



## OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

### FINAL MEETING MINUTES

18 Valley Road, Oak View Monday,  
November 21, 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](mailto: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

*Meeting called to order at 7:00PM*

#### 2. Flag Salute

#### 3. Roll Call

*All members present except Grace Malloy.*

#### 4. Adoption of the Agenda

*Agenda was adopted as presented. Approved 4-0*

#### 5. Public Comment for Items Not on the Agenda

##### Public Comment No. 1

*Ron Solorzano - Ventura County Librarian for Oak View Library. There are open recruitments. There are two "youth librarian" positions opening; one for the Oak View Library and one for Ojai Library. These are adult positions that serve youth populations. Please contact either library for more information.*

##### Public Comment No. 2

*John Brooks – Still working on figuring out the missing sidewalk component at Oak View Avenue and Hwy 33. Also had concerns related to the 35 MPH and 45 MPH inconsistencies in various places in Oak View and Casitas Springs.*

**6. Approval of the Meeting Minutes of September 19, 2022 – Excerpt of Draft Minutes Attached**

*Motion made by Chair Cohen to approve the minutes as presented. Vice Chair Westbury seconded. Approved unanimously.*

**7. Approval of the Meeting Minutes of October 17, 2022 - Draft Minutes Attached**

*Motion made by Chair Cohen to approve the minutes as presented. Member Kennedy seconded. Approved unanimously.*

**8. City of Ojai Planning Commission Update**

*Jeffrey Starkweather, Ojai Planning Commissioner provided the following update. There are various projects occurring in Ojai. A new council will be coming on board with the new year. Recently had to work with Love Social business regarding amplified music and met with owners to come to an agreement including new sound monitoring equipment that helps control volume. Ojai should be anticipating a new reach code with the new building code coming into effect with the new year, and noted that affordable housing is required to meet the reach code. Mr. Starkweather continued to discuss the nuances and differences between reach code and gas appliances.*

*The Gables retirement community and the latest affordable housing project - Had a Conditional Use Permit with various allotments pursuant to density bonus law. Will seek out senior housing on a neighboring vacant parcel.*

**Formal Items:**

**9. Review and Approval of Cancellation of December 19, 2022 OVMAC Meeting**

*Motion made by Member Kennedy to approve the cancellation of said meeting. Seconded by Chair Cohen. Approved unanimously.*

**10. Review and Approval of OVMAC 2023 Meeting Calendar**

*Motion made by Chair Cohen to adopt the 2023 Meeting Calendar as presented. Seconded by Member Kennedy. Approved unanimously.*

**11. Review of a Conditional Use Permit for a new Wireless Cellular Facility for a 10-year period (PL22-0079).**

Request for a Conditional Use Permit to be granted to authorize the construction, operation, and maintenance of a new, stealth wireless circular facility (WCF) that would be owned and operated by AT&T. The WCF would be installed within a 960 square-foot lease area and be comprised for a 40-foot-tall faux Eucalyptus tree and associated ancillary equipment. The lease area would be enclosed with an 8-foot CMU wall with landscaping.

The project site is located at 10175 Santa Ana Road on a 182.78 acre project site, zoned AE-40AC (Agricultural Exclusive – 40 acre minimum), with a land use designation of Open Space.

**Planner: Thomas Chaffee 805-654-2406**

**[thomas.chaffee@ventura.org](mailto:thomas.chaffee@ventura.org)**

*Planning Staff presented a power point about the project as described above. The site is off of Santa Ana Road and will add three new trees. The trees are required to reach 75 feet in 5 years. Currently proposing bottle brush trees. Project includes an 8 foot tall masonry wall.*

OVMAC DELIBERATIONS

*Member Wright - Is this a stealth or not stealth facility?*

*PLANNING STAFF - This is a stealth facility.*

*Member Kennedy – What type of trees are proposed? Are there any of that tree type on the property? Did they look at other wireless sites for co-location?*

*PLANNING STAFF – The trees are bottle brush and there aren't any on site. They would surround the facility which is proposed to look like a faux eucalyptus. The applicant looked at the Oak Ridge wireless location but that property owner was not interested in co-locating on that facility.*

*Chair Cohen – Any radar maps submitted with this application?*

*PLANNING STAFF – No, there weren't any radar maps submitted. And in follow up to Member Kennedy's comment, staff always looks for opportunities to co-locate, but it's also hard because of the 40 foot height limit of the any antennae. And it also has to be agreeable to the land owner who owns the potential co-location site. Cell companies all use different kinds of antennae.*

*Chair Cohen opened the hearing for Public Comment.*

*Public Comment No. 1 - William Weirick - Thank you for the CMU wall around the antennae. Appreciate the opportunity to give feedback on tree species. Eucalyptus are non-native, are there any other off the shelf options?*

*PLANNING STAFF - Pine is another common tree we see used that can meet the height requirements.*

*Public Comment No. 1 Continued – there is also Air quality concerns related to the proposed diesel generators. Is that a standard? Could we do something that is less polluting?*

*PLANNING STAFF – We will reach out to AT&T and see if natural gas is an option.*

*Public Comment No. 2 – John Brooks – Recalled the cross on Burnham Rd. and that through neighborhood activism, they made it work with the cross and you hardly know it's a cell antennae. They wanted to use a huge fake tree at that time.*

*Public Comment No. 3 - Jeffrey Starkweather – Had question about the trees in the front. How many?*

*End of Public Comment. Deliberations:*

*Member Wright – We need more trees. Could we ask them to plant more trees around the facility?*

*Chair Cohen – It would be great if we could plant some oaks with it, something more native. No bottle brush. 3-5 trees. Perhaps Ponderosa pines or big cone firs.*

*Member Kennedy made a motion to recommend approval of the wireless facility with the mono-faux eucalyptus plus 3 -5 more native trees surrounding the facility. Member Wright seconded the motion. The motion was approved unanimously 4-0, with Member Malloy absent.*

### **Informational Item:**

#### **12. Receive and File Informational Item - Camino Del Salud Project – 11432 N. Ventura Ave. (AD22-0033)**

The Cabrillo Economic Development Corporation (“Applicant”), intends to submit a ministerial Zoning Clearance application to develop a 49-unit Supportive Housing development. The proposed project includes demolition of the existing vacant structure and construction of a two-and-three story supportive housing complex consisting of 48 single room occupancy (studio) units, a two-bedroom unit for the onsite Property Manager, common meeting, laundry and kitchen areas, offices for Supportive Services providers, 2 parking lots, landscaping and a community garden. Supportive services include assisting residents with medical, dental, and psychiatric doctor appointments, benefits advising, housing retention and job training, women’s health, etc.). The 48 housing units will be income-restricted to area residents who qualify in two different income and needs categories: 1) 50% of the units (24) will be reserved for area residents who are experiencing homelessness and who have chronic and severe illnesses; and 2) 50% of the units (24) will be reserved for area residents making below 80% of the Area Median Income, or low-income wage earners of the area.

On March 1, 2022, the Applicant submitted a preliminary application pursuant to Senate Bill 330 seeking vesting rights associated with development requirements, standards, and fees. At the time of pre-application submittal, the project was determined to be eligible for streamlined ministerial review pursuant to both Assembly Bill 2162 (Government Code section 65650) and Senate Bill 35 (Government Code section 65913.4).

The project site is located at 11432 North Ventura Ave on a 0.99 acre project site, zoned CPD (Commercial Planned Development), with a land use designation of Commercial.

**Planner: Jennifer Butler    805-654-2495                      [jennifer.butler@ventura.org](mailto:jennifer.butler@ventura.org)**

*Planning staff gave an overview the project request and entitlement procedures. The applicant team, Cabrillo Economic Development Corporation provided a power point for their project and describe their project.*

*Victoria Brady, President of CEDC, gave a history of CEDC and their past projects that include Senior Housing, supportive housing, etc. throughout Santa Barbara and Ventura Counties. The homeless statistics have risen since 2017. The proposed project will have 48 units - 24 for people who are experiencing homelessness, and 24 for low income individuals (60% AMI). The units reserved for people who are experiencing homelessness are intended for individuals who have high health care needs and need to be in an assisted living facility.*

*Frank Thompson, on the project team spoke about the coordinated entry system and that the application process would be vetted within that system. There will be a slight priority for general locality, and the turnover would be slow – 10-15%.*

*Member Kennedy asked for there was anyway the locals could be given full preference of the units.*

*CEDC Staff stated that they would collaborate with the local jurisdictions via the Coordinated Entry system, with VC Health, and with local agencies. Ultimately it will come down to those in the most need*

that meet the profile for the facility.

*Vice Chair Westbury – I have a question about the entries from jail/prison. I have friends that work on Oxnard PD and tell me that the majority of homeless have drug and/or alcohol issues. Are these issues vetted during the screening process?*

*CEDC staff – Yes. There is a zero tolerance rule for alcohol and/or drug use. There are dedicated medical offices and meeting rooms. The facility will have two full time staff living on site, along with case management, medical enrollment assistance, educational services, and behavioral health care. We teach housing retention skills, counseling, advocacy, etc. Being a state funded project, these projects are typically and routinely inspected by the State.*

*Project Architect walked through the design of the facility, noting it must be secured in its entirety and have access control for all users and residents. There are limited points of control for access. There are two fenced areas for entry, but multiple ways out of the building.*

*Member Wright – Will service animals be allowed?*

*CEDC staff – Yes, it is allowed and we are permitted to have therapy animals and we have rules for service animals, as well as outdoor space.*

*Member Kennedy – Asked about the third story element. Haven't seen anything this tall in Oak View.*

*CEDC staff – The operating budget requires us to have over 40 units, and this is how we are getting the units on the site. These are modular units which allows for a more cost-effective approach.*

*Chair Cohen closed the hearing and opened for Public Comment:*

*Public Comment No. 1 – William Weirick – Excited about this – exemplary for the Ojai Valley. Please don't discredit "e" bikes, especially with the trail across the way. They can use it for commuting, and the need a secure place for storing and charging. Hope that could be incorporated into the project. Also thank you for the stormwater management and hope you're directing roof runoff. What's not to like? The way you built it in with the aesthetics, I'm impressed. Just please make better use of the water that hits the site and how we can capture it. And with the e-bikes, it's a changing job market, and it's an aspect of extending the reach code in environmental and cost-effective option.*

*Public Comment No. 2 – Bill Miley – Background in public health and have lived here for 54 years. I've known the people who started CEDC. I like this project! Health services are needed. This is total supportive housing and its really great. People who are unhoused have a lot of health needs; Understand 24 will be for high health needs and the unhoused. This need is huge in Ojai. We have a lot of rooms available that are cost prohibitive. I appreciate the design, the elevator tower, and the office space for services and health needs, with skills training.*

*Public Comment No. 3 – Jeffrey Starkweather – Had a question for County as it relates to RHNA and lack of identified sites in the Ojai Valley. He likes the building, thinks it looks like Ojai. Likes the project and the inclusion of services to address other medical issues and the coordination with the Continuum of Care. Also acknowledged the need for CEDC to connect with Help of Ojai. Also had a question about outdoor space for future clients.*

*Planning Staff - Any unincorporated area can be allowed units as it pertains to SB 35 or AB 2162. It does not have to be designated for in the Housing Element of the County's General Plan. And the applicant team confirmed that each unit has daylight and access to outdoor spaces.*

*Public Comment No. 4 – Brian Aikens – I agree with Barbara Kennedy in that there are no other three*

story buildings in this area... There may be two other buildings that have a third story element, but none in this area. Noted that he is on the City of Ojai Historical Landmark Commission and has seen the tension between the community and these larger, taller buildings. It's new and it sets a precedent as you go out into town. Any consideration of traffic flows and entry/access?

CEDC Staff – Thank you for this feedback. We will look into e- bikes and other alternative transportation options such as motorcycles for future tenants. In regards to traffic flows and egress/ingress, we have an easement over by the McDonald's, so there will not be any direct impact with traffic along the highway.

Public Comment Closed – OVMAC Deliberations:

Vice Chair Westbury – What is going to be the vetting process of the on-site management? What is the training?

CEDC Staff – They would work closely with the case manager as part of the entry system in addition to the property owner. It's a collaboration process with all the supportive services that we provide to the tenants. There are lease rules, and any illegal activity or criminal activity is sought after and their lease is then terminated.

Member Kennedy - What about marijuana?

CEDC Staff - It is a non-smoking building, there may be designated spaces for smoking outside, but this would be subject to their case management and if cannabis is part of their treatment program with the medical legal capacities allowed by the State.

Chair Cohen – How locked in are the affordable units?

CEDC Staff – 55 years, deed restricted. If for some reason the property owner goes bankrupt, it would go to the State. But it should be underscored that all our structures and developments are 100% compliant with the affordable housing requirements.

Member Kennedy – With SB35, understand this is processed quicker, but with a 31 tall foot building, I wish you had done some more outreach because the third story is going to come, and now with potential pot smoking outside, I mean people had issues with the former coffee shop and the smells from that coffee shop.

CEDC Staff - We are just at the beginning of our outreach process. Just getting started, and this is part of it. We will consider all input received here as we move forward. We will also consider the viewsheds of the adjacent properties.

Member Kennedy – I'm happy to hear that more outreach is coming, I'm 100% behind the project, just concerned about the height and future uses onsite that may impact adjacent properties.

CEDC Staff – As iterated earlier, we are required by our funding to have a certain number of units, and there isn't a lot of places to go, so we need to go up in height with a third story element.

Chair Cohen – It's a beautifully designed building, but I'm wondering if Spanish Architecture really fits in here. It kind of looks out of place. Have we looked at other architectural styles for considerations?

Member Wright – Yes, it looks beautiful. I ask that the applicant team does everything they can to limit water usage, and to utilize whatever falls on the site. All fixtures should be energy efficient and low water usage. Are there any offsite improvements that could be done to offset the water? There was another project that did some offsite improvements I recall to offset their water usage.

*Planning Staff - That prior project had a policy driven requirement that is not applicable to this project.*

*Deliberations Closed. No motion needed on the project as it is a "Receive and File" item.*

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

**14. Councilmember Comments**

**15. Adjournment:** Next Meeting will be held on **Monday, January 23rd 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](mailto:ovmac@ventura.org). Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>