by Vice Chair Westbury. Motion passed unanimously 5/0.

11. Announcements and Updates - Hwy 33 Intermodal Study – Cal Trans Update – January 23, 2023

12. Councilmember Comments

13. Adjournment: Next Meeting will be held on **Monday, November 21st 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>