



## OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

### REGULAR MEETING NOTICE AND AGENDA

18 Valley Road, Oak View  
Monday, February 26, 2024 - 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.

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1. **Call to Order of the Meeting**
2. **Flag Salute**
3. **Roll Call**
4. **Adoption of the Agenda**
5. **Public Comment for Items Not on the Agenda**
6. **Approval of the Meeting Minutes of November 27, 2023**
7. **Approval of the Meeting Minutes of January 22, 2024**
8. **City of Ojai Planning Commission Update**

#### **Action Items:**

9. **Request for a Minor Modification to existing Conditional Use Permit (CUP) and Variance No. 2550 improvements to the Redemption Church of Ojai (PL23-0035).**

The applicant requests a Minor Modification to Conditional Use Permit (CUP) and Variance No. 2550 be granted to authorize the continued operation of an assembly use (Redemption Church of Ojai) for a period of 20 years and the construction of a 5,500 square foot (sq. ft.) metal accessory

building. The proposed accessory building will consist of four Sunday School rooms, two Americans with Disabilities Act (ADA)-compliant restrooms, and storage space. The proposed accessory building will be used in support of the Redemption Church of Ojai and its related programs and ministries. The project site is located at 190 E. El Roblar Drive in Meiners Oaks, APN 017-0-090-320. The property is 2.78 acres and is located in the RD-9 Zone, with AC/TRU/DKS overlays.

**Staff Contacts:** Michael Conger, Senior Planner [michael.conger@ventura.org](mailto:michael.conger@ventura.org)  
805-654-5038

**10.**Announcements and Updates

**11.**Councilmember Comments

**12.**Adjournment:

Next Meeting will be held on **Monday, March 18, 2024** at 7:00PM IN PERSON at the Oak View Community Center





## OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

### DRAFT MEETING MINUTES

18 Valley Road, Oak View  
Monday, November 27, 2023 - 7:00PM

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

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

*Meeting called to order at 7:03PM*

#### 2. Flag Salute

#### 3. Roll Call

*Chair Cohen, Member Wright, Member Malloy, and Member Kennedy present.  
Vice Chair Westbury absent.*

#### 4. Adoption of the Agenda

*Moved by Chair Cohen, seconded by Member Kennedy, approved 4/0*

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

*Public Comment No. 1 – Ron Solorzano - Regional librarian for Oak View, Meiners Oaks, and Ojai Valley Libraries. Announcement of upcoming events:*

*Play time and Learn time, run by Shannon Dykstra on Saturdays from 11AM at the Oak View Library  
Art Salon for Adults – Holiday Addition on the 2<sup>nd</sup> Saturday, December 9<sup>th</sup> at the Oak View Library*

*Public Comment No. 2 - Teena Broumand – Thanked CHP for traffic monitor at Creek Rd. Stated that a group of people speed at 35MPH. She would love to see raw data with the traffic monitor, because others are going over 50MPH. Mentioned another accident in front of her property, this is the second accident with a 30-day window; and third this year. Mentioned Fire on Oatman and described a near miss of an RV by 5ft and several trees. Ms. Broumand wants road segments to be broken up and more signs. She has serious concerns about more accidents and injuries. Asked the council to come up with additional ideas to stop speeding, and the need to augment the road.*

*Question from Member Kennedy – Asked about Sling Shot; if this is a legal item? The Executive Officer will look into it.*

*Public Comment No. 3 CHP - Updates – COPS program is a new CHP program with a goal to make a change with how we engage with the community. We are asked to do more with less. We will be adding to our agenda as we forward on van enforcement; E-Bikes – we can regulate, it depends on violations and speeds; hacks and conversion kits.  
The council thanked CHP for attending.*

*Public Comment No. 4 Stephen Weed – Mentioned that good work is being done at OVMAC.*

- 6. Approval of the Meeting Minutes of July 17, 2023 – DRAFT MINUTES ATTACHED**  
*Moved by Chair Cohen, seconded by Member Westbury, approved 3/0 (AB)*
- 7. Approval of the Meeting Minutes of September 18, 2023 – DRAFT MINUTES ATTACHED**  
*Moved by Chair Cohen, seconded by Member Wright, approved 4/0*
- 8. Approval of the Meeting Minutes of October 16, 2023 – DRAFT MINUTES ATTACHED**  
*Moved by Chair Cohen, seconded by Member Kennedy, approved 3/1(AB)*
- 9. City of Ojai Planning Commission Update (NO ONE PRESENT)**

**Action Items:**

- 10. Request for approval of the DRAFT 2024 OVMAC Meeting Calendar [Attachment]**  
*Moved by Member Kennedy, seconded by Chair Cohen, approved 4/0*
- 11. Request for OVMAC Letter of Support for Future Funding Opportunities for potential Botanical Park in Meiners Oaks.**

Meiners Oak Parks (501c3) is working cooperatively with the county to create a community park on a 2-acre county-owned parcel located at 312 E. El Roblar Drive in Meiners Oaks. The MOP Board of Directors together with a design team of landscape, architectural, and engineering professionals has developed a concept for the nature-focused park that includes native vegetation, interpretive/education, and social gathering areas. Thoughts for the park were refined with input from the community based on an online survey and numerous pop-up tablings at businesses, farmers markets, and local events. The MOP has a Memorandum of Understanding with the County to move forward with planning and permitting the project. [Attachment]

**Representatives:** Paula Power and Board Member Amandaagin presented to the council. Noted:  
*Council Member Joseph Westbury arrived at the meeting at 8:03PM*

*Paula Power and Amanda were present at the meeting to share with the council the importance of the value and support of public land and access for all. Children need time in nature; they do better socially, internally, and economically later in life as adults.*

*They gave some background information on how the property was conceived and started; walked through concept design – ¼ mile of walking path. Visitors will experience an approximate 10,000 years of agriculture landscape in the nature walk. Mentioned that the MOP now has a MOU and will commence planning and permitting process. The MOP has a website please check us out and you can email us. <https://imaginemopark.wixsite.com/mo-park>  
[Imaginemopark@gmail.com](mailto:Imaginemopark@gmail.com)*

*The council questioned a Benefit Assessment District for the maintenance of the park; could approve a fee of \$5 - \$10. Parking was discussed in the letter and that funding acquisitions should be more general, and it be directed to the Supervisor. MOP is a 501 C3. This item should be brought to the council at the next meeting, January 24<sup>th</sup>. Paula Power reached out to the neighboring rest home that*

*helped design a cross walk at the bus stop.*

*Recommendation to receive letter for review and general feedback.*

*Council voted: Moved by Member Kennedy, seconded by Member Mallory, approved 5/0*

**Informational Items:**

**12. Presentation on Ventura County Water Purveyor Database Project [County Watershed Protection Division].**

The County has acquired funding and hired a consultant to develop a Countywide water mapping database that would ideally serve as an interactive encyclopedia of water resources and drought/emergency information to aid planning and management initiatives, which could include State reporting and potential grant and loan pursuits. In this first stage we are seeking input to define what a successful project would look like. It's anticipated that this shared resource will support water agencies of all sizes, with a particular focus on supporting under-resourced and smaller agencies. The project team is conducting outreach efforts with small water purveyors, municipal advisory councils (MACs), local water associations, and other groups to gather input on potential needs that could be met by this project and recommended approaches for development.

**Staff Contacts:** Arne Anselm, Deputy Director Water Resources, VC Public Works Agency  
Ben Fischetti, Engineer Manager II, VC Public Works Agency  
Spencer Waterman, Water Systems Consulting, Inc.

*Staff member Greg Romey Casitas Water District was present during the presentation.*

*A Power Point Presentation was discussed on Aid Water Planning and Initiatives through shared resources on the following topics:*

- *Organizational and contact information.*
- *Emergency preparedness systems information*
- *Supplies and Uses*
- *Supply constraints, exposure points and risk areas*

*Questions VC Public Works Agency is addressing: What water related information is needed to access for purveyors? Is it difficult to search for water related information that is needed? And, how can VC Public Works Agency help and leverage such a need.*

***[See attached power point]***

**13. Presentation from Ojai Valley Land Conservancy – Strategic Plan.**

Tom Maloney, Executive Director of the OVLC, will appear to present the Land Conservancy's new strategic plan and five-year vision. This short presentation will hopefully lead to discussion with the MAC members on ways that the Land Conservancy can help the MAC meet some of the Valley's planning and conservation challenges.

**Representative:** Tom Maloney, Executive Director

*OVLC Executive Director, Tom Maloney presented the new strategic plan efforts that are currently underway. Addressing the issue of drought as discussing 220 acres additional land acquisition to the conservancy. Water transfer rights to nature thinking about groundwater, doing projects with Oaks, Arundo removal and wanting to "ReWild Ojai" by bringing back native plants, and looking into rebranding the conservancy logo. As the organization is looking towards the future, they are looking at new potential for stewardship as it relates to its 27 miles of trails. Mr. Maloney mentioned that the community found resilience in nature during Covid and after Covid with nearly 7,000 volunteers strong.*

OVMAC if able to assist or support OVLC on the following items:

- *Vegetation/landscaping “ReWild Ojai” – Native vs. drought tolerant;*
- *Full management/breaks*
  - *Combining with climate resilience.*
- *Storm Water Treatment*

**14.** Announcements and Updates

**15.** Councilmember Comments

*Member Kennedy announced Christmas Carolers event – December 16 at Ojai Valley Ranch Market, 5PM.*

**16.** Adjournment: Next Meeting will be held on **Monday, January 22, 2024**, at 7:00PM IN PERSON at the Oak View Community Center  
Council Adjourned meeting at 9:37PM

Ventura County

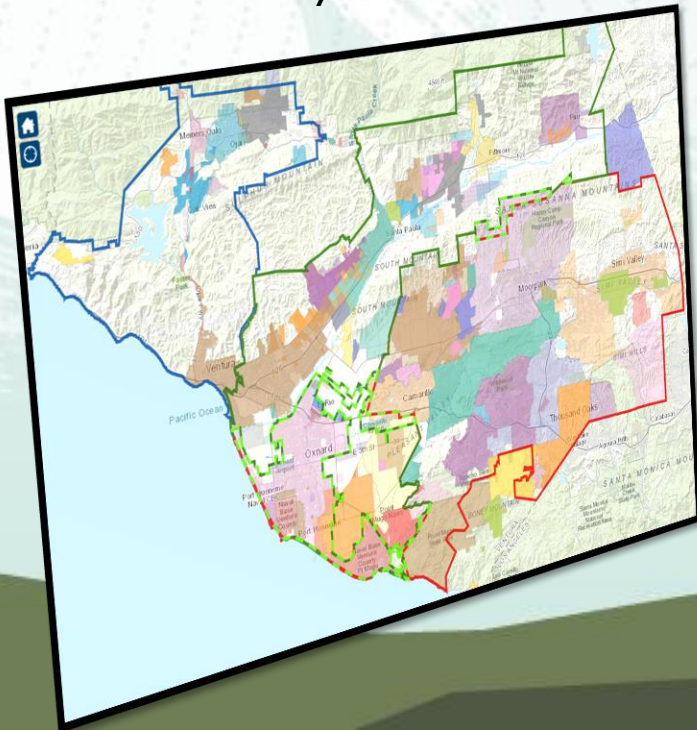
# Water Purveyors Mapping Database Overview



# Project Introduction & Potential Approach

## Minimum Objective

GIS-based web platform as an encyclopedia of Countywide water



## Potential Intent

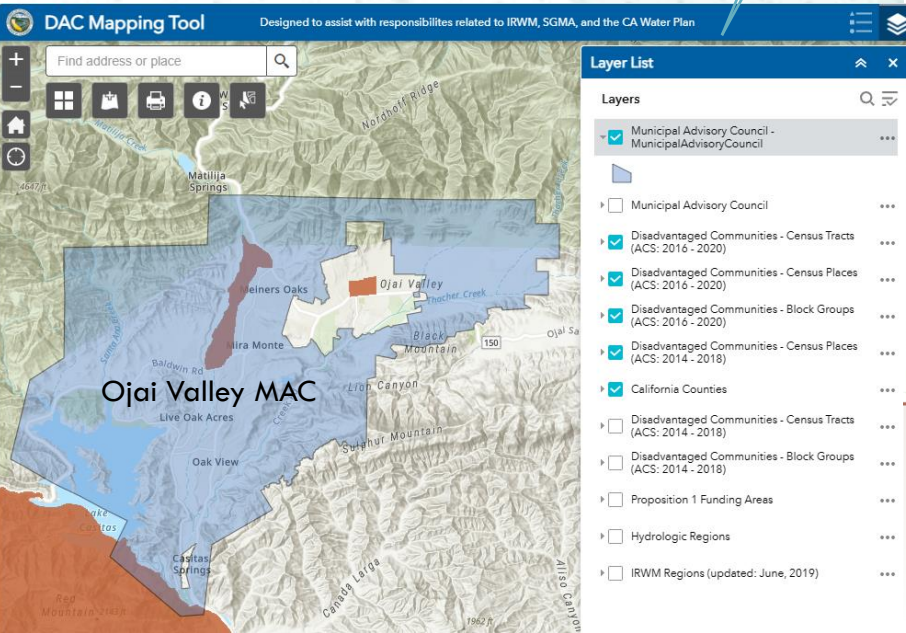
Aid water planning initiatives through a shared resource for:

- *Organizational & contact information*
- *Emergency preparedness system info*
- *Supplies and uses*
- *Supply constraints, exposure points and risk areas*

## Potential Approach

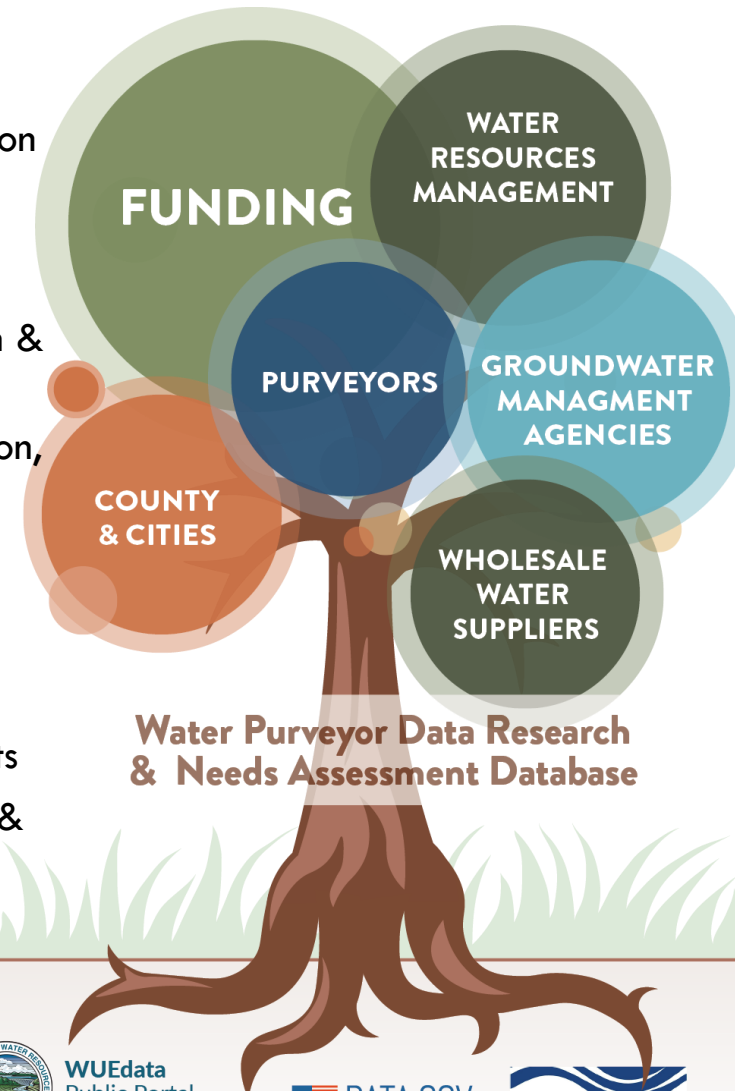
- ✓ Initial collaboration with small groups to strategize project vision and needs
- Data collection & summary of potential database development pathways considering given needs & constraints
- Re-engage interested purveyors to discuss data sources, tools, and approaches to address previously expressed needs
- Develop preliminary data inventory map(s) and/or tool(s) & recommended next steps for a potential subsequent Project phase

# Potential Data Uses & Benefits



## Potential Initiatives Supported by the Project:

- Grant/loan application pursuits
- Disadvantaged Community (DAC) designation, outreach & resources
- Systems interconnection, mutual aid, or consolidation investigation
- Resiliency studies/projects
- Drought relief projects
- Emergency response & hazard mitigation plans/projects
- Others?



## Potential Reporting Supported by the Project:

- Countywide Water Supply and Demand Study update
- General Plan updates
- IRWM
- UWMPs/ Water Shortage Contingency Plans – SB 552 Compliance
- Monthly State drought and conservation reporting
- Master Plans & Capital Improvement Plans
- VCWWM Water Availability Letters (WAL)
- Others?



## Potential Data Sources

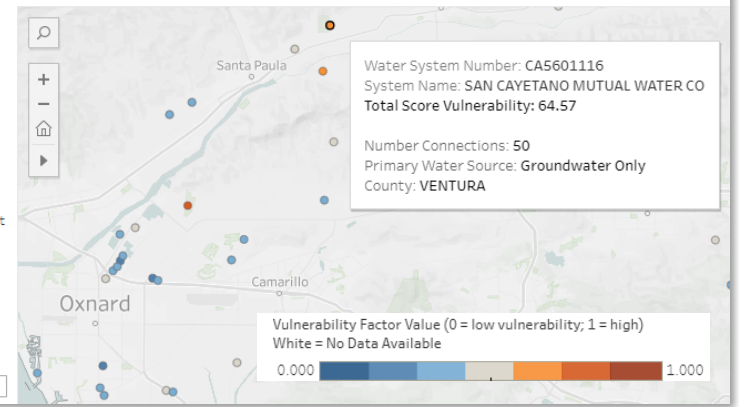


## Drought & Water Shortage Vulnerability Explorer Small Water Suppliers - DRAFT 04-18-2023

Welcome to the interactive site for Drought and Water Shortage Vulnerability of Small Water Suppliers in California. The Department of Water Resources developed this site to support drought resilience planning among small water suppliers. Indicators of risk and composite scoring were developed through an extensive participatory process as part of fulfilling Assembly Bill 1668 starting in 2018 and updated pursuant to Senate Bill 552 of 2021. To learn more, refer to: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/SB-552>

County

VENTURA



1	Failing	At-Risk	Potentially At-Risk	Not At-Risk	Not Assessed
	Water Systems <b>4</b>	Water Systems <b>5</b>	Water Systems <b>10</b>	Water Systems <b>48</b>	Water Systems <b>5</b>
	Population <b>970</b>	Population <b>6,348</b>	Population <b>59,655</b>	Population <b>478,572</b>	Population <b>313,732</b>
	Funding Since 2017 <b>\$0</b>	Funding Since 2017 <b>\$0</b>	Funding Since 2017 <b>\$0</b>	Funding Since 2017 <b>\$0</b>	Funding Since 2017 <b>\$0</b>



3 Export Data

Some other potentially useful tools, or ideas, for the Project are linked below.

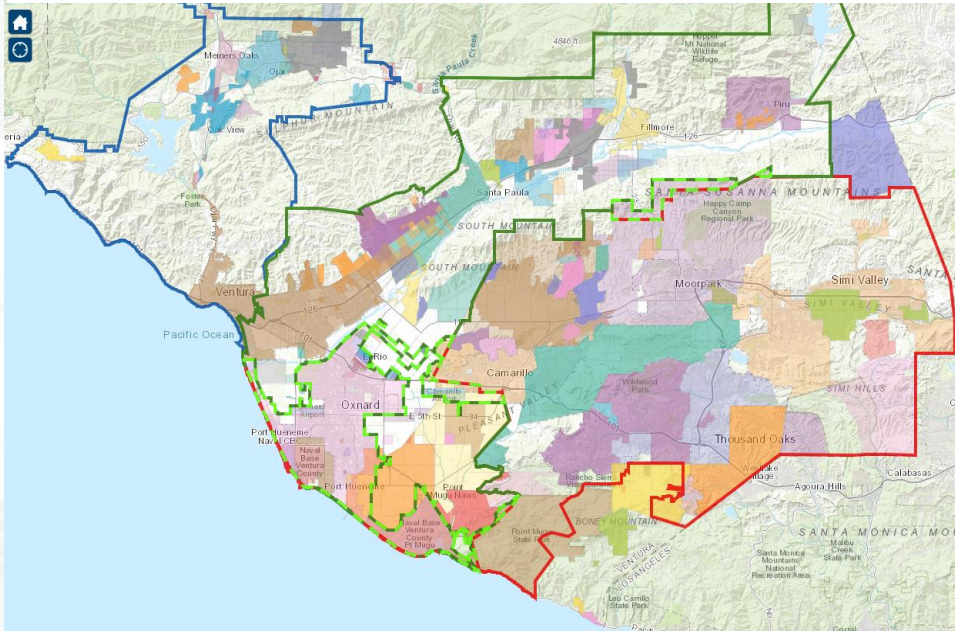
- [SAFER Needs Assessment Dashboard](#)
- [Drought and Water Shortage Risk Explorer Tool for Small Water Suppliers and Rural Communities](#)
- [Human Right to Water Data Tool](#)
- [Community Water Center Drinking Water Tool](#)
- [Water Affordability Dashboard](#)
- [Water Quality Violation Risk](#)
- [Interactive Esri "StoryMap" example](#)

# Available Data/ Resources

AT-RISK AREAS

# Countywide Datasets

County of Ventura Water Purveyor Map



Resource Name	Gaps
	<b>COUNTY</b>
<ul style="list-style-type: none"> <li>2013 &amp; 2020 Ventura Countywide Water Supply and Demand Study</li> </ul>	<ul style="list-style-type: none"> <li>Supply Availability/Right (Except Groundwater)</li> <li>Supply/demand projections</li> <li>Excludes various smaller purveyors</li> </ul>
<ul style="list-style-type: none"> <li><a href="#">Inventory of Public &amp; Private Water Purveyors in Ventura County</a></li> </ul>	<ul style="list-style-type: none"> <li>Data since 2006</li> <li>Digital availability of data, not PDF?</li> </ul>
<ul style="list-style-type: none"> <li>Purveyor Contact Information</li> </ul>	<ul style="list-style-type: none"> <li>Data since last update</li> </ul>
<ul style="list-style-type: none"> <li><a href="#">PWA GIS Mapping Application-Webmap</a></li> </ul>	<ul style="list-style-type: none"> <li>Non-County agencies data</li> </ul>
<ul style="list-style-type: none"> <li><a href="#">Purveyors Map and Search- Webmap</a></li> </ul>	<ul style="list-style-type: none"> <li>Minimal information available about purveyors</li> </ul>
	<b>WATERSHEDS COALITION OF VENTURA COUNTY</b>
<ul style="list-style-type: none"> <li>2019 IRWM Plan &amp; <a href="#">Web map</a></li> </ul>	<ul style="list-style-type: none"> <li>Minimal information available about purveyors</li> </ul>

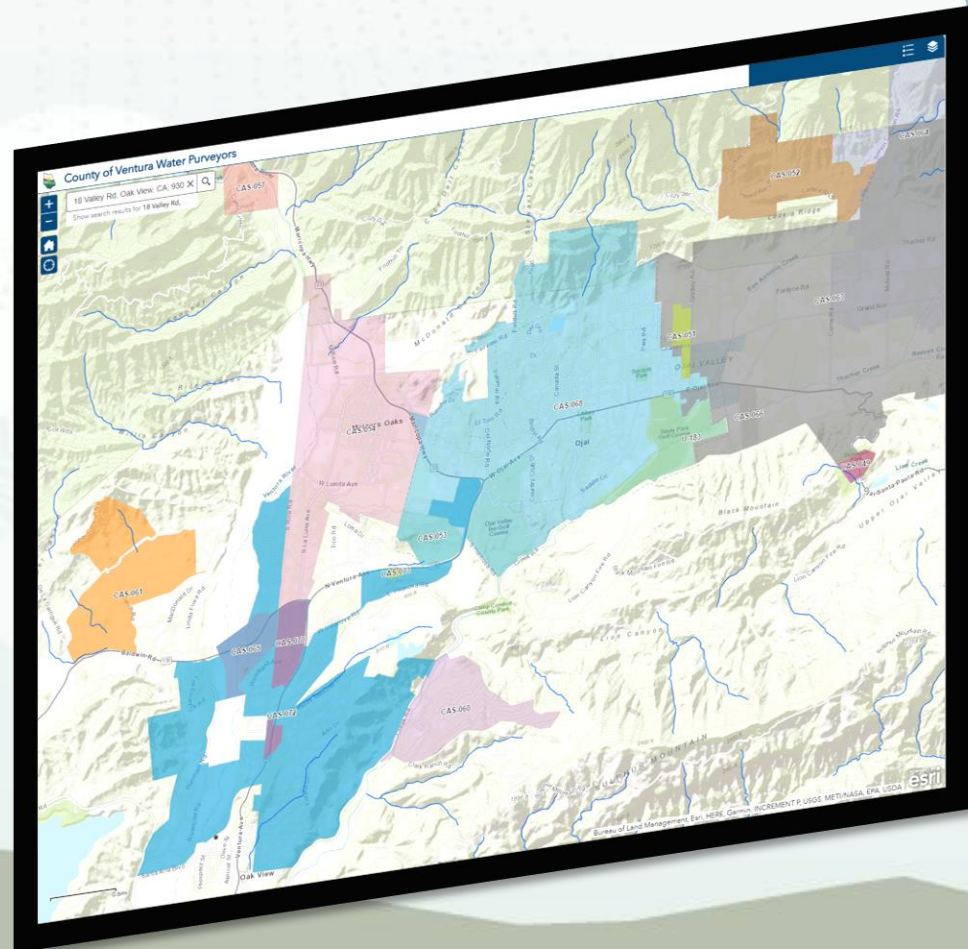
## DISCUSSION

# Project Needs

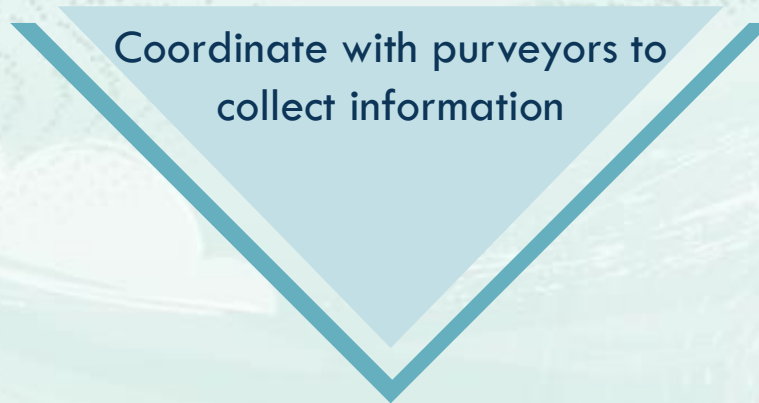
What water related information do you need to access?

How can we leverage the project to advance purveyor & regional efforts?

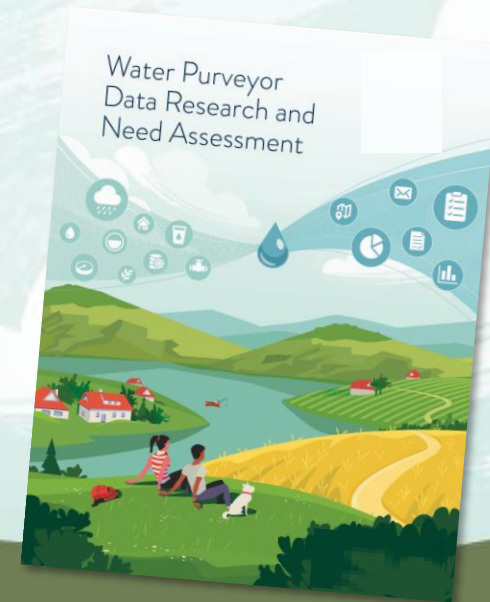
Is it hard to find certain water related information that you need?



# Next Steps



**REFINE DATA INVENTORY &  
DEVELOP PRELIMINARY  
DATABASE**



# Contact Information



**Spencer Waterman**  
[swaterman@wsc-inc.com](mailto:swaterman@wsc-inc.com)  
**(805) 457-8833 ext 102**



**Ben Fischetti, P.E.**  
[ben.fischetti@ventura.org](mailto:ben.fischetti@ventura.org)  
**(805) 654-2042**





## OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

### DRAFT MEETING MINUTES

18 Valley Road, Oak View  
Monday, January 22, 2024 - 7:00PM

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

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

*Meeting commenced at 7:04 PM*

#### 2. Flag Salute

#### 3. Roll Call

*Vice-Chair Westbury, Member Kennedy, Member Malloy and Member Wright present.  
Chair Cohen Absent.*

#### 4. Adoption of the Agenda

*Moved to approve as presented by Member Wright. Seconded by Member Kennedy. Approved unanimously.*

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

Public Comment No. 1 – Ron Solorzano

*Regional librarian for Ojai Valley. January 28<sup>th</sup>, at the Ojai Library, will be local author Joseph Puglia to discuss his new book at 2pm.*

*Oak View and Ojai Libraries are serving as a distribution site for post-Covid Surveys that are being conducted for the County. You can pick up there and drop off. There is also a QR code for those that prefer to submit their survey online. These will be available till January 27<sup>th</sup>.*

*Piru and Ojai Libraries are working with "VC Works" to have collaborative space provided for job*

coaching at these two locations. These will be held on the second Thursdays of the month from 2-4pm.

Public Comment No. 2 – Beth Gilbert

Along Old Grade Road., there is an old thrift shop that has become unsightly. Would like to know who to contact regarding the property and how to get it cleaned up. [Executive Officer provided contact information to connect thereafter and provide Code Compliance information]

Public Comment No. 3 – Karen Larsen

Same concern as Beth Gilbert's.

**6. Approval of the Meeting Minutes of November 27, 2023 (TO BE PROVIDED AT 2/26/24 MEETING)**

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

Planning Commissioner in attendance updated the OVMAC that the Becker Agreement has been updated. It will provide affordable units and the ones that will be rehabilitated will be landmarked. Tenants can stay as long as they like at their current rate. There are 73 new units in total. At 307 S. Montgomery, there will be 50 new deed restricted units. At 510 E. Ojai Ave., we will have 13 deed restricted units. These projects all now make the City of Ojai compliant with their RHNA numbers. There is also a project on Bryant St. (the Cabrillo project) that will provide the 49 transitional housing units with 1 manager unit.

**Informational Items:**

**8. Presentation from Ventura County Clerk-Recorder & Registrar of Voters regarding the upcoming Statewide Presidential Primary Election.**

Receive information about voting in the upcoming March 5<sup>th</sup>, 2024 Presidential Primary Election from County Clerk-Recorder & Registrar of Voters, Michelle Ascencion.

Ms. Ascencion presented information about the upcoming Primary Election; There are 43 days until the Primary [as of 1/22/24]. Voter Centers will open on February 24, 2024. They will be open from 9-5pm every day. Visit [venturavote.org](http://venturavote.org) for results on March 5, 2024 after 8pm, but will take a time after to finalize count.

Public Comment No. 1 – Steven Weed

Shared how much fun he had as a volunteer during the election. Noted there are many checks and balances in the system and encourages all to participate and volunteer in this year's elections.

**Action Items:**

**9. Request for a Permit Adjustment to existing Conditional Use Permit (CUP No. 3883) for the addition of four pickleball courts to the Oak View Community Center.**

Barbara Kennedy Enterprises on behalf of the Ojai Valley Lions Club, requests a permit adjustment to Conditional Use Permit (CUP) No. 3883 for the installation of four pickleball courts, with fencing, at the Oak View Community Center. The courts would be located next to the playground area near the overflow parking. No exterior lighting or grading is proposed. The pickleball courts will be restricted to daytime use that coincides with park hours (8:00 am to dusk). The project site is

addressed as 18 Valley Road in the community of Oak View. The subject property is approximately 2.44 acres and is zoned RE 2-AC (Rural Exclusive – 2 acre minimum lot size), with a Temporary Rental Unit Overlay Zone and Dark Sky Overlay Zone. The property has a General Plan Designation of Very Low Density Residential.

**Please note that Member Kennedy will be required to recuse herself from this item and will have an alternative Lions Club representative present this item on behalf of the applicant.**

**Staff Contacts:** Kristina Boero, Senior Planner [Kristina.boero@ventura.org](mailto:Kristina.boero@ventura.org)  
805-654-2467

*Planning staff Kristina Boero, Senior Planner, and Jennifer Trunk, Planning Manager presented information about the proposed project which would include two exterior pickleball courts at the northeast corner of the Oak View Community Center. [Power Point Attached] The project application would be processed as a Permit Adjustment to the underlying Conditional Use Permit associated with the Oak View Community Center. Staff presented data regarding community surveys that were done in adjacent residential neighborhood showing a majority support of the project. County Parks provided commentary that they are in support of the project, but typically see a 500 foot buffer from residential buildings. The proposed project is approximately 115 feet away from the nearest residence.*

OVMAC Question of Applicant - *Is there any other site that the pickleball could be located on that is further away from the residences? Did we look at a sound study?*

Applicant and Staff Response – *Yes, we could use the Casitas Water Municipal Property which would provide an approximately 150 foot buffer from the nearest residence. The project application is a Permit Adjustment, and because of its minimal entitlement process, staff didn't feel it necessary to require additional sound studies in light of the survey feedback. It would also be very costly, which was another reason why the County has not required it yet.*

*OVMAC Member Wright - The Community Survey shows the majority of the people supported pickleball, I think I only saw one against. Also is this for four courts or two courts? There is some conflicting data in the materials.*

*Staff Response – It is 2 courts – that was an error.*

*Applicant Representative – Brian Burg, Lions Club, was there on behalf of authorized agent Barbara Kennedy.*

*Vice Chair Westbury opened up the public meeting for public comment.*

Public Comment No. 1 – *Velma Lomax*

*Chair of the Oak View Advisory Committee. The pickleball project has been in the works for a year with the neighborhood surveys and now County review. The neighborhood needs more things to do. This is a recreational facility that could use more activities. There have been a lot of studies on seniors needing more activities to do and this is something that could really benefit our community.*

Public Comment No. 2 - *Jeff Hall*

*Lives in the tract adjacent to the community center. He knows there is a lot of support in the community*

for this type of facility and he in general supports it but is concerned about the sound. There can be solutions that help mitigate the sound like soundwalls, maybe 4 feet tall, some other sound attenuation elements. He would like the request to be denied at this point until more studies could be conducted and mitigation can be looked at. I just want to make sure it's done right.

Public Comment No. 3 - Cathi Stalling

Been a resident or 64 years. Involved in many organizations in the community. Oak View is her home. Pickleball can include many generations. We need activities, and I love pickleball. There have been many improvements done to the noise concerns with pickleball equipment. There is a paddle called the "owl paddle" which will reduce sound by 50%. This is the right place for pickleball.

Public Comment No. 4 – Brian Aikens

Lives on Rio Via up the street and has lived there for many years. Very involved in youth sports. This is a community center and should have community amenities. I was involved with the update of the Smith Hobson courts and met with Tim Krout. I've attended every City Council (Ojai) meeting that involved pickleball. Just recently attended a special meeting at City Council with the pickleball courts nearby and the utilization of the quiet equipment. I couldn't hear the typical "pop pop pop" – it really was much quieter than before.

Public Comment No. 5 – Skippy

Used to be a P.E. teacher at De Anza school. Retired now, and found pickleball and it saved my life. Please consider these courts. Listen to the new quiet paddles. The only new complaining you'll hear is about laughter.

Public Comment No. 6 – Christina Pacheco

Owns house next door and agrees that this is a recreational center. But she is concerned about the noise. Would like a noise study to be done or walls to be put up. I don't want to hear it and that's a real concern for me.

Public Comment No. 7 – Barbara Soohoo

Park hosts at Oak View Park and Resource Center. I'm about 50 feet from the courts at that location. Humans are adaptable and can get adjusted to new sounds. Basketball used to bother me at first but now I'm okay with the "new noise". This is a good community project and there has been good outreach with it. Let's get the people outside.

Public Comment No. 8 – Jay Campbell

Lives on Monte Via. He is an instructor. I'm for the project but would like the noise mitigated. The second location [the Casitas Water Mutual District property] would be good, as well as enforcement of the quiet paddles and equipment. Perhaps the fencing could have a wind screen to help with the noise may be a good thing to do.

Public Comment No. 9 – Julia Bruns

Lives in Meiners Oaks. I have had the joy of playing at the Ojai courts. The players take care of the courts. They keep it clean, and a lot of people bike to the courts. I look forward to playing here.

Public Comment No. 10 – Robin Godfry

*Live in Monte Via. PIO for Ojai during the whole pickleball fiasco. Watched how it impacted the community in ways that were so sad. And it really is the pop of the ball. I can hear nature sounds now as I work from home and I love it. I ask for the County to look at potential impacts to residents adjacent to the community center like myself that work from home. Quiet paddles may be hard to enforce and typical standard is 500 feet from residents. Hope the quiet equipment can be utilized and enforced.*

Public Comment No. 11 – Roger Hartman

*In favor and support the project.*

Public Comment No. 12 – Beth Gilbert

*The new quiet paddles make a world of difference. And I do think we should demand that.*

Public Comment No. 13 – Tim Krout

*Ojai Valley ambassador for pickleball and am an instructor. Spoke about the history of pickleball in the valley. Created community there and we had 7 or 8 sound tests conducted with the City of Ojai. Hired PSM engineering for around \$12K. It took 13 months to review another study and then the City Council didn't use any of the recommendations. There is new equipment [provides materials to OVMAC regarding said equipment which is attached to this packet] and this equipment is about 20 octaves less or about a 50% reduction in noise levels than other equipment. There are also quieter balls too in addition to the paddles. Now the only complaint we receive is about laughter.*

Public Comment No. 14 – Karin Larson

*I've played for a bit. It's fun, healthy activity. I'm in support of it for those reasons. I know a lot of the complaints are about the noise, but it doesn't bother me. There is a lot of good synergy with this request. Perhaps consider other places too in case the distance becomes an issue? Maybe the Lion's club can do that.*

*Lions Club President, Brian Burg – We really need to keep this on this side of town. There is a spot that is owned by Casitas Water that we can use that is right next to the community center. Its close to the Ojai Valley Trail too which will help bring participation. We would need to depend on the signage. Can't have paddle police.*

Public Comment No. 15 – Trisha Clegy

*Has lived in Monte Via. Very active in recreation. Has had two knee replacements, and lost 50 lbs. as a result of pickleball. Is 1000% supportive of the project.*

Public Comment No. 16 – Kathie Moore

*Lives on Riverside Dr. Next door to many commercial properties. Lived in Oak View since she was 17. Was part of the creation of the Oak View Community Center. We need to find more activities for kids. People will get used to the noise. It becomes part of the background, and adjustment happens. This is*

*needed for community fitness; it is a community building activity.*

*Lions Club President, Brian Burg – Will potentially plant trees to assist with sound mitigation, as well as the new sound paddles will have better sound attenuation.*

*Vice Chair Westbury closed Public Comment.*

*Member Kennedy left the room to allow open discussion since she is working on the Permit Adjustment project for the pickleball item.*

*Vice Chair Westbury opened deliberations about the project.*

*Member Malloy applauded the group and commented on the general attitude of the group and the council.*

*Vice Chair Westbury commented that if you can't have pickleball at a community center, where can you have it? I understand there are certain balls and paddles that produce less noise. Sounds like most people are using silent/quiet equipment already. What about other sound attenuation elements?*

*Comment from Audience (believe it was Mr. Krout) – Stated that the City of Ojai had other sound walls installed but would have had to have had a really tall fence to block it out completely.*

*Member Malloy – Can we fund paddles that can be left for the community so that we can have them available for public use?*

*Comment from Audience – they would disappear, but perhaps with signage we can enforce the need for quiet equipment.*

*Planning Staff - There is a question circulating regarding enforcement; there may individuals who don't comply with the quiet equipment requirements and who can enforce that during all hours? Noise studies are very expensive; if the County were to require such analysis it may kill the project. What else can we do? Planting trees? Dusk can be at 8:30 during the Summer months which may become a nuisance to some. The County will need to work with Barbara Kennedy and the Lion's Club to find actual measures that can be implemented as we need to be mindful of residents.*

*Vice Chair Westbury – If someone shows up with an unregulated paddle, people will self regulate. There are many players who want this and want it done right who will help regulate the practice of the right equipment.*

*Member Malloy noted that if that one noncompliant paddle were to come in during a baby's nap time, that wouldn't be desired.*

*Comment from Audience – The sign could have a phone number to call to allow people to issue complaints if needed.*

*Comment from Audience Member, Kirby Harvey - I'm new to the community and even newer to pickleball, but I've lived in Ventura County for 65 years. This community is very special. There has been a mutual loss of respect within the City of Ojai and the pickleball issues that have surfaced over the past year. It doesn't have to be litigious. We have a unique opportunity here and there is much need for that. Pickleball is one of the only sports that you can mix generations and learn mutual respect.*

*Member Wright – Are there signs in Ojai? (Answer – yes, they were made by members of the community)*

*Member Malloy – could we buy/reuse that equipment since they are closing those courts? (Answer – it belongs to the City, so they would have to be asked).*

*Member Malloy – Could we have potentially shorter hours? 9am – 6pm?*

*Comment from Audience - It gets hot in the Sumer, and wouldn't get cool enough until later in the day to play. The City of Ojai had hours of operation that were decided on by the impacted neighbors.*

*Member Malloy - Thank you – I'm being thorough with my questions because I want to make sure we address all potential concerns. I would like to make a recommendation that we require "Community Agreements" sign that spells out the rules and requirements, whatever equipment needs there are, potentially reduced hours and the second site location. I don't know if there could be an informal sound study, because sound travels strangely in this valley; or perhaps other sound attenuation measures will be appreciated.*

*Planning Staff – We will ask the applicant to see if some measures that have been suggested can be implemented and if they are feasible. But I want to acknowledge that this is on a shoestring budget. Perhaps the Park Host could be involved with enforcement, we will need to look into that.*

***Vice Chair Westbury moved to support the installation of the two pickleball courts at the adjacent and newly confirmed location [Casitas Water property], the installation of signage indicating Community Agreement for Quiet Equipment Only, hours of operation, and with phone number for any concerns/questions. Seconded by Member Malloy. Approved unanimously 3-0.***

**10.**Announcements and Updates - N/A

**11.**Councilmember Comments – N/A

Adjournment: *Member Westbury then adjourned the meeting at 9:12PM.*

Next Meeting will be held on **Monday, February 26, 2024** at 7:00PM IN PERSON at the Oak View Community Center

January 22, 2024  
Ojai Valley Municipal Advisory Council

**Oak View Community Center Pickleball Courts**  
**Case No. PL23-0120**



**Resource Management Agency, Planning Division**  
**Kristina Boero, Residential Permits Section**

# Aerial Map



Oak View Community Center

## General Plan:

Very Low Density Residential

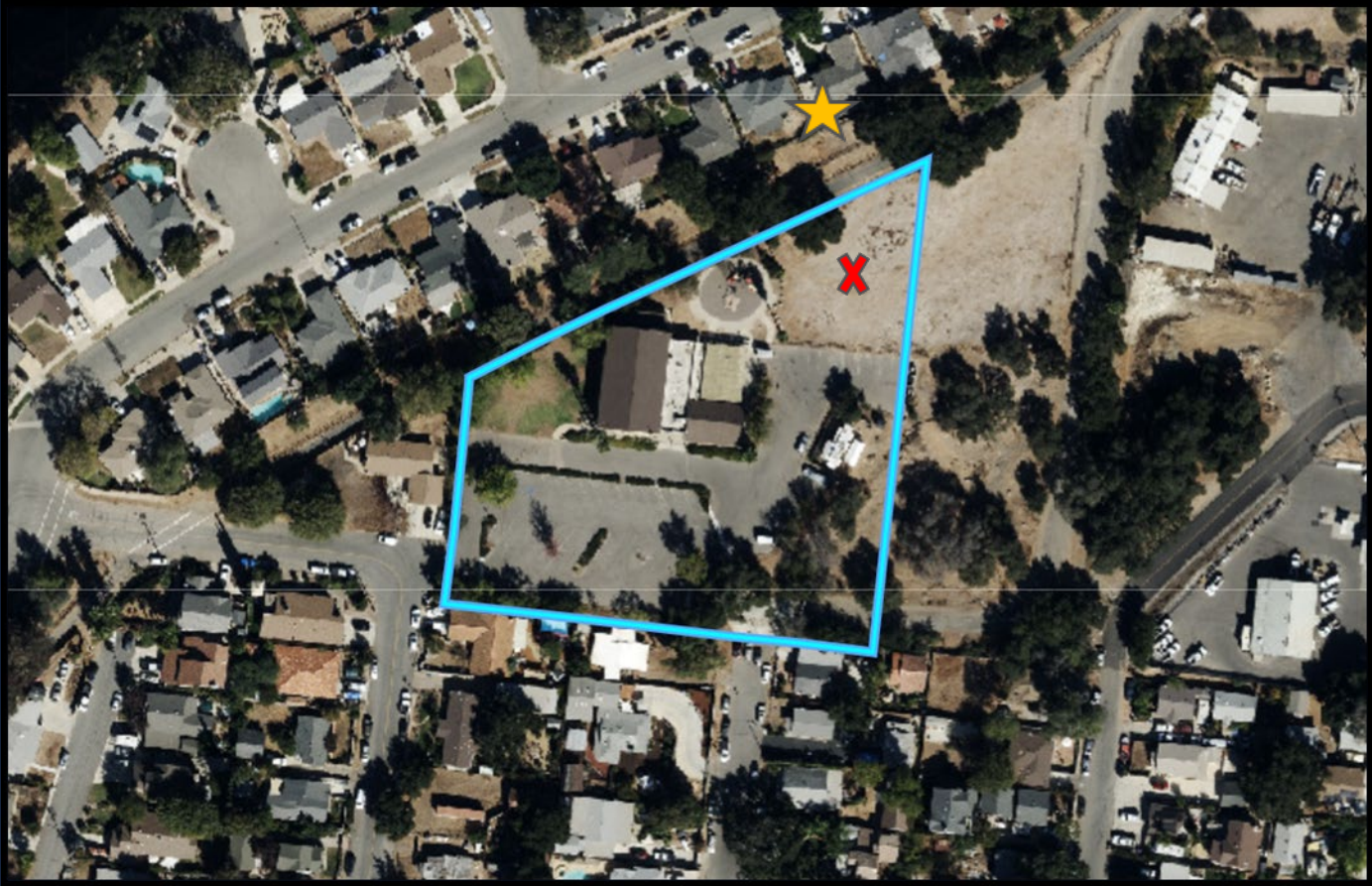
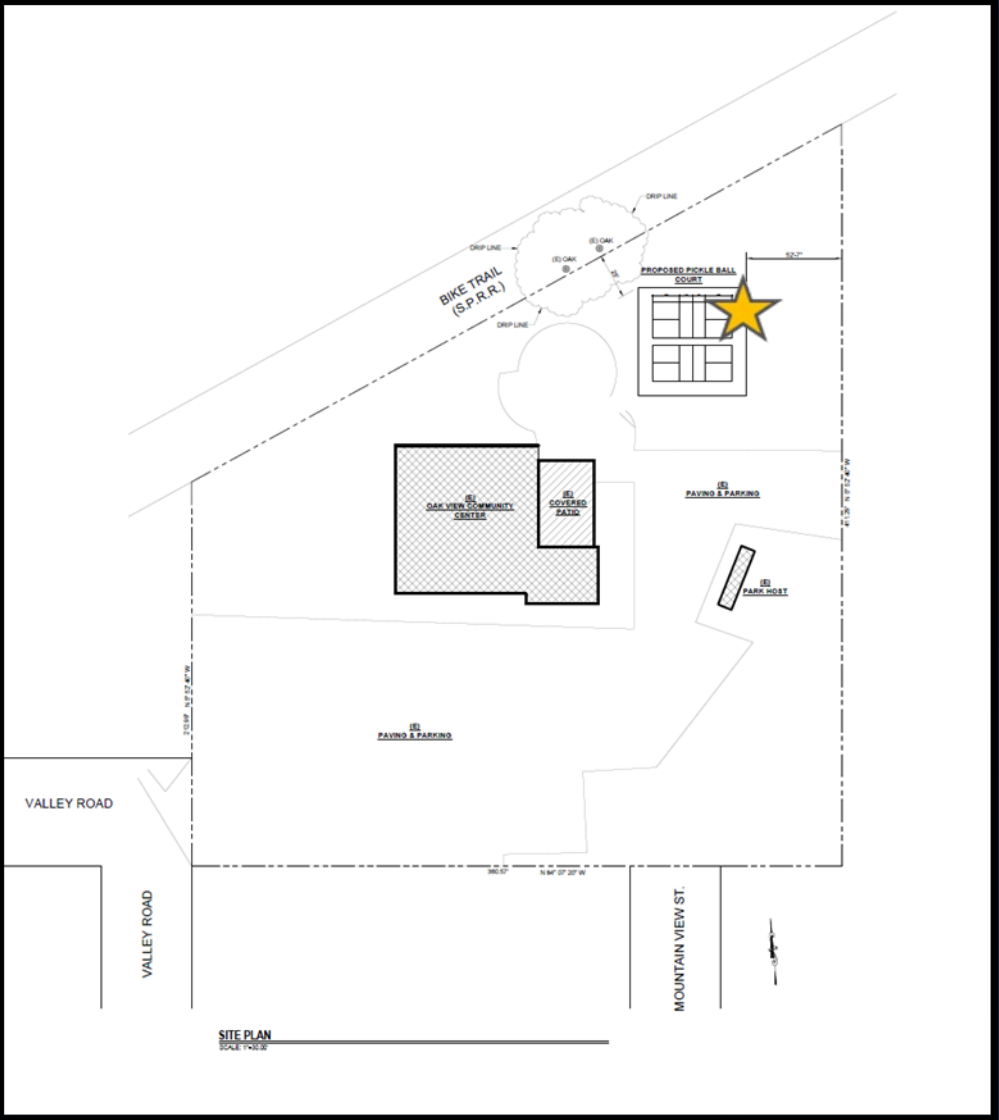
## Ojai Valley Area Plan:

Urban Residential 1-2 dwelling units per acre

## Zoning:

- RE 1 ac TRU/DKS (Temporary Rental Units, Dark Sky Overlays)

# Site Plan



★ Nearest SFD is 115 feet northwest of proposed pickleball courts

# Project Description



## Oak View Community Center Pickleball Courts Permit Adjustment to CUP No. 3883

- Construction of 2 courts with 4-foot-high fencing
- No night lighting
- Pickleball hours: 8:00 am to dusk

- **Application Submitted:** October 25, 2023
- **Application Complete:** November 21, 2023

# Community Survey (October 2022)



- ❑ Closest Residence: 0.3 miles south of the site
- ❑ Monte Via Residences: 19 residences completed survey out of 49 residences
- ❑ Community Members against Pickleball:
  - Larmier Road (1.3 miles south of site)
  - 190 Monte Via (0.5 miles west of site; closest to proposed pickleball area)



# Environmental Review



<b>Exemption Section</b>	<b>CEQA Exemption</b>
15301	Existing Facilities
15303	New Construction or Conversion of Small Structures



Questions?

**Item No. 9 - Request for a Minor Modification to existing Conditional Use Permit (CUP) and Variance No. 2550 improvements to the Redemption Church of Ojai (PL23-0035)**



February 9, 2024

Ms. Nichole Garner  
Jensen Design and Survey, Inc.  
1672 Donlon Street  
Ventura, CA 93003

Subject: Determination of Application Completeness  
Redemption Church of Ojai  
Minor Modification to Conditional Use Permit / Variance 2550  
Case No. PL23-0035  
190 East El Roblar Drive, Meiners Oaks  
Assessor's Parcel Number 017-0-090-320

Dear Ms. Garner:

Ventura County agencies reviewed your application as submitted on April 17, 2023, along with the additional materials submitted on November 15, 2023, and January 11, 2024.<sup>1</sup> The materials submitted to date are found to comprise a complete application as of February 9, 2023.

### **Draft Project Description**

Below is the draft project description that staff has generated from the information provided in the application package. Please review this project description and verify with staff that it is correct:

The applicant requests a Minor Modification to Conditional Use Permit (CUP) and Variance No. 2550 be granted to authorize the continued operation of an assembly use (Redemption Church of Ojai) for a period of 20 years and the construction of a 5,500 square foot (sq. ft.) metal accessory building. The proposed accessory building will consist of four Sunday School rooms, two Americans with Disabilities Act (ADA)-compliant restrooms, and storage space. The proposed accessory building will be used in support of the Redemption Church of Ojai and its related programs and ministries. Among these programs are the following:

- The storage area in the proposed building will be used for donated goods collected as part of CityServe, a program that supplies churches with items including non-perishable foods (i.e., dry goods), furniture, apparel, and household necessities. Materials are picked-up by church volunteers from an off-

---

<sup>1</sup> Resubmittals were in response to Determination of Application Incompleteness Letters (dated May 17, 2023 and December 21, 2023).

site location on a monthly or bi-monthly basis and will be stored in the proposed building. Volunteers then deliver materials to people in need throughout the Ojai area. All deliveries will occur during non-peak hours.

- The Sunday School rooms will be used for various assembly activities associated with the Redemption Church of Ojai, including youth groups, Sunday School, Bible study, and prayer groups.
- The Sunday School rooms will also be available for use by Heritage Christian School, a Private School Satellite Program (PSP) serving up to 70 students, Monday through Thursday between 8:15 am and 2:15 pm and on Fridays between 8:15 am and 12:00 pm. All students participating in the homeschooling program come from the Ojai area. Instruction is provided by tutors and parents.

The church presently uses its existing facilities to operate these programs, which fall within the parameters of the original CUP and Variance. The proposed Minor Modification would not increase the intensity of the existing operations already authorized under the CUP and Variance.

The site is presently developed with an 11,225 sq. ft. church structure, which includes a sanctuary, four Sunday School rooms, a library, a multipurpose room, kitchen, and three offices. Additional development includes a 600 sq. ft. shade structure, a 960 sq. ft. shade structure, a playground area, and a fenced garden area.

The following site improvements are proposed: (1) reconfigure the parking lot to increase the number of spaces from 113 to 148; the parking lot reconfiguration will require the removal of two ornamental trees; (2) a 6-foot-tall block wall along the eastern boundary of the parking lot; (3) replace the monument sign with a new three-foot-tall backlit monument sign with two faces of 16 sq. ft. each; (4) an outdoor kitchen / sink area; and (5) the addition of security lighting in the parking lot and grass field area. Six sheds totaling 601 sq. ft. and two semi-truck trailers will be removed.

Access is provided by East El Roblar Drive, a public road. Meiners Oaks County Water District provides water to the project site and Ojai Valley Sanitary District serves the project with sewer services.

Although your application is complete for the purposes of filing and no additional information is required at this time, the County may request you to "clarify, amplify, correct or otherwise supplement the information required for the application" (Government Code, Section 65944). Failure to provide the additional information in a timely manner could delay the processing of your application and/or result in a

recommendation for denial without prejudice by the Resource Management Agency, Planning Division.

The next step in the permit process is for County staff to determine the appropriate type of environmental document for your project.

### **Environmental Determination**

Pursuant to Section 15303 (Construction or Conversion of New Small Structures) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the request is categorically exempt from environmental review. If you disagree with the environmental document determination for this project, you may appeal this decision to the Planning Commission by submitting an appeal form, appeal reimbursement agreement form, and a \$1,000 deposit to the Planning Division by February 19, 2024 (i.e., within 10 calendar days from the date of this letter).

The hearing for the project has not yet been scheduled. The case planner will notify you of the tentative hearing date once the hearing documents have been prepared. You will receive a mailed notice of the public hearing.

### **Ventura County Agencies Comments**

Attached to this letter is a copy of the draft conditions of approval for the project, which are available at this time. However, please be aware that although some agencies have prepared draft conditions of approval for the project, County staff have not formulated a recommendation as to whether or not the decision-maker should grant the requested Minor Modification to CUP and Variance No. 2550.

If you have any questions about this letter, please contact Michael Conger at (805) 654-5038 or [Michael.Conger@ventura.org](mailto:Michael.Conger@ventura.org).

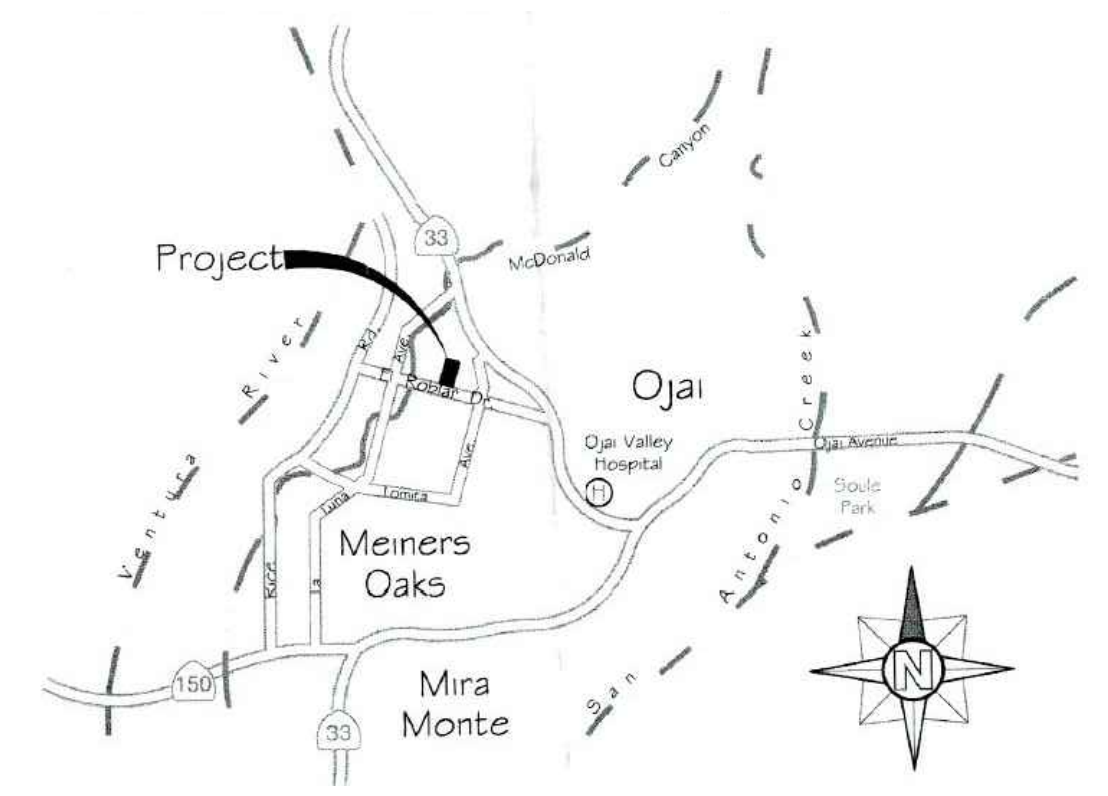
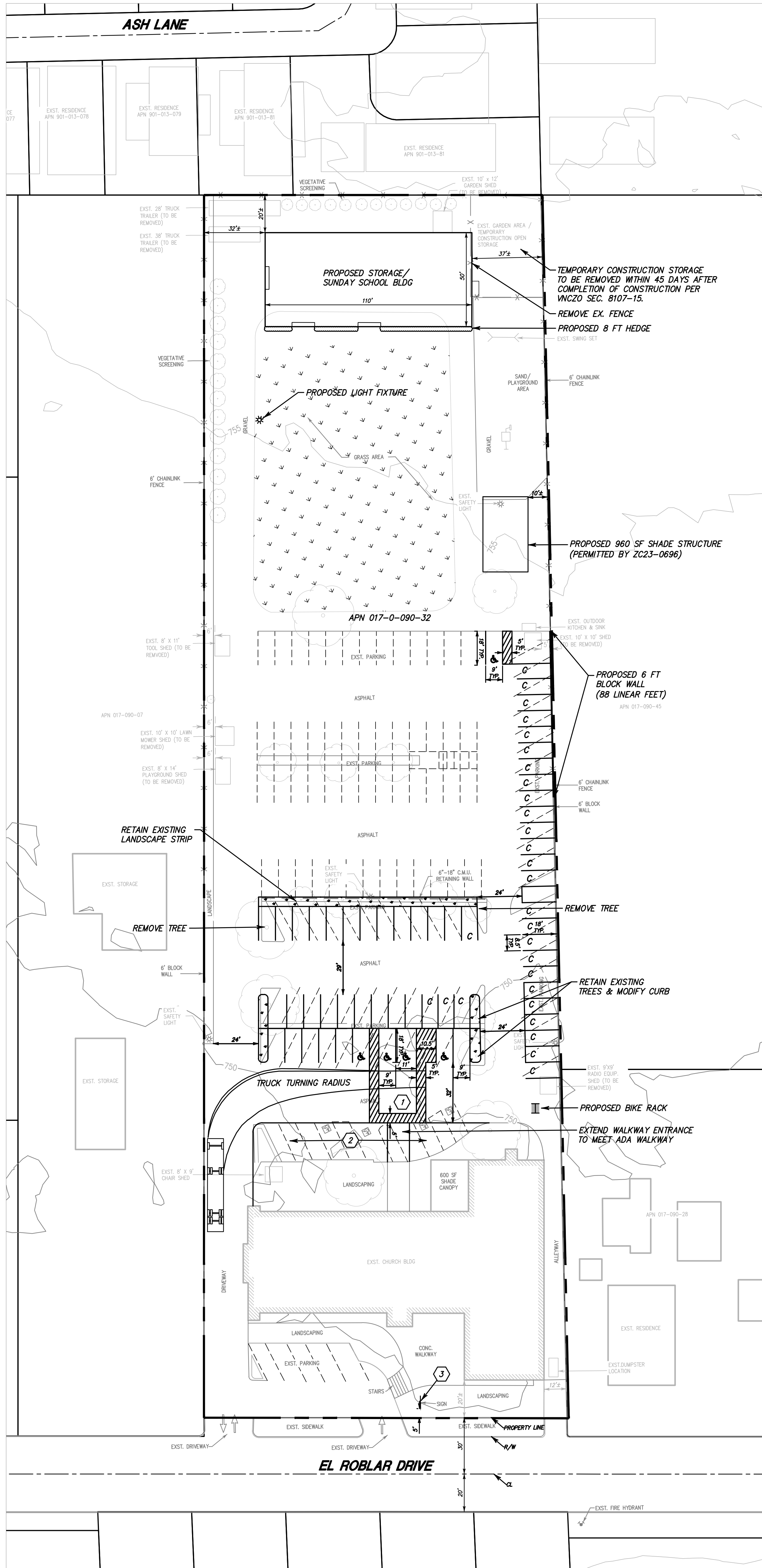
Sincerely,



Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division

Encl.: Draft Conditions of Approval

c: Redemption Church of Ojai – Pastor Ron Triggs – 190 East El Roblar Drive, Ojai, CA 93023  
Case File



**VICINITY MAP**  
NOT TO SCALE

**LAND USE DATA**

APN:	017-0-090-32
ADDRESS:	190 E. EL ROBLAR DRIVE, OJAI CA
GENERAL PLAN DESIGNATION:	"UR" PER OJAI VALLEY AREA PLAN
ZONING:	RD-9 DU/AC/TRU/DKS
PARCEL AREA:	2.78 AC (121,097 S.F.)
<b>EXISTING STRUCTURE DATA:</b>	
1. CHURCH BUILDING	11,225 S.F.
2. SHADE STRUCTURES	1,560 S.F.
3. STORAGE SHEDS	72 S.F.
<b>TOTAL:</b>	<b>12,857 S.F.</b>
<b>PROPOSED STRUCTURE DATA:</b>	
1. STORAGE/SUNDAY SCHOOL BLDG	5,500 S.F.
<b>GRAND TOTAL:</b>	<b>18,357 S.F. (15% LOT COVERAGE)</b>

**LEGEND**

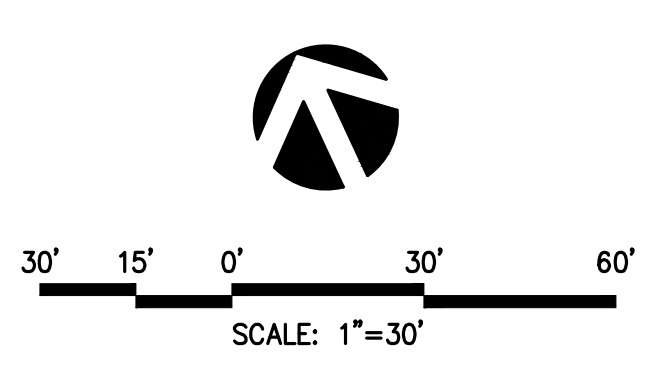
	PROPERTY BOUNDARY
	FENCE
	CENTER LINE
	EDGE OF PAVEMENT
	C.M.U. RETAINING WALL

**PARKING**

<b>EXISTING PARKING:</b>	
STANDARD SPACES	109
ADA SPACES	4
<b>TOTAL:</b>	<b>113</b>
<b>PROPOSED PARKING:</b>	
STANDARD SPACES	113
COMPACT SPACES	30
ADA SPACES	5
<b>TOTAL:</b>	<b>148</b>

**NOTES**

1. PROPOSED PARKING STRIPING IN ACCORDANCE WITH VENTURA COUNTY FIRE ACCESS, VCNZO STANDARDS AND CALIFORNIA ADA STANDARDS.
2. REMOVE ADA PARKING AND EXTEND EXISTING PAVED COURTYARD TO DRIVE AISLE.
3. EXISTING MONUMENT SIGN TO BE REPLACED AND SET BACK 5 FEET FROM EDGE OF EXISTING WALL CONSTRUCTED ALONG THE PROPERTY LINE.



**NOTE:**  
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

**JENSEN DESIGN & SURVEY, INC.**  
www.jdsurvey.com

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

SCALE: 1" = 30'  
DATE: 11/13/2023

J.N.: OAG16449  
DWG. NAME: 6449 CUP SITE PLAN.dwg

CUP 2550 MINOR MODIFICATION  
FOR  
REDEMPTION CHURCH  
190 EAST EL ROBLAR AVENUE  
City of Ojai  
COUNTY OF VENTURA STATE OF CALIFORNIA

s:\065449\Planning\CUP\6449\_CUP\_SITE\_PLAN.dwg Nov 15, 2023, 3:42pm jensen

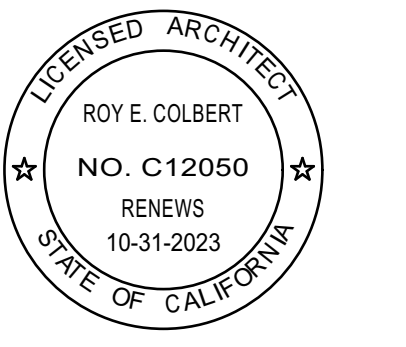
REVISIONS	DATE	BY
△	18 JAN 23	REC
△		
△		
△		

**ROY E COLBERT**

**ARCHITECTURE  
PLANNING  
DESIGN**

2590 EAST MAIN STREET  
SUITE 100  
VENTURA, CA 93003

805 / 650 .9590 PH  
rocolb@sbglobal.net  
CALIFORNIA C12050  
N.C.A.R.B.  
www.roycolbertarchitect.com



This project has been designed by me, or under my direct supervision.

**PROJECT**  
Addition to the  
**REDEMPTION CHURCH**  
190 East El Roblar  
Ojai, CA 93023

**OWNER**  
**REDEMPTION CHURCH**  
190 East El Roblar  
Ojai, CA 93023

**PROJECT DIRECTORY**

SOILS ENGINEER / SEPTIC SYSTEM  
XXXXX

CIVIL ENGINEER  
XXXXX

STRUCTURAL ENGINEER  
XXXXX

ELECTRICAL ENGINEER  
XXXXX

MECHANICAL ENGINEER  
XXXXX

LANDSCAPE ARCHITECT:  
XXXXX

WATER SYSTEM / FIRE PROTECTION SYSTEM  
XXXXX

**FLOOR PLAN**  
APN: 017-0-090-325

SHEET NAME

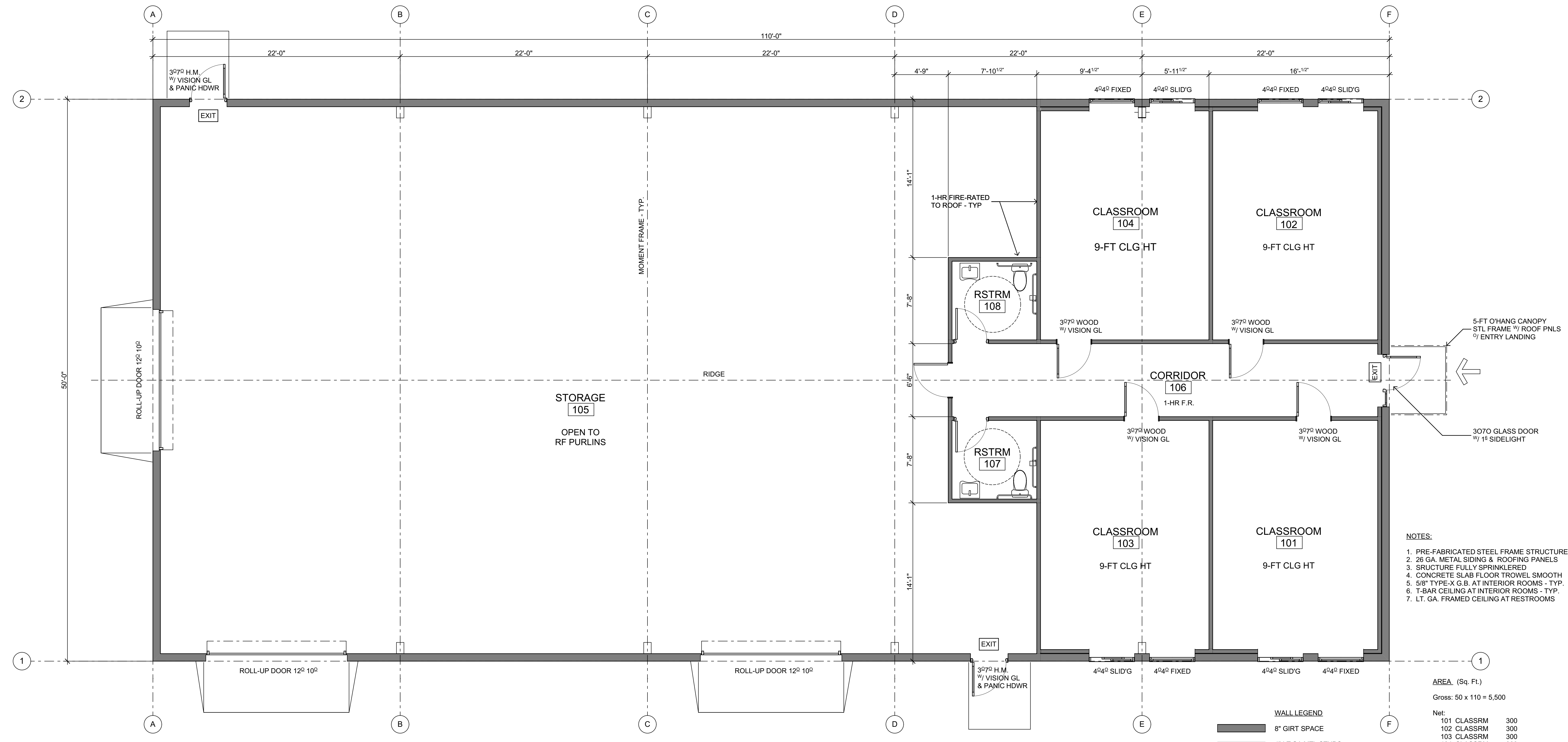
DATE

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SCALE

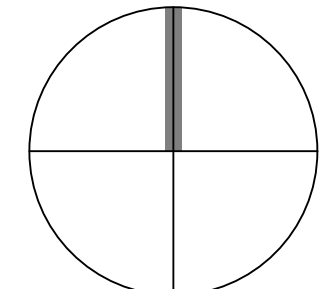
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PROJECT

**A-201**  
SHEET NUMBER OF 02 SHEETS

**PLANNING**



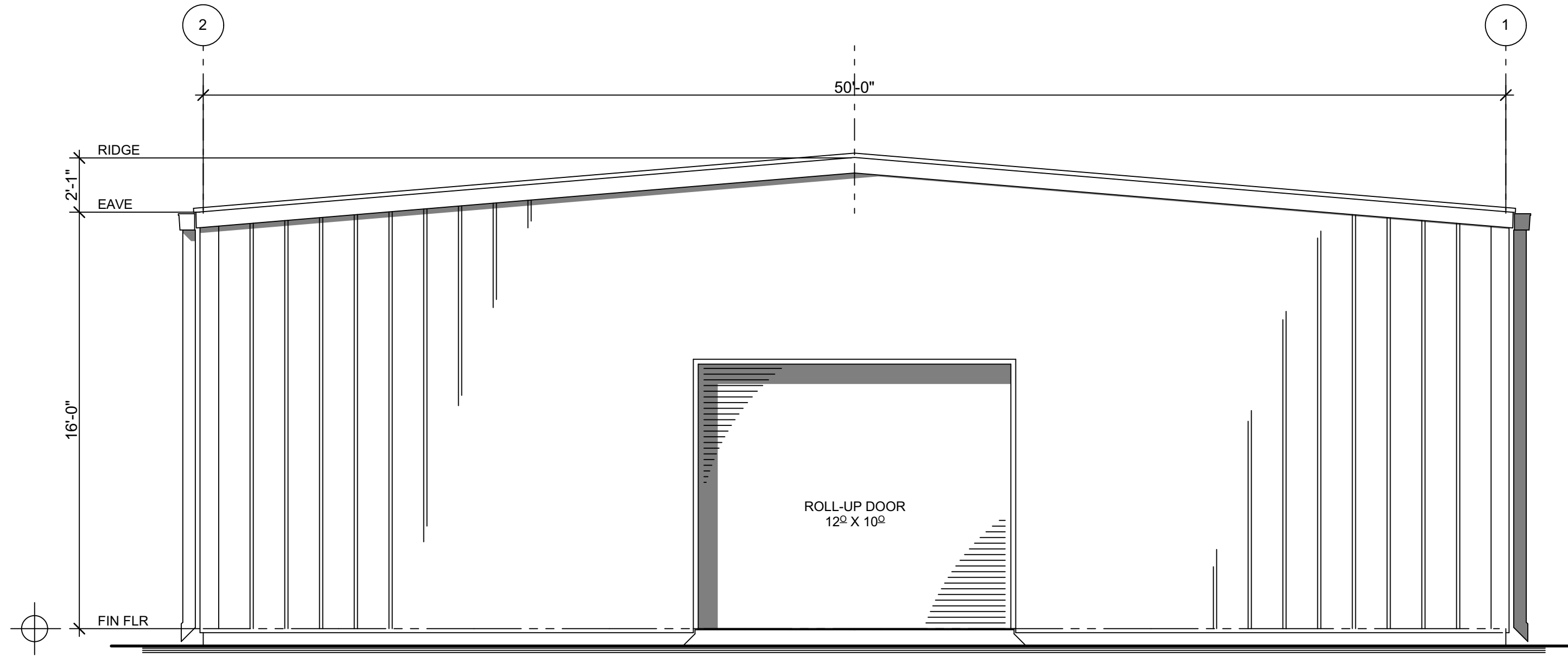
**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



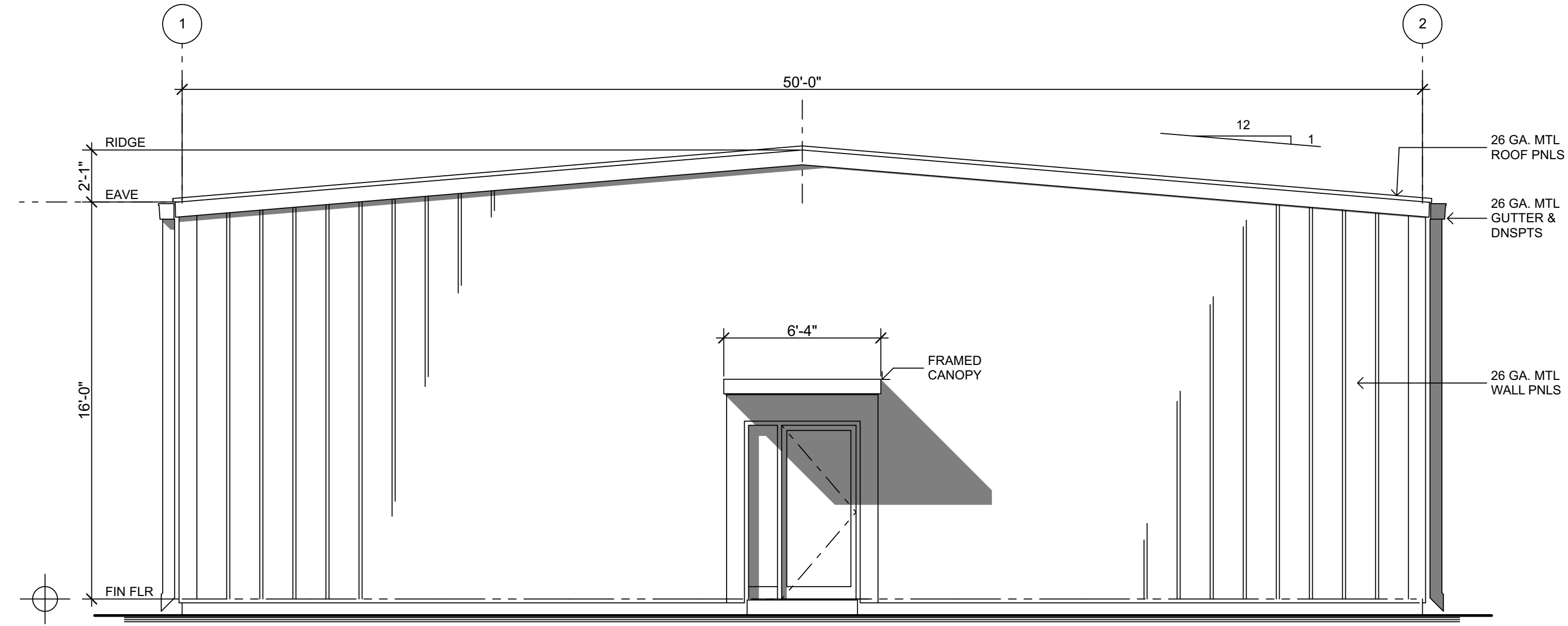
This project record document, drawings and specifications have been prepared on the basis of data compiled and furnished by others. Roy E. Colbert, Architect will not be responsible for errors or omissions resulting from that data being incorporated into this document. These drawings and specifications, and the incorporated ideas and designs, constitute an instrument of professional service and are the sole property of Roy E. Colbert, Architect. These documents in whole, or in part, shall not be used for any other project without the written authorization of Roy E. Colbert, Architect.

THIS PLAN IS BASED UPON DATA COMPILED AND FURNISHED BY OTHERS.

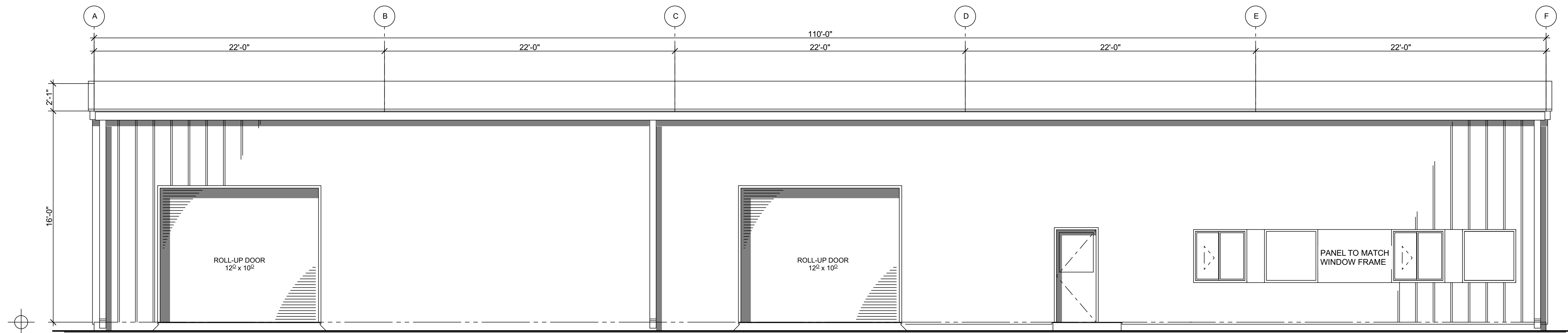
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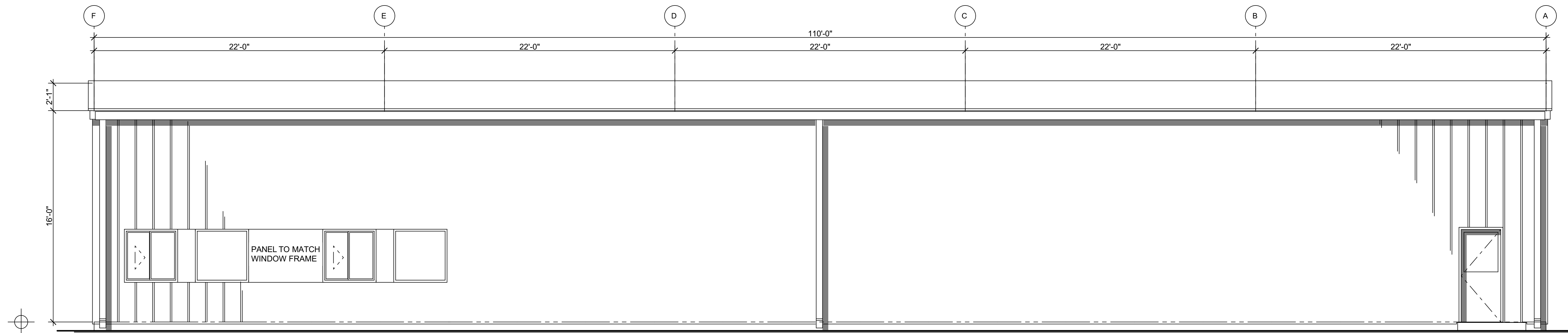
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EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION @ GRID LINE 1  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION @ GRID LINE 2  
SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY
△	18 JAN 23	REC
△		
△		
△		

**ROY E COLBERT**

**ARCHITECTURE  
PLANNING  
DESIGN**

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OWNER  
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Ojai, CA 93023

**PROJECT DIRECTORY**

SOILS ENGINEER / SEPTIC SYSTEM  
XXXXX

CIVIL ENGINEER  
XXXXX

STRUCTURAL ENGINEER  
XXXXX

ELECTRICAL ENGINEER  
XXXXX

MECHANICAL ENGINEER  
XXXXX

LANDSCAPE ARCHITECT:  
XXXXX

WATER SYSTEM / FIRE PROTECTION SYSTEM  
XXXXX

**EXTERIOR ELEVATIONS**

SHEET NAME

DATE

**AS SHOWN**

SCALE

**C 23 - 000**

PROJECT

**A-701**

SHEET NUMBER OF 02 SHEETS