



DATE: May 1, 2025

TO: Clerk of the County of Ventura Planning Commission and Planning Commissioners

FROM: Kristina Boero, Case Planner, Planning Division
Dave Ward, Planning Director

SUBJECT: Errata to the May 1, 2025, Planning Commission Agenda Item No. 6A, Public Hearing to consider approval of a Major Modification and Variance to Conditional Use Permit (CUP) No. 3048 (Case Nos. PL18-0052 and PL23-0002), Camp Ramah

The following items were submitted to staff after the Planning Commission staff report was posted on April 17, 2025. These items have been included in the administrative record and posted to the Agenda for the May 1, 2025, Planning Commission hearing.

Attachment 1: Acoustic Blanket Location Map

The applicant has provided a graphical depiction of where the acoustical blankets will be located, as required by Mitigation Measure N-2, Noise Attenuation at Tennis and Basketball Courts (Exhibit 5, Condition No. 42). The map is intended to illustrate the exact locations of the blankets for clarity in the record.

Attachment 2: Additional Public Comments

This attachment includes public comments received between April 17, 2025, and April 28, 2025.

Acoustic Blanket Location



LEGEND

— Acoustic Blanket

Attachment 1 - Acoustic Blanket Location

**ADDITIONAL PUBLIC COMMENTS FOR THE CAMP RAMAH MAJOR
MODIFICATION TO CONDITIONAL USE PERMIT NO. 3048 AND DISCRETIONARY
TREE PERMIT CASE NOS. PL18-0052 AND PL23-0002**

The table below presents a list of public comments received between April 17, 2025, and April 28, 2025.

Comment No.	Commenter	Date	Comment Summary
1	Ilene Zackowitz	4-11-25	Project Support (comment received 4-17-25)
2	Elana Lev	4-15-25	Project Support
3	Jen Lewis	4-16-25	Project Support
4	Diane Bertoy	4-17-25 4-21-25 4-22-25 4-23-25 4-27-25 4-28-25	Noise at Café Ezra, staff report posting/notification review timeframe
5	David Ross	4-16-25	Project Support
6	Leah Savage	4-17-25	Project Support
7	Rabbi Richard Camras	4-17-25	Project Support
8	Scott Howard	4-18-25	Project Support
9	Karmi Monsher	4-23-25	Project Support
10	Kimberly and Demian West	4-23-25	Project Support
11	Jenny Schneidermann	4-23-25	Project Support
12	Elliot Dorff	4-23-25	Project Support
13	Debbie Fils	4-23-25	Project Support
14	Paulette Light	4-24-25	Project Support
15	Adrian and Larry Miller	4-24-25	Project Support
16	Annette and Rabi Mel Gottlieb	4-24-25	Project Support
17	George Schroff	4-24-25	Project Support
18	Rick Scott	4-24-25	Project Support
19	Benzy Kogen	4-24-25	Project Support
20	Hannah Poltorak	4-24-25	Project Support
21	Jeffrey Kaplan	4-25-25	Project Support
22	Brian Berkett	4-25-25	Project Support
23	Michael Stone	4-27-25	Project Support
24	Jay Reisbaum	4-27-25	Project Support
25	Mark Jomsky and Family	4-27-25	Project Support
26	Evan Spielvogel	4-27-25	Project Support
27	Julie Grist	4-27-25	Noise, CUP Term
28	Michael Waterman	4-28-25	Project Support
29	Noa DeBasc	4-28-25	Project Support

30	Julia Lange	4-28-25	Project Support
31	BJ Elias	4-28-25	Project Support
32	Erit Yellen	4-28-25	Project Support
33	Gillian McManus	4-28-25	Noise concerns
34	Linda Phillips	4-28-25	Noise concerns
35	Danielle and Angel Mapp-Natelson	4-28-25	Project Support
36	Elizabeth Bachman	4-28-25	Noise concerns

Attachment 2 - Additional Public Comments

Boero, Kristina

From: PC Hearing Comments
Sent: Thursday, April 17, 2025 11:05 AM
To: Boero, Kristina
Subject: FW: In support of the Camp Ramah Project

1.

Luz Juachon | Administrative Assistant II
luz.juachon@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2478

800 S. Victoria Ave., L #1740| Ventura, CA 93009-1740

Additional Planning Division information is available online at vcrma.org/divisions/planning

For online permits and property information, visit [VC Citizen Access](#)



From: Ilene Zackowitz <ilenez@me.com>
Sent: Friday, April 11, 2025 8:59 AM
To: PC Hearing Comments <Planning.PCComments@ventura.org>
Subject: In support of the Camp Ramah Project

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission:

My special needs son has attended the Special Needs Tikvah Program at Camp Ramah in Ojai for 7 years. The last few years he has been part of camp staff since they have a fantastic vocational training program for special needs young adults. It is a wonderful place where he can express himself in a safe and supportive environment and gain valuable job skills. Camp Ramah is not just about summer camp. They host lots of other events there too! It is a great resource for the community. I fully support Camp Ramah and the proposed conditional use permit. Please approve it so others may benefit from spending quality time at this fantastic place.

Kind Regards,
Ilene Zackowitz
Mother of Camp Ramah Special Needs Camper/staff

Boero, Kristina

From: PC Hearing Comments
Sent: Thursday, April 17, 2025 11:05 AM
To: Boero, Kristina
Subject: FW: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

2.

Luz Juachon | Administrative Assistant II
luz.juachon@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2478

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Additional Planning Division information is available online at vcrma.org/divisions/planning

For online permits and property information, visit [VC Citizen Access](#)



From: Elana Lev <elana.leah.lev@gmail.com>
Sent: Tuesday, April 15, 2025 10:39 PM
To: PC Hearing Comments <Planning.PCComments@ventura.org>
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and Members of the Commission,

I am writing to you today in full support of Camp Ramah in California and its updated conditional use permit. My history at Camp Ramah is long and rich: I have been a camper, worked as a counselor, as well as an educator and most recently I am the mother of campers. Not only is this special place a space where kids can have unforgettable experiences and create lifelong memories, but it is a safe haven for the Jewish community in this particularly unsettling time. Allowing Camp Ramah to build, grow and expand in the ways it needs to continue to serve the community at large is necessary. I attribute my foundational life experiences to the 12 summers I spent at Camp Ramah. My hope is that this camp is around for generations to come to provide that same amazing experience for others.

I urge everyone on this committee to please vote to approve the use of this updated conditional use permit.

Thank you.

Sincerely,
Elana Lev

--
Elana Lev, LCSW
www.flatherapy.com
424-248-9639



3.

Apr. 16, 2025

To whom it may concern:

I am writing to express my and my organization's support for Camp Ramah and for their proposed new building. Each winter for the last several years, we have sent approximately 80 students in 3rd-8th grade to Camp Ramah for a weekend retreat, and for many of the students, their annual weekend at Camp Ramah is a highlight of their year. The students do a variety of activities together, facilitating their learning and growth as well as the formation of strong friendships within each class and across grade levels.

We always love our time at Camp Ramah, but the only problem we always face is the scarcity of indoor space. Other than specialized spaces such as the dining hall, Ramah has few large indoor spaces available. While we are only a group of around 80 people, we often need three or four indoor spaces at once, particularly during the cold winter evenings, resulting in a complex scheduling puzzle. We often end up adapting activities to make them work in rooms which are too small or splitting classes up and thus making it harder for them to bond as a class. The proposed new indoor spaces would allow us much more flexibility when programming our retreat each year, with the addition of a few new meeting spaces of various sizes around campus.

Many of our students also attend summer camp at Camp Ramah, and their numbers grow each year as students convince their friends to sign up with them. Our students who go to Ramah absolutely love it and often talk about their experiences there. These students in particular will benefit from the proposed new Machon structures, as many hope to eventually join the Machon leadership program and would stay in the proposed new cabins. I can only imagine that indoor space is even more scarce during a fully attended summer camp program!

Camp Ramah has been of great importance to our students, and the proposed new buildings with the additional meeting spaces will allow us to improve the programs we run at Ramah and thus will further our goals of facilitating friendships and promoting deep learning and discussions. We strongly support Ramah's proposed building project and can't wait to make use of the finished structures.

Sincerely,

Jen Lewis

Director of Education- Congregation B'nai B'rith, Santa Barbara, CA

Boero, Kristina

From: Boero, Kristina
Sent: Monday, April 28, 2025 11:18 AM
To: Diane B
Subject: RE: Camp Ramah Case Numbers PL18-0052 and PL23-0002).

4.

Diane,

Thank you for your comment. All your comments have been added to the record.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Diane B <dbertoy@gmail.com>
Sent: Monday, April 28, 2025 9:11 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah Case Numbers PL18-0052 and PL23-0002).

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Hi Kristina, Your plan looks good on paper, but no one ever came to my house at 10:30pm to listen to the noise. I know you and the Camp are trying very hard, but we just don't trust this system to work. The Dudek report measured an average of sound, and our expert Marlund Hale, Ph.D. pointed out that it is the spikes in decibels that make it difficult for the neighbors to sleep as they are awakened by the intermittent screams and yells. I hope you are right that this CUP will work for us. It has been such a long journey of complaints since the '80s, that we just don't know or trust. Please include my comments for the hearing as Jerry and I will not be able to attend in person. thank you
Diane Bertoy

On Mon, Apr 28, 2025 at 7:15 AM Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Diane,

Please refer to Condition No. 29 (Exhibit 5). This condition requires the amplification system to be tested by a qualified noise consultant prior to inauguration of the permit. During testing, if amplified noise measurements exceeds Leq1H of 50dB(A) or ambient noise level plus 3dB(A) after 7:00 pm, whichever is greater, the qualified noise consultant will consult with the Planning Director to determine additional noise attenuation to be installed. The Planning Director will review and approve additional noise attenuation for compliance with Ventura County General Plan Noise Policy HAZ-9.2.

The Camp is required to coordinate with the property owners of 1447 Foothill Road, 406 Fairview Road, and 312 Fairview Road, to measure the noise. These are the properties where the owners agreed to have the sound measures previously.

Noise mitigation is required to be followed by the Camp or the life of the permit.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner

Residential Permits Section

kristina.boero@ventura.org

P. 805.654.2467

Ventura County Resource Management Agency | Planning Division

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Visit the Planning Division website at vcrma.org/planning

For online permits and property information, visit [VC Citizen Access](#)



From: Diane B <dbertoy@gmail.com>

Sent: Sunday, April 27, 2025 5:59 PM

To: Boero, Kristina <Kristina.Boero@ventura.org>

Subject: Camp Ramah Case Numbers PL18-0052 and PL23-0002).

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Kristina and County Planners

There are multiple issues within the 124-page report, but we are asking you to support us in ONE of them-- NOISE. Noise has been documented as problematic since 1988. The Camp is asking for approval for amplified sound until 10pm every night of the year and we are asking for some quiet nights.

The new mitigation proposals to control the loud noise have not been tested. We hope they work, but without testing the Camp is asking for a Conditional Use Permit for 50 years of noise.

We hope you will support a review of their noise mitigation with the input of neighbors of Fairview, Foothill and Farnham Roads in one or two years after approval and implementation. We also hope you will support us in asking for no amplified sound at all after 10 pm because that is not allowed anywhere in the Ojai Valley.

Thanks a million.

Diane Bertoy

1447 Foothill Rd

Ojai, CA 93023

805-794-2792

Boero, Kristina

From: Boero, Kristina
Sent: Monday, April 28, 2025 7:16 AM
To: Diane B
Subject: RE: Camp Ramah Case Numbers PL18-0052 and PL23-0002).

Diane,

Please refer to Condition No. 29 (Exhibit 5). This condition requires the amplification system to be tested by a qualified noise consultant prior to inauguration of the permit. During testing, if amplified noise measurements exceeds Leq1H of 50dB(A) or ambient noise level plus 3dB(A) after 7:00 pm, whichever is greater, the qualified noise consultant will consult with the Planning Director to determine additional noise attenuation to be installed. The Planning Director will review and approve additional noise attenuation for compliance with Ventura County General Plan Noise Policy HAZ-9.2.

The Camp is required to coordinate with the property owners of 1447 Foothill Road, 406 Fairview Road, and 312 Fairview Road, to measure the noise. These are the properties where the owners agreed to have the sound measures previously.

Noise mitigation is required to be followed by the Camp or the life of the permit.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Diane B <dbertoy@gmail.com>
Sent: Sunday, April 27, 2025 5:59 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah Case Numbers PL18-0052 and PL23-0002).

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Kristina and County Planners

There are multiple issues within the 124-page report, but we are asking you to support us in ONE of them-- NOISE. Noise has been documented as problematic since 1988. The Camp is asking for approval for amplified sound until 10pm every night of the year and we are asking for some quiet nights.

The new mitigation proposals to control the loud noise have not been tested. We hope they work, but without testing the Camp is asking for a Conditional Use Permit for 50 years of noise.

We hope you will support a review of their noise mitigation with the input of neighbors of Fairview, Foothill and Farnham Roads in one or two years after approval and implementation. We also hope you will support us in asking for no amplified sound at all after 10 pm because that is not allowed anywhere in the Ojai Valley.

Thanks a million.

Diane Bertoy
1447 Foothill Rd
Ojai, CA 93023
805-794-2792

Boero, Kristina

From: Boero, Kristina
Sent: Thursday, April 24, 2025 11:31 AM
To: Diane Bertoy
Subject: RE: Camp Ramah Planning Commission May 1st

Diane,

Yes. An amplified speaker owned and operated by the camp is used. The ambient music at Café Ezra on Thursday nights during the summer is an existing aspect of the project.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Wednesday, April 23, 2025 12:43 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah Planning Commission May 1st

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Thanks Kristina, one more question....does low-level ambient music mean low level electronically amplified music?

Diane Bertoy

On Apr 23, 2025, at 7:17 AM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Diane,

Yes, there will be low-level ambient music at Café Ezra on Thursday nights during the summer.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)
<image001.png>

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Tuesday, April 22, 2025 4:35 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah Planning Commission May 1st

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Will the Ezra sound be amplified?
Diane

On Apr 22, 2025, at 2:01 PM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Diane,

The Planning Commission is the decision maker for the project. Planning staff is recommending that low-level ambient music at Café Ezra shall be shut off at 11:00 pm on Thursdays during the summer. The Dudek Noise Assessment Technical Reports (Exhibit 5, Sub-exhibit 6) indicates that noise levels at Café Ezra will not exceed the 45 dBA General Plan Noise Policy threshold for the hours between 10:00 p.m. and 6:00 a.m. Therefore, the music played on Thursday nights at Café Ezra complies with the General Plan Policy HAZ-9.2.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)
<image001.png>

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Monday, April 21, 2025 8:34 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah Planning Commission May 1st

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Hi Kristina, thank you. Thank you for ensuring the trails will remain open to the public.

Is there any possibility you will grant the neighbors request to have no amplified sound after 11p on Thursdays?
Diane Bertoy

On Apr 21, 2025, at 7:51 AM, Boero, Kristina
<Kristina.Boero@ventura.org> wrote:

Hi Diane,

Planning Commission staff reports are posted 1 week before the Planning Commission hearing. Due to volume of documents for this project and public interest, the Planning Director has allowed the staff report to be posted early.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at ycrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)
<image001.png>

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Thursday, April 17, 2025 1:41 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah Planning Commission May 1st

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Hi, what is the minimum number of week days that is required for those opposing the Ramah CUP to read the new CUP prior to the hearing May 1?
Diane Bertoy

On Apr 17, 2025, at 9:33 AM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Hello,

The Planning Commission hearing for the Camp Ramah major modification project (PL18-0052 and PL23-0002) will be Thursday, May 1st at 8:30 am. The hearing will take place in the Board of Supervisors Hearing Room at the County Government Center. The hearing will be in person and online via Zoom.

The Planning Commission staff report packet will be available on the Planning Division website today (April 17th) after 5:00 pm.

The report can be accessed at:
<https://rma.venturacounty.gov/divisions/planning/g/planning-commission-hearings-agendas-documents-live-broadcasts-video-archives/>
 (scroll down to Current and Upcoming Meetings)

PROVIDING PUBLIC COMMENTS: Public comments may be provided using the following options below. For additional public comment information and instructions, please refer to <https://protect.checkpoint.com/v2/r01/> <https://vcrma.org/en/public-comments-for-planning-commission-hearings>. YzJ1OmNvdmF2YW5hbjpjOm86NDMxMzq0MmE5MDViMjk3MGQ5N2M1MjRiZWwWZWNIM2Y6Nzo4ZTc5OmYyMmU3MDljZTM4Y2NjM2EzNDYzNDE3ZmEwMTJiZjJlNzVjMDhkMDUxODZjYThmZTJkYWl2NTBmN2JjYzM5Njk6dDpUOk4.

1. **In Advance of Hearing** – If you wish to submit your comments in advance of the meeting, please submit your comment to me, by email at Kristina.Boero@ventura.org by 3:30 p.m. Wednesday, the day prior to the hearing. Please indicate in the Subject Line, the Case number (i.e., Case Numbers PL18-0052 and PL23-0002).
2. **In Person During Hearing** – 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.
3. **On Zoom During Hearing** – Register at <https://vcrma.org/public-comments-for-planning-commission-hearings> before the close of the hearing regarding this project. Please provide your name, email, and the phone number you will be calling in from. Once your registration has been approved, you will receive an email with the Zoom meeting link and passcode. The participation information is unique to you; please do not share as it may cause issues with your ability to join the meeting. You must be connected to the meeting prior to the close of the public comment period for the item you wish to speak on. **Pre-registration is strongly encouraged** to ensure you receive the Zoom Credentials prior to the item being heard. Registration opens when the Planning Commission's 5/1/2025 meeting agenda is posted, which is projected to occur on 4/18/2025 at 5:00 p.m.

Thank you,

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

P. 805.654.2467

Ventura County Resource Management Agency |
Planning Division

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Visit the Planning Division website at

vcrma.org/planning

For online permits and property information, visit [VC](#)

[Citizen Access](#)

<image001.png>

Boero, Kristina

From: PC Hearing Comments
Sent: Thursday, April 17, 2025 11:07 AM
To: Boero, Kristina
Subject: FW: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

5.

Luz Juachon | Administrative Assistant II
luz.juachon@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2478

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Additional Planning Division information is available online at vcrma.org/divisions/planning

For online permits and property information, visit [VC Citizen Access](#)



From: David Ross <pianomanross@yahoo.com>
Sent: Wednesday, April 16, 2025 2:33 PM
To: PC Hearing Comments <Planning.PCCComments@ventura.org>
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah
To: Planning.PCCComments@ventura.org
Salutation: Dear Chair Kestly and members of the Commission,

Today I write to you in expressing my full support to Camp Ramah in California and their updated conditional use permit. I had the immense privilege of attending Camp Ramah for 25 years—as a camper, counselor, and music and cultural arts director—and I can say without hesitation that it has shaped the person I am today in every regard. Ramah not only succeeds as a traditional summer camp, but it also provides a welcoming and spiritual community that values education, cultivates shared values, and helps develop leadership skills and identity for thousands of participants. For me, my family and countless others, it provided a nurturing space for personal growth, deep friendships, and meaningful Jewish experiences that have been carried throughout every corner of my personal and professional life.

Camp Ramah's Ojai site is exceptional in that it not only serves the Ramah community, but also benefits other communities through its yearlong programming and hospitality. From educational retreats to beautiful weddings (my wife and I got married there), to interfaith gatherings and family programming, Camp Ramah has exceeded its mission far beyond our imaginations. Continued investment in its facilities and infrastructure is not only

crucial, but it demonstrates our commitment in seeing this land grow to be a resource for generations to come. I respectfully request that you approve the updated conditional use permit so that Camp Ramah can continue to thrive.

With Appreciation,

David Ross

David Ross Piano Studio, L.L.C.

www.DenverPianoStudio.com

Building a Musical Foundation through Passion, Technology, Positivity, and Creativity

Boero, Kristina

From: PC Hearing Comments
Sent: Tuesday, April 22, 2025 4:50 PM
To: Boero, Kristina
Subject: FW: Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

6.

From: Leah Savage <leah@cbbbsb.org>
Sent: Thursday, April 17, 2025 12:54 PM
To: PC Hearing Comments <Planning.PCComments@ventura.org>
Subject: Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Planning Commission,

I am writing to express my and my organization's support for Camp Ramah and for their proposed new building. Each winter for the last several years, we have sent approximately 80 students in 3rd-8th grade to Camp Ramah for a weekend retreat, and for many of the students, their annual weekend at Camp Ramah is a highlight of their year. The students do a variety of activities together, facilitating their learning and growth as well as the formation of strong friendships within each class and across grade levels.

We always love our time at Camp Ramah, but the only problem we always face is the scarcity of indoor space. Other than specialized spaces such as the dining hall, Ramah has few large indoor spaces available. While we are only a group of around 80 people, we often need three or four indoor spaces at once, particularly during the cold winter evenings, resulting in a complex scheduling puzzle. We often end up adapting activities to make them work in rooms which are too small or splitting classes up and thus making it harder for them to bond as a class. The proposed new indoor spaces would allow us much more flexibility when programming our retreat each year, with its addition of a few new meeting spaces of various sizes around campus.

Many of our students also attend summer camp at Camp Ramah, and their numbers grow each year as students convince their friends to sign up with them. Our students who go to Ramah absolutely love it and often talk about their experiences there. These students in particular will benefit from the proposed new Machon structures, as many hope to eventually join the Machon leadership program and would stay in the proposed new cabins.

Camp Ramah has been of great importance to our students, and the proposed new buildings with the additional meeting spaces will allow us to improve the programs we run at Ramah and thus will further our goals of facilitating friendships and promoting deep learning and discussions. The new buildings will also be of great importance to our students who attend Ramah's summer programs, particularly those who wish to develop their leadership skills through the Machon program. We strongly support Ramah's proposed building project and can't wait to make use of the finished structures.

Sincerely,

Leah Savage
Assistant Director of JLP

--

Leah Savage | she/hers

Assistant Director, Jewish Learning Programs

[Congregation B'nai B'rith](#)

805.964.7869 x225

Boero, Kristina

From: Rabbi Richard Camras <rcamras@hamakomla.org>
Sent: Thursday, April 17, 2025 12:16 PM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 - Planning Commission Public Comment for Camp Ramah

7.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To the Planning Commission,

I write this letter on behalf of Camp Ramah, an organization that I have been affiliated with for most of my life. I attended Camp Ramah as a camper in the 70's, a counselor and staff member in the 80's, and as Rabbi in Residence in the 90's and 2000's as my children were attending as campers. I believe Ramah represents the very best of American Jewish life and is the jewel of the American Jewish Conservative Movement raising and training the next generation of Jewish leaders. Ramah provides a unique opportunity for children and teens along with young adults to explore and practice their faith while growing and nourishing their spirit and souls. Ramah is founded on the principles of helping train generations of youngsters to feel connected to their faith and practice such faith in an environment of respect and dignity for others. They learn the values of our ancient tradition while grappling with all the typical challenges of American youth and teens. Ramah strives to instill the values and wisdom of our faith so that these young people will grow to be healthy productive and ethical adults as they move through life.

My attending Ramah strongly influenced how I behave in this world and through my relationships with older role models, and learning about my own strengths and capabilities, planted within me the seeds that led to my choice in becoming a rabbi, where I have served the Jewish community for 33 years. Ramah equally helped raise my children to be moral and ethical individuals who take seriously their responsibility as adult Jews in the world. It is for these reasons and many others, that I write you, this Planning Commission, with the hope that you will fully support and update the conditional use permit for Ramah to allow Camp Ramah to continue to grow and provide an environment that will meet the challenges of the next generation of young campers. I have no doubt Ramah will continue to act in good faith with its neighbors and be a vital contributing member of the Ojai community. I hope you will support the new CUP and give Ramah the tools necessary to continue to grow and provide educational programming for the next generation.

Thank you for your consideration and support,
Rabbi Richard Camras

Rabbi Richard Camras



7353 Valley Circle Blvd.
West Hills, CA 91304
818-854-7650 hamakomla.org

Boero, Kristina

From: Howard, Scott B. <Scott.Howard@bakertilly.com>
Sent: Friday, April 18, 2025 3:45 PM
To: PC Hearing Comments; Boero, Kristina
Subject: PL 18-0052 & PL23-0002 - Planning Commission Public Comment for Camp Ramah

8.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and Members of the Commission:

I am writing to you in full support of Camp Ramah in California and its updated conditional use permit. Please find below my expressed support for Camp Ramah in California and their project. I urge you to vote to approve the updated conditional use permit.

Camp Ramah has a special meaning for those who attend. Camp Ramah has created a sense of community, safety and pride for the campers. My three children, who are 34, 32 and 29, still speak fondly of their years at the Camp. Since October 7, the Camp has taken on even more importance of creating a safe environment for Jewish children, when they have been exposed to so much overt antisemitism in our society. For these campers, much of what they are seeing is the hatred going on at various institutions throughout the country. I believe so strongly in the Camp and its mission that it has become one of the charities that I support the most.

The ability for them to be able to have facilities to continue and sustain its mission is essential. In addition, the Camp has become an important part of the Ojai community. There are weddings and other events at both the Camp and also at the Ojai Valley Inn from so many whose only knowledge of the beautiful community is from their days at camp. The campsite is an irreplaceable asset for the community, and is constantly improving their existing facilities, and maintaining hundreds of acres, without requiring public dollars. The Camp also has an expanding scholarship program that brings many to Camp that would not be able to normally afford to do so.

Please approve the CUP so the camp may continue to provide valuable programming in a safe environment, for the Ramah Community, the Ojai Valley and the region.

Thank you and you can always feel free to reach out to me if you have any questions.

Scott Howard, CPA
Principal - Tax

[Click here](#) to upload files securely.



Baker Tilly Advisory Group, LP
T: (818) 995-0090 | Efax (818) 995-1771 Direct (818) 914-7155
6320 Canoga Ave., 17th Fl.
Woodland Hills, CA 91367
Scott.Howard@bakertilly.com | [bakertilly.com](https://www.bakertilly.com)

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA

firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

Baker Tilly Confidentiality Notice: Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. This message is being sent by Baker Tilly and is intended exclusively for the individuals and entities to which it is addressed. This communication, including any attachments, may contain information that is proprietary, privileged, confidential, including information that is protected under the HIPAA privacy rules, or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by email and delete all copies of this message. This message is protected by applicable legal privileges and is confidential. Tax advice, if any, contained in this communication was not intended or written to be used by any taxpayer for the purpose of avoiding penalties.

Boero, Kristina

From: Karmi Monsher <kmonsher@gmail.com>
Sent: Wednesday, April 23, 2025 3:10 PM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

9.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,
I write you today in full support of Camp Ramah in California and its updated conditional use permit.

-
-
- Please find below my expressed support for Camp Ramah in California and their project.
-

-
-
- I urge you to vote to approve this updated conditional use permit.
-

-
-
- I fully support Camp Ramah in California and the proposed conditional use permit. Please
- approve the CUP so the camp may continue to provide valuable programming and facilities for the Ramah community, the Ojai Valley, and the region
-

-
-
- For all the reasons I just mentioned, please join me in supporting Camp Ramah in California
- and approve this updated conditional use permit.
-

-
-
- Our Ojai campsite is an
- **irreplaceable asset**

- for the Ramah community. In partnership with parents, alumni, and donors, Camp Ramah in California has invested tens of millions of dollars in building and improving facilities, acquiring surrounding lands and maintaining hundreds of acres. Much of this has
- been possible thanks to private donations.

-

Camp Ramah is all of the following:

-

-

- Summer camp

-

-

-

- Family camps (e.g., synagogue retreats, families with toddlers, families with teens, families with children who have special needs, and more)

-

-

-

- Alumni reunions and events (Ramah is a *Journey for a Lifetime*)

-

-

-

- Ruach Nashim (women's weekend retreat for body, mind, and spirit)

-

-

-

- Passover (learning, worshipping, recreation, scholars in residence)

-

-

-

- Study retreats (Rabbinical studies, Jewish college groups, Israeli Scouts)

-

-

-

- B'nai Mitzvah and weddings for members of the Ramah community

-

-

-

- National Ramah conferences

-

-

-

- Spiritual/religious organizations of all faiths (e.g., Buddhist meditation retreats)

-

-

-
- Public and private secular schools (outdoor education, nature study, science, sports, drug and alcohol prevention programs)
-
-
-
- Therapy and health related groups (e.g., yoga retreats, therapist retreats, etc.)
-
-
-
- Leadership organizations and foundations (such as Rotary Youth, Ojai Foundation)
-
-
-
- Youth camps (e.g., Camp Harmony for underprivileged youth aged 6-15)
-
-
-
- Adult camps (e.g., for animal rights group, for LGBTQ adult women)
-

I urge you all to take this information into consideration. Karmi Monsher

Boero, Kristina

From: Kimberly West <kimberlywest79@gmail.com>
Sent: Wednesday, April 23, 2025 3:44 PM
To: PC Hearing Comments; Boero, Kristina
Cc: Demian West
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

10.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission —

We are writing to you to convey our full support of Camp Ramah in California and its updated conditional use permit.

Our son Adrian has attended Camp Ramah every summer for the last five years. It has been an invaluable experience for him as he has been enriched by all the amazing outdoor facilities and programming that has been provided, and made lasting friendships. We have also attended Family Camp weekends there over the years through our synagogue, Adat Ari El, and find Camp Ramah to be a very special place.

Please approve the CUP so the camp may continue to provide valuable programming and facilities for the Ramah community, the Ojai Valley, and the region.

Thank you,
Kimberly and Demian West

Boero, Kristina

From: Jenny Schneidermann <jschneid80@gmail.com>
Sent: Wednesday, April 23, 2025 4:09 PM
To: Boero, Kristina; PC Hearing Comments
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

11.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

I write you today, sitting in the home that I built with my husband of 21 years, who I happened to meet traveling from the SF Bay Area to Camp Ramah in 1993 as campers. Today, we have a beautiful family with 3 kids, ages 15, 12, and 8 years old. It takes a lot to send all of your kids, including an 8 year old hundreds of miles away for weeks every summer, especially for this working mom! But I send them away with the knowledge that they are heading to Camp Ramah, to experience meaningful, amazing summers connecting with friends new and old, supported by their Jewish community. They will be growing, learning, and coming back, no doubt, better people than when they left. I also secretly hope they'll meet their spouses one day, whether they know it yet or not.

I cannot urge you strongly enough to **PLEASE support Camp Ramah's updated conditional use permit**. Camp Ramah in Ojai is actually a thing of legend. It is so famous and cherished by the Jewish community that Hollywood gave it a shout out in the hit Netflix show, "Nobody Wants This". Camp Ramah in Ojai was a foundational part of my identity and so incredibly important to me and my family that we have convinced over a dozen other families to send their kids from our homes in Northern California to experience Ramah as well. We believe so strongly in the irreplaceable value of Camp Ramah to our children and community, that we have donated annually to Camp for close to 20 years, and have included Camp Ramah as a beneficiary in our Family Trust.

Camp Ramah is a truly one-of-a-kind place of magical memories, interpersonal growth, budding romances, and where friends become family for life. **Please approve the CUP** so that the Camp can continue to grow and serve thousands of campers and families, host reunions, retreats, and healing sessions to the Jewish and broader community for years to come. It was there for me and my husband, will be there for all 3 of my kids, and someday the next generations, but we need YOUR SUPPORT - helping us keep this legendary place thriving for years to come.

Sincerely,
Jenny Schneidermann

Camp Ramah
Camper 1993-1996
Counselor 1997-1998
Donor 2005-2025
Parent since 2018-2025
Board Member 2024-2025

From: Elliot Dorff <EDorff@aju.edu>
Sent: Wednesday, April 23, 2025 4:54 PM
To: Planning.PCCcomments@Ventura.org
Cc: Boero, Kristina
Subject: Camp Ramah

12.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Members of the Planning Commission:

I am writing in strong support of Camp Ramah's request for an updated conditional use permit. My family has attended Ramah activities since the 1970s. I have served as Professor-in-Residence there for its summer program for sixteen years, my wife has served on its staff, and my children and grandchildren have been campers and staff members there. We value the Ramah experience so much that in the 1980s we contributed \$250,000 to build its outdoor prayer space.

We value Ramah not only for the vibrant experience that it provides for Jews of all ages of what their faith can mean, but also because it serves other faith communities and the general community. I am a rabbi, and so the Jewish education that Ramah provides is really important to me, but I am also heavily involved in interfaith activities. Specifically, I am Co-Chair of the Priest-Rabbi Dialogue, sponsored by the Archdiocese of Los Angeles and the Board or Rabbi of Southern California, and I am also Chair of the Board of the Academy of Judaic, Christian, and Islamic Studies. Please enable Ramah to provide the important services it does people of all faiths and none by approving the conditional use permit that it is requesting.

Sincerely,
Elliot Dorff

Elliot Dorff, Rabbi, Ph.D.
Rector and Distinguished Service Professor of Philosophy
American Jewish University
Ziegler School of Rabbinic Studies
350 S. Beverly Drive, Suite 200
Beverly Hills, CA 90212
(310)-384-2563
edorff@aju.edu

Boero, Kristina

From: Debbie Fils <nebbied@aol.com>
Sent: Wednesday, April 23, 2025 3:56 PM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 -- Planning Commission Public Comment for Camp Ramah

13.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

I write to you today in full support of Camp Ramah in California and its updated conditional use permit. We urge you to vote to approve this updated conditional use permit.

Our family's history with Camp Ramah is long and varied. My personal relationship with Camp Ramah began when I was a child. First, my sister attended Camp Ramah in the summer of 1965, and then in 1970, I attended Camp Ramah as a 12-year-old camper.

Fast forward a few decades.... My husband and I have a 32-year-old son with Autism. Almost all of his current social life exists because of his experience at Camp Ramah. He has spent several summers at Camp Ramah in Ojai – sometimes 4 weeks and sometimes 8 weeks. It was an incredible experience for him (and for all of us), where he learned responsibility, independence, and several job skills. And, ultimately, his current living situation came about because of a relationship that was born at camp. One of his Camp counselors began a career with an organization called ETTA Israel. When our son turned 20, he decided that he wanted to move out from our family home. Fortunately, this past counselor was involved in the screening process of possible residents for a new group home that ETTA Israel was just opening up. Our son has now been a resident of that group home for 12 ½ years. Another one of our son's counselors has an inclusive exercise program in the San Fernando Valley. Because of the original friendship that was developed at Camp Ramah, our son now attends regular exercise sessions with that same counselor/trainer.

Camp Ramah is exceptional in its commitment to the special needs community, and this is a very rare finding, even in the city of LA and surrounding areas. Many places market themselves as inclusive and accommodating, but ultimately, the special needs population is very often still not integrated into the general camp experience. At Camp Ramah, our son truly thrived.

We fully support Camp Ramah in California and proposed conditional use permit. Please approve the CUP so the camp may continue to provide valuable programming and facilities for the Ramah Community, and for the whole region. For all the reasons I just mentioned – and for many more – please join us in supporting Camp Ramah in California and approve this updated conditional use permit.

Thank you very much,
Deborah and Elliott Fils
4859 Matilija Ave.
Sherman Oaks, CA 91423
818-634-5732
Parents of Ramah Camper Gregory Fils

Boero, Kristina

From: Paulette Light <paulette@lightrake.com>
Sent: Thursday, April 24, 2025 7:35 AM
To: PC Hearing Comments; Boero, Kristina
Subject: Camp Ramah

14.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission-
I am writing in support of Camp Ramah and their conditional use permit.

Camp Ramah is the epitome of everything right in the world today- thoughtful respectful leadership, developmentally appropriate programming and a spirit of fellowship as they create good humans. We are long time supporters of camp and consider it one of the best places ever. It has been our honor to send our kids there for over 15 years, serve on the board of directors and have my kids work as staff.

Please support them and approve their permit.
Thank you,
Paulette

Paulette Light
@paulettelight
310.721.7951

Sent from my iPhone

Boero, Kristina

From: Adrian Miller <adrian82877@aol.com>
Sent: Thursday, April 24, 2025 8:14 AM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002-Planning Commission & Public Comment for Cam Ramah

15.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission, We are writing you today in support of Camp Ramah in California and its updated condition use permit.

Camp Ramah has provided our family's spiritual foundation for four decades. Our family has invested financial resources for building and improving facilities to insure that Camp Ramah can provide a premier summer camp experience for thousands of children, teens and young adults as well as a year round retreat for organizations, schools and non-profit organizations of all faiths. The Ojai campsite is an irreplaceable asset for the Ramah and Ojai valley communities.

For all of these reasons, we urge you to join us in supporting Camp Ramah in California and approve this updated conditional use permit.

Sincerely,

Adrian and Larry Miller

Sent from my iPad

Boero, Kristina

From: Annette Gottlieb <annette.gottlieb@yahoo.com>
Sent: Thursday, April 24, 2025 1:40 PM
To: PC Hearing Comments; Boero, Kristina
Cc: annettejgottlieb@gmail.com
Subject: PL 18-0052 & PL 23-0002–Planning Commission Public Comment for Camp Ramah

16.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission:

I am writing to convey the importance of Camp Ramah as a vital institution in the Ventura and Los Angeles communities, and the impact it has throughout the country and even the world. I first attended Camp Ramah as a counsellor in the summer of 1979. Subsequently our four children attended over multiple years and last summer, our grandchildren went for the first time. My niece and nephews and their extended families have been there for years as well. I have also been there on weekend retreats with various organizations over the years.

This is a camp which, through its programming and its beautiful physical environment, has influenced many children and young adults to become committed and involved community members. My children have lifelong friends who they met at camp, and we all know people who met their spouses there. The values which are taught at Camp Ramah create committed individuals who have become major philanthropists in the Jewish community as well as the community at large.

I write today in full support of Camp Ramah and its updated use permit. As part time residents of Ventura County (my husband and I own a second home there), we urge you to vote for the permit's approval.

Respectfully and with much appreciation,

Annette Gottlieb MD
Rabbi Mel Gottlieb
Sent from my iPhone

Boero, Kristina

From: George Schroff <gwschroff@yahoo.com>
Sent: Thursday, April 24, 2025 12:16 PM
To: Boero, Kristina
Subject: Conditional Use Permit Case Nos. PL 18-0052 and PL23-0002 Camp Ramah

17.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Conditional Use Permit Case Nos. PL 18-0052 and PL23-0002 Camp Ramah

My name is George Wm. Schroff IV and I own property parcel A.P.N. 010-0-070-010 160 acres Open Space, non-residential. This property is directly North of Camp Ramah.

I recently attended by invitation an event provided by Camp Ramah at Camp Ramah to learn about the above Conditional Use Permit.

I support this conditional use permit. Our property is not impacted by some of the residential concerns about the noise created by Camp Ramah events. At this meeting the noise was discussed, and Rabbi Joe did address the studies and efforts to mitigate the noise with renewed efforts to redirect and block the noise levels with barriers and directional sound systems. All of these are also going to be monitored with decibel monitoring and restrictions.

I also listened to the many concessions that Camp Ramah has made to improve their facilities to current codes and protections as this Camp has aged with it 55 years delivering wholesome experiences with youth and camp guests.

My Grandfather maintained good relations with Camp Ramah and I felt very welcome during my first visit to Camp Ramah.

**George Wm. Schroff IV
gwschroff@yahoo.com
805-975-2856**

From: Rick Scott <youwithoutme1979@gmail.com>
Sent: Thursday, April 24, 2025 12:20 PM
To: Boero, Kristina
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

18.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

From the perspective of a camp leader in the Ojai Valley, I am writing in strong support of Camp Ramah in California and the approval of their updated Conditional Use Permit.

Camp is more than just a seasonal activity—it is a profoundly transformative experience for people of all ages, especially youth. In an era increasingly dominated by screens and digital isolation, outdoor immersion, personal connection, and formative growth in places like Camp Ramah are not luxuries—they are necessities. These programs are not simply beneficial; they are critical to the mental, emotional, and spiritual development of the next generation.

I deeply respect the role of the County in maintaining safety and zoning standards. However, I find it inappropriate that the few remaining camps in Ventura County—spaces that provide such irreplaceable value to our community—are subject to building restrictions that threaten their ability to serve. These stringent limitations are creating unnecessary barriers for organizations like Camp Ramah to modernize, grow, and continue their legacy of service.

Additionally, in today's climate, where antisemitism is on the rise and Jewish institutions face growing hostility across the country, it is especially important for our public institutions to act in ways that affirm inclusion and equity. While I do not believe the Commission holds such prejudice, I urge you to be mindful of how this decision might be perceived. Delaying or denying approval for this Jewish organization, despite decades of positive impact and service, could unintentionally send the wrong message at a moment when solidarity and support are most needed.

Please make a way forward. Approve Camp Ramah's updated permit so they may continue their sacred work, enrich the Ojai Valley, and provide life-changing opportunities for generations to come.

Boero, Kristina

From: Ben Zion Kogen <bzkogen@gmail.com>
Sent: Thursday, April 24, 2025 12:46 PM
To: Boero, Kristina
Subject: Fwd: PL 18-0052 & PL23-0002 -- Planning Commission Public Comment for Camp Ramah

19.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

----- Forwarded message -----

From: Ben Zion Kogen <bzkogen@gmail.com>
Date: Thu, Apr 24, 2025 at 12:43 PM
Subject: PL 18-0052 & PL23-0002 -- Planning Commission Public Comment for Camp Ramah
To: <Planning.PCComments@ventura.org>, <KristinaBoero@ventura.org>

Dear Chair Kestly and members of the Commission

My name is Benzy Kogen. I am a long - time and devotee of the Camp Ramah in California family. I am writing in support of Camp Ramah and its updated Conditional Use Permit.

For nearly 70 years, Camp Ramah has provided a community to its campers and their families a haven of character building, leadership development. For all of the years of its existence, campers look forward to spending their summers at their home away from home in Ojai.

My immediate family takes great pride in its love for Camp Ramah. Our three children "grew up" there. Many of their best and closest friendships are rooted in their years at camp. My wife and I take great pride in the fact that our daughter serves as Camp Ramah's Assistant Director.

Passage of Camp Ramah's updated Conditional Use Permit will allow our camp to continue to further develop leadership and community building skills within its older camper age cohort (known as Machon). Camp Ramah will maintain its leadership role among camps of significance in Southern California.

It is my fervent hope, and the hope of my family, that the update Conditional Use Permit will be approved.

Thanks for reading!

Benzy Kogen

--

Ben Zion Kogen
Ed.M., DP (Hon.)
Community Educator and Lay Leader
19036 Kittridge Street, Suite 1
Reseda, CA 91335
818-613-1088 (mobile)
bzkogen@gmail.com

--

Ben Zion Kogen
Ed.M., DP (Hon.)
Community Educator and Lay Leader
19036 Kittridge Street, Suite 1
Reseda, CA 91335
818-613-1088 (mobile)
bzkogen@gmail.com

From: Hannah Poltorak <hannahpoltorak@gmail.com>
Sent: Thursday, April 24, 2025 6:40 PM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 - Planning Commission Public Comment for Camp Ramah

20.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

My name is Hannah Poltorak and I am a 22-year-old from Los Angeles. I am writing to express my unwavering support for Camp Ramah in California and the grant of the conditional use permit. I have spent every summer since I was 9 years old climbing the mountains of Ojai, meeting incredible people, and forming bonds that will last forever. During my last year as a camper, we dreamed of having a dedicated space exclusively for us: a place to call our home for a month to thrive in. The new permits would make my dream a reality for kids to come. Now as one of the many staff members at camp, we aim to teach our campers values such as kindness, integrity, friendship, and connection. Additionally, Ramah is a safe place for Jewish people and the community is a network of support. Throughout the last two years of turmoil on my college campus, my friends at Ramah held me together. My campers from previous summers reached out for advice on how to battle Antisemitism at their schools as well. When my father passed away last year, the people I met at Ramah were my comfort and still are today. On his birthday this summer, my family hopes to plant a tree on our hill in his memory. My dad had encouraged both my sister and me to return to camp each year, and I plan to until I send my children there. Hopefully, then, camp will have expanded, constructed new buildings, paved new hiking trails, and raised more people like me. I implore you to approve the CUP so we may continue providing good values for the next generation.

Best wishes,
Hannah Poltorak.

Boero, Kristina

From: Jeffrey Kaplan <jeffreykaplan67@gmail.com>
Sent: Friday, April 25, 2025 9:11 AM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

21.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

My name is Jeffrey Kaplan and I am a very proud Alumni of Camp Ramah in Ojai, California. I have two brothers and all three of us attended Camp Ramah in the 1970s and 1980s. We were campers and then very proud to be counselors to influence and shape the next generation's experience with living Jewishly. The three of us had 8 children total and all 8 attended Ramah from the ages of 8 until they were in their 20s. They too are very proud Alumni that always eagerly looked forward to returning to Ojai to spend another amazing and influential summer at Camp Ramah. My youngest daughter, Samantha Kaplan, will be returning this summer to Ramah to be a second year counselor. We cannot get enough of Camp Ramah.

Camp Ramah has shaped how we are as people. We care about all people and especially those that need a little extra help. We strongly believe in Tikkum Olam (Repairing the World) and we are committed to making the world a better place. We are always trying to make our physical space better and more sustainable as well as the people around us. This value was instilled in us from our summers in Ojai at Camp Ramah.

Our children are now living in Berkeley, California, Boston, Massachusetts and Madison, Wisconsin where they continue to celebrate Shabbat (our Sabbath) with their friends. They value community because of their time at Camp Ramah.

We completely support Camp Ramah's proposed conditional use permit. We respectfully request that you approve the CUP so that Camp Ramah can continue to thrive and provide to so many future generations the amazing work it has done for my family. The program and facilities of Camp Ramah are essential to providing more children with the opportunity to learn that we must always strive to better ourselves, those around us and the place we call home.

Thank you very much for your consideration.

Sincerely,

Jeffrey Kaplan

From: Bryan Berkett <bberkett@gmail.com>
Sent: Friday, April 25, 2025 8:01 PM
To: PC Hearing Comments
Cc: Boero, Kristina
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

22.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and Members of the Commission,

I am writing to express my full and enthusiastic support for Camp Ramah in California and the approval of its updated Conditional Use Permit (CUP).

For over a decade, I have owned multiple agricultural properties in Ventura County — including three located near the Ramah site. As a landowner and environmentalist, I take development decisions seriously and typically approach them with caution. However, this project represents the kind of responsible, community-focused growth that I believe should be supported.

Camp Ramah has been serving Ventura County and our extended communities for over 70 years. What began as a summer camp has become an enduring institution — one that brings together people from all backgrounds through education, nonprofit programming, spiritual retreat, and youth leadership development. I've seen the impact it has made on my own son Jack, and I know how essential it is to so many families across the region.

Approving this CUP will allow Camp Ramah to continue stewarding its land thoughtfully while expanding access to its programs and services. The proposed updates are not only appropriate — they are necessary for the camp to remain a vibrant, inclusive resource for future generations.

I respectfully urge the Planning Commission to approve this CUP and ensure Camp Ramah's continued presence and contribution to Ventura County's cultural and educational landscape.

Sincerely,

Bryan Berkett

Boero, Kristina

From: Michael Stone <enotsfm@yahoo.com>
Sent: Sunday, April 27, 2025 12:14 PM
To: Boero, Kristina
Subject: Camp Ramah CUP

23.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

- I write to you today in full support of Camp Ramah in California and its updated conditional use permit.
- My child has spent numerous summers at Camp Ramah and will continue this summer as well. His time there has been a very good experience and has truly inspired him to be the wonderful person he is today.
- I fully support Camp Ramah in California and the proposed conditional use permit. Please approve the CUP so the camp may continue to provide valuable programming and facilities for the Ramah community, the Ojai Valley, and the region.
- *I urge you to vote to approve this updated CUP.*

Michael Stone

From: Jay Reisbaum <jayr@laemmle.com>
Sent: Sunday, April 27, 2025 6:33 PM
To: Boero, Kristina; PC Hearing Comments
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

24.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission

,

As a strong supporter of Camp Ramah in California, I ask that you please approve their updated conditional use permit. Camp Ramah in California is the most important and influential organization in my life. I started attending camp when I was eleven years old in 1975. It was at camp that I made my closest friends and found my life mentors who continue to guide me as I am now in my early 60's. Camp Ramah is a place that focuses on a living model of kindness, caring and compassion. It is the place where I first learned the importance of respecting my traditions as well as my role as a leader. Camp was and is filled with amazing examples of what it takes to sustain a community built on honesty, integrity and appropriate behavior. While there are many activities that are found at other camp facilities, its essence is to use the fun of camp as a delivery device for the best of not only Jewish tradition but of building a caring, just and positive environment.

As a camper, I learned from my role models and as a staff member I became a role model. I was a camper from 1975-79, counselor from 1980-83 and a division head for 1984-85. I count that decade of summers spent at Camp Ramah in CA as a primary contributor to my success as a son, husband, parent, community leader and movie theatre real estate professional as Senior Vice President of Laemmle Theatres. I started on the board of Ramah CA at 28 in 1992 serving as board chair from 2003-07. I was the founding board chair of our sister camp in Northern California and served as National Ramah board chair from 2019-22. I have spent much of my life immersed in all things Ramah because the impact that it has with its summer camp program and year round site use bring a most inspiring and elevating model for what our world could and should be. My wife ran the Tikvah program at camp for campers with special needs for the better part of a decade. We raised our three children at camp and they were all staff members.

Our family has contributed to countless Camp Ramah annual campaigns and facility campaigns. We have been part of the team that helped acquire adjacent properties so that we could better serve our camp community and the greater community who use the site for their activities on a rental basis. Camp Ramah has worked hard to minimize its impact on the surrounding community and have offered its property as needed to stage fire fighting and to benefit the broader community. We love the Ojai community and regularly enjoy the amazing hotels, restaurants, wineries and other amenities. I am witness to the amazing leadership machine that Ramah CA in Ojai continues to be. I am proud to stand with generations of Ramhnicks and fellow board members in support of the amazing impact that this cherished place holds in our lives and in the lives of the greater community. Please approve the updated CUP for Camp Ramah in CA. There are few places in the world that have such an exponential impact for good.

Sincerely,

Jay Reisbaum
Senior Vice President
Laemmle Theatres LLC
11523 Santa Monica Blvd.
Los Angeles CA 90025
310-478-1041 x207

From: Mark Jomsky <mjomsky@gmail.com>
Sent: Sunday, April 27, 2025 7:08 PM
To: PC Hearing Comments; Boero, Kristina
Cc: Joe Menashe; Jason Goldman
Subject: PL 18-0052 & PL 23-0002 - Planning Commission Public Comment for Camp Ramah (In Support)

25.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and Planning Commission Members,

I write on behalf of the Jomsky Family in strong support of Camp Ramah's updated CUP application referenced above. This includes my parents Alfredo and Rivka Jomsky (Camarillo residents), as well as my brother and his wife, Jules and Lori Jomsky (Thousand Oaks residents). Every member of our family has had some connection to Camp Ramah in Ojai, California, attending Weekends, Family Celebrations, Family Camp, and Summer Camp.

My wife, Tali Menachem and I both grew up as Ramahniks, attending as campers and working as counselors. We met at Camp, and were later reconnected because of Camp. Our three daughters have all attended Camp from the time they were old enough to participate. All three held their Bat Mitzvahs during summer sessions, sharing these important coming of age experiences with family, friends, and of course the Ramah staff and fellow campers.

The application before you was first submitted by Camp Ramah in April 2018. Seven long years have passed from that time and Camp is just now receiving its **FIRST** discretionary hearing. The Camp leadership has presented this project to a number of advisory bodies but have largely been left languishing in governmental decision limbo. To give you a sense of what seven years has meant to me and my family, my middle daughter, Eliana, started in the youngest age group at 8 years old in the summer of 2018. She is now entering her Machon year, the oldest age group at 16, without the chance to experience the long-envisioned Machon Village. While she will happily spend her summer with her camp friends, Camp for her will be bittersweet as she contemplates what might have been but for a more timely and efficient process.

There are numerous reasons for the Planning Commission to make the necessary findings to support this CUP:

Camp Ramah serves as an essential community resource, not only to the Jewish Community in Southern California, but also as an important partner and community cornerstone for the City of Ojai. Year round programming brings visitors to Camp, which in turn provides steady tourism and tax dollars to Ojai and its businesses located in Ventura County. The Camp employs local and County residents to support programs at Camp. Camp leadership, led by Rabbi Joe Menashe, continues to work tirelessly to mitigate noise and traffic impacts to adjacent neighbors, and does all that they can to be good and respectful neighbors. During many of the advisory hearings, there were a number of local residents that highlighted

the great partnership and relationship they maintain with Camp's leadership. Quite a few rightly noted the critical and important role that Camp Ramah played in the Thomas Fire, having properly maintained essential fire break lines and providing access to much needed water resources that allowed heroic firefighters an opportunity to combat and stop the advance of the fire into adjacent properties and into Ojai itself. Having seen what happened in the City of Ventura, as well as more recent fire impacts to residents of Altadena, Pasadena, and the Palisades, who knows where this area would be without Camp Ramah.



Camp Ramah provides important camping opportunities for public and private secular schools, the Rotary Youth - Ojai Foundation, underserved youth camps such as Camp Harmony, Buddhist meditation retreats, yoga, therapy and health related retreats, animal rights groups, and LGBTQ+ adult women camps to name a few.

And of course, it is a foundational feature of West Coast Judaism, fostering and supporting Jewish youth and identity, rabbinical learning and leadership, and local synagogues throughout California and adjacent states. Approval of this CUP will further support and enhance the programmatic goals of Camp Ramah. It will allow for the development of additional area and much needed indoor space that will not only benefit Camp, but also address some of the noise concerns/complaints of adjacent neighbors. The Machon Village plan creates more indoor space for gatherings and hosting programs, where noise can be controlled and less impactful. Further, as temperatures in summer months continue to increase, this added indoor resource will provide much needed respite for campers and staff from heat and health related issues.

For my family, Camp Ramah is central to our Jewish experience. As young adults, the Camp community helped shape and support Jewish ideals, and develop life skills and lessons that resonate today in raising our family. Our daughters continue on in this tradition, with our oldest now entering her second year on staff, and still sharing in the same excitement and anticipation of the start of Camp as our middle and youngest daughters.

We conclude by again asking you to approve the submitted CUP application as soon as possible! Allow Camp to continue to provide the valuable programming and facilities for the Ramah community, the Ojai Valley, and the Ventura County region. With your thoughtful consideration and approval, maybe, just maybe our youngest daughter might yet experience the Machon Village as a camper! Thank you for your time and consideration, and for your public service to this community.

Regard,

Mark Jomsky and Tali Menachem

Alfredo and Rivka Jomsky

Jules and Lori Jomsky

From: Evan Spielvogel <evanspielvogel@gmail.com>
Sent: Sunday, April 27, 2025 8:50 PM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

26.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

I am a 21-year-old college student and counselor at Camp Ramah, and I wanted to write to you to encourage you to approve Ramah's CUP.

I started going to camp when I was 10 years old and have been going back ever since. My summers as a Ramah camper were some of my life's best. Over those 7 years, I made countless friends, learned how to navigate living in a close community with others, and had an important opportunity to disconnect from technology. The skills of independent living, relationship building, and leadership I learned made my transition to college a breeze and have helped me build community on campus.

While most of my college friends spend their summers doing research in labs, interning at startups, or taking classes, year after year, I have returned as a counselor to give back to the next generation of campers. Especially in our post-COVID era of social media addiction, teenage mental health crisis, and our increasingly chaotic world, the importance and impact of camp on my campers is immeasurable.

One of the best parts of Ramah in California, in comparison to other Ramah camps in the country, is our connection with the local community. While many camps bring in workers from foreign countries, Ramah California intentionally employs local residents, many of whom are my age and working a summer job like me.

For these reasons and many more I don't have space to add, I urge you to vote to approve this updated CUP. I personally read through many of the planning documents and community feedback emails. As a counselor, I can tell you adding more indoor programming space WILL reduce noise (one of the most recurring concerns of those who are more critical of this CUP).

Thanks for taking the time to read my email.

Evan Spielvogel

From: Boero, Kristina
Sent: Monday, April 28, 2025 8:17 AM
To: Julie Grist
Cc: Paul Holahan
Subject: RE: Case Numbers PL18-0052 and PL23-0002

27.

Julie,

Thank you for your comment. Please refer to Condition No. 29 (Exhibit 5). This condition requires the amplification system to be tested by a qualified noise consultant prior to inauguration of the permit. During testing, if amplified noise measurements exceed Leq1H of 50dB(A) or ambient noise level plus 3dB(A) after 7:00 pm, whichever is greater, the qualified noise consultant will consult with the Planning Director to determine additional noise attenuation to be installed. The Planning Director will review and approve additional noise attenuation for compliance with Ventura County General Plan Noise Policy HAZ-9.2. Low level ambient music at Café Ezra will not exceed the 45 dBA General Plan Noise Policy threshold for the hours between 10:00 p.m. and 6:00 a.m. (Refer to Exhibit 5, Sub-exhibit 6). Therefore, the music played on Thursday nights at Café Ezra complies with the General Plan Policy HAZ-9.2.

The Camp is required to coordinate with the property owners of 1447 Foothill Road, 406 Fairview Road, and 312 Fairview Road, to test the noise. These are the properties where the owners agreed to have the sound measures previously.

Noise mitigation is required to be followed by the Camp or the life of the permit.

Regarding noise decibels and hours, please refer General Plan Policy HAZ-9.2. The General Plan requires noise levels to be measured over an hour. With implementation of the mitigation measures, noise will meet General Plan noise thresholds.

Condition No. 11.b requires the Camp to establish a condition compliance account. This account allows County staff to periodically review the permit to ensure that the Camp is in compliance with their permit conditions. Condition No. 44 also requires the camp to designate two contact persons responsible for responding to noise complaints.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Julie Grist <jgrist@mac.com>
Sent: Sunday, April 27, 2025 9:13 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Cc: Paul Holahan <holahan@mac.com>
Subject: Case Numbers PL18-0052 and PL23-0002

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Ms. Boero,

I am writing on behalf of my husband and I regarding the hearing for Camp Ramah's CUP. We will be out of town on May 1 and cannot personally attend the hearing.

We live on Foothill Road, less than a half mile east of the camp. We have attended many hearings and meetings regarding the camp's CUP since 2019, including the recent sit-down with camp leaders this past week.

We have issues with many aspects of the proposed CUP, but the biggest are:

1. NOISE. We appreciate that the camp proposes to redirect their speakers to face the camp and not the surrounding neighborhoods, but this has not been tested to see if that helps with the sounds issues. Couldn't the camp try and test this remediation prior to having you approve a 50 year permit?
2. MORE NOISE. The permit does not qualify if the 'limiting' of decibels will be for any amplified sound, or an average over a period of time (say 2 hours). It is the many short, extremely loud amplified sounds that are so intrusive - someone on a microphone ramping up the kids' energy that are truly noisy, but wouldn't appear so if the noise monitors are averaging the volume over a time period. The decibel limiters should be for any given minute of amplification.
3. HOURS of amplified noise. We still feel it is unfair that Camp Ramah is being allowed amplified sound up to 10pm **YEAR ROUND** and 11pm on Thursdays when I believe Ojai City does not allow amplified sound after 9pm. While the camp is not in city proper, it is surrounded by homes with people who cannot enjoy a quiet evening who live here in Ojai. Couldn't a minimum of two nights a week *year round* be required as NO AMPLIFICATION and give neighbors a few nights a week of peace and quiet?
4. CUP LENGTH of fifty years. This is too long, particularly without any opportunity for review if the camp's proposed noise remediations are not successful. Can't you build in an annual review required so the camp will be responsible neighbors? We don't know if future camp leaders will hold to the permit's obligations, and we who live here should have some means to have the camp's operations re-evaluated on a regular basis. Calling the County Sheriff or the camp itself, often goes nowhere.

We hope you and County Planning will take our concerns seriously and work on our behalf.

Sincerely,

Julie Grist and Paul Holahan

1477 Foothill Road
Ojai, CA 93023

From: Michael Waterman <mikewaterm@aol.com>
Sent: Monday, April 28, 2025 12:51 AM
To: Boero, Kristina; PC Hearing Comments
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

28.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission:

I am writing you today in full support of Camp Ramah in California and its updated conditional use permit.

Camp Ramah helped me shape my life values and has continued to inspire my philanthropy. While I have continued to make substantial financial commitments to Ramah over the past 40 years, I have also served on the board of directors of Valley Beth Shalom, the Encino Law Center, Los Angeles Hebrew High School, Camp Ramah, Pacific Southwest Region of United Synagogue and the National Board of United Synagogue of America. Financially I have supported numerous local, regional and national charitable institutions.

I was a camper, counselor and specialist at Camp Ramah between the years of 1959 (when I was 9 years old) and 1972 (the year I began law school). All three of my children were both campers and staff members at Camp Ramah. Currently four of my six grandchildren are campers at Camp Ramah.

Camp Ramah is a critical training ground for young Jewish children - where they learn the concept of Tikkun Olam - a commandment requiring Jewish people to perform good works to help save the world by improving the lives of others.

Thank you for your assistance in helping us grow this wonderful institution.

Michael Waterman
Attorney at Law
President of Pegasus Investments
President of the Encino Law Center
President of the Council of Trustees of Valley Beth Shalom

Michael A. Waterman



Pegasus Investments

Specializing in helping clients & Friends find Single-Tenant NNN properties (or joining in one of our LLC's)

(California Department of Real Estate License #01078162)

Penthouse Two

15915 Ventura Boulevard

Encino, California 91436

Telephone {818} 981-4910 Extension 203 Fax {818} 990-0268

Boero, Kristina

From: Noa DeBasc <n.debasc@gmail.com>
Sent: Monday, April 28, 2025 4:00 AM
To: PC Hearing Comments; Boero, Kristina
Subject: PL 18-0052 & PL23-0002 -- Planning Commission Public Comment for Camp Ramah

29.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

My name is Noa DeBasc and Camp Ramah has been a central part of my life since my first summer at camp as a nine year old in 2015. As it has for me, Camp Ramah has shaped and changed the lives of thousands of campers, counselors, and adult staff. As a camper, it taught me so many important life lessons, and helped make me into the mature, well-rounded, independent person I am today. As a counselor, it has given me an incredible sense of purpose and taught me incredible resilience and responsibility.

I have seen what Camp Ramah can do and how it has evolved over the past decade from the perspective of a camper and a staff member, heard what it has done in its almost 70 years of service toward its beautiful community, and I would love to see it continue to thrive and raise generations more of strong, caring, community oriented Ramahniks who learn the value of giving back and being their best selves. And this does not only apply to the Jewish community served in the summers, but the thousands of families, students, organizations, leadership retreats, at-risk youth, and others who have found home at Camp Ramah during year-round events and retreats.

I fully support and highly value the work Camp Ramah does and the conditional use permit for the work it does in building an irreplaceable community and for the service it provides to that community, the Ojai Valley community, and the greater southern California region, and I hope you will join me in supporting them too.

Thank you so much,
Noa DeBasc

From: Julia Lange <julialange276@gmail.com>
Sent: Monday, April 28, 2025 8:27 AM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 -- Planning Commission Public Comment for Camp Ramah

30.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

My name is Julia Lange, and I am a longtime member of the Camp Ramah community. My parents, Veronica and Eddie, met at Camp Ramah in the summer of 1994. Naturally, they sent me to camp as a young child starting in 2011, and I am currently preparing for my fourth summer as a staff member. Camp means a great deal to my family and to me, so I am writing to encourage you to approve the Conditional Use Permit for Ramah.

I have always said I feel like my "best self" at camp. As children advance through the age groups at camp, they are meant to learn about a different character trait associated with each age. They begin by learning about friendship, then good deeds, then positive language, responsibility, kindness, and gratitude, among others. Ramah's mission is not just to create a space for children to have fun and be themselves outside the confines of social media, grades, and outside pressures. It's to help kids become *their* best selves, and to talk about what it means to bring this "best self" into their worlds back home.

Permitting Camp Ramah to build new programming spaces and infrastructure will allow us, as staff, to do our jobs even better. We will be able to support our oldest campers in developing their independence and leadership skills in a space of their own. And, creating a new bus lane will make things safer for everyone, allowing us to focus on our roles as counselors and not worrying about the safety of our campers during bus arrivals and departures. The broader Ojai community will also benefit, as new indoor programming spaces will help reduce noise concerns at night.

For all of the reasons I mentioned, and many more, please support Camp Ramah by approving this Conditional Use Permit.

Thank you for your time and consideration.

Julia Lange

Boero, Kristina

From: BJ Elias <bjelias@gmail.com>
Sent: Monday, April 28, 2025 8:30 AM
To: PC Hearing Comments; Boero, Kristina
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

31.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

I hope through the many letters you've received that you've had a chance to hear what a special place Camp Ramah is to thousands of families in California and how it is a national model for camping excellence. We send both of our children to Camp Ramah every summer and often visit during the year for retreats and holidays. While in Ventura County we shop, dine, and visit the local sites. The leadership and staff pride themselves on maintaining the best facilities, hiring hundreds of local staff, and having been part of the Ojai community since the 1950s.

I'll share one small embodiment of that connection to the community: there is a plaque in the dining hall that I see every time I'm there that thanks the Ventura County firefighters that helped save the camp from the Thomas Fire in 2017. Many kids that attend camp now (including mine) aren't old enough to remember the fire, but this sign stands as a reminder of the connection between the camp and the community that surrounds it. (Here is a [short video](#) of the firefighters receiving meals at camp during the fires).

I ask that you please support the updated CUP and help Ramah continue to be a vital part of the Ojai community and center for camping excellence for years to come.

BJ Elias and Elaine Parker

Los Angeles, CA

Erit M. Yellen
8616 ½ W. Olympic Blvd
LA, CA 90035

April 28, 2025

**SUBJECT: PL18-0052 & PL23-0002 – Planning Commission Public Comment for
Camp Ramah**

Dear Chair Kestly and members of the Commission,

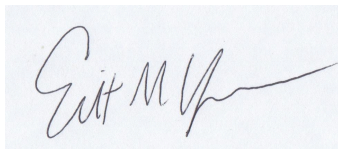
First, thank you in advance for reading through my letter as well as the others who are sending in their thoughts on what Camp Ramah in Ojai has meant to us in our lives as well as our support for the updated conditional use permit.

I am a third generation Camp Ramah-nik. At 47 years old, choosing to be single and not to have my own children I have come each and every year to deeply appreciate what my grandfather, Dr. Sidney DuBoe, helped to build in the mid 1950's. As an 8 year old I found myself drawn to not just the valley of Ojai, the mountains and the gorgeous green hill - but more than anything - the feeling of learning, joy, safety I felt as a young girl and a young Jew. As my life continued on, I always knew that somewhere in the world the grounds of Camp Ramah existed as a home I could always return to. As I ventured into my schooling, my work and traveling across the world, wherever I went I had someone from Camp Ramah open their home to me, to share a meal with me and the amazing part is that they did this outwards to many other communities they built for themselves as well.

As life happens, I experienced massive amounts of loss and tragedy as a midlife adult. My Mom and my brother have both passed away in the last 8 years, I became ill, my Dad has faced life threatening health issues and at the core of my entire support system are the friends and chosen family who I shared Ramah summers with starting at 8 years old. We are a mighty global group that learned how we are parts of this huge world. We celebrate across continents together, we mourn together but more than anything we move in life with gratitude, appreciation and community just on the normal and regular days because of the countless days of Summers and weekends at Camp Ramah in Ojai together.

I urge you to vote to approve this updated conditional use permit so that more generations can continue to be local and global good citizens. Please approve the CUP for Camp Ramah in the Ojai Valley.

With much appreciation,

A handwritten signature in black ink, appearing to read "Erit M. Yellen", written on a light blue background.

Erit M. Yellen

Boero, Kristina

From: Boero, Kristina
Sent: Monday, April 28, 2025 11:15 AM
To: Gillian McManus
Subject: RE: Subject Line, the Case number (i.e., Case Numbers PL18-0052 and PL23-0002).

33.

Gillian,

Thank you for your comment.

Condition No. 29 (Exhibit 5) requires the amplification system to be tested by a qualified noise consultant prior to inauguration of the permit. During testing, if amplified noise measurements exceed Leq1H of 50dB(A) or ambient noise level plus 3dB(A) after 7:00 pm, whichever is greater, the qualified noise consultant will consult with the Planning Director to determine additional noise attenuation to be installed. The Planning Director will review and approve additional noise attenuation for compliance with Ventura County General Plan Noise Policy HAZ-9.2.

The Camp is required to coordinate with the property owners of 1447 Foothill Road, 406 Fairview Road, and 312 Fairview Road, to measure the noise. These are the properties where the owners agreed to have the sound measures previously.

Noise mitigation is required to be followed by the Camp or the life of the permit.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Gillian McManus <gmcmamus@me.com>
Sent: Monday, April 28, 2025 9:35 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Subject Line, the Case number (i.e., Case Numbers PL18-0052 and PL23-0002).

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I support a review of the noise mitigation with the input of neighbors of Fairview, Foothill and Farnham Roads in one or two years after approval and implementation. I also support that there be no amplified sound at all after 10 pm because that is not allowed anywhere in the Ojai Valley.

Camp Ramah is located at the base of a canyon which will amplify any sound. Homes have existed in this canyon for years and will be seriously impacted by noise coming from the camp. I oppose allowing any additional noise in this area.

Gillian McManus
227 South Montgomery St
Ojai, CA
323-314-7357

Boero, Kristina

From: Boero, Kristina
Sent: Monday, April 28, 2025 2:35 PM
To: Linda Phillips
Cc: dbertoy
Subject: RE: PL 18-0052 and PL 23-0002

34.

Linda,

Thank you for your comment. Mitigation measures have been placed on the project (and agreed to by the Camp) that will reduce noise from evening outdoor programs and events during the summer to at or below General Plan noise thresholds. They are outlined in Condition Nos. 41 through 44 of Exhibit 5. Briefly, the camp will be required to position the amphitheater speakers to the northwest to reduce noise levels away from the eastern property line; install noise attenuation devices (i.e., sound blankets) on the southern and eastern fences at the tennis courts, to reduce noise at the western property line; all outdoor amplification equipment must be provided by the camp for both day and nighttime use; deejays and similar broadcasters are restricted from using their own sound systems; and, a primary and secondary contact person is required to be onsite and be available, via telecommunication, 24 hours a day.

A qualified noise consultant will be required to test the amplification system prior to inauguration of the permit. During testing, if amplified noise measurements exceed Leq1H of 50dB(A) or ambient noise level plus 3dB(A) after 7:00 pm, whichever is greater, the qualified noise consultant will consult with the Planning Director to determine additional noise attenuation to be installed. The Planning Director will review and approve additional noise attenuation for compliance with Ventura County General Plan Noise Policy HAZ-9.2.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



-----Original Message-----

From: Linda Phillips <lindyojai@sbcglobal.net>
Sent: Monday, April 28, 2025 2:09 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Cc: dbertoy <dbertoy@gmail.com>
Subject: PL 18-0052 and PL 23-0002

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Ms. Boero,

I am writing as a very concerned citizen of Upper Foothill Road in Ojai who would be adversely Affected by Camp Ramah being able to have amplified sound up until 10pm at night.

There have been times over the years (we have lived here for 22 years) when the night Time Summer Camp sounds have impacted our peace and quiet. I can't imagine this Happening every night.

Thank you for your consideration.

Sincerely,
Linda Phillips
1676 Foothill Road
Ojai, Ca. 93023

From: Danielle Natelson <daniellenatelson@gmail.com>
Sent: Monday, April 28, 2025 2:30 PM
To: PC Hearing Comments; Boero, Kristina
Cc: Angel Alvarez-Mapp
Subject: PL18-0052 & PL23-0002 – Planning Commission Public Comment for Camp Ramah

35.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Kestly and members of the Commission,

We hope our comment can make its way in despite its tardiness. We write to you today in full support of Camp Ramah in California and its updated conditional use permit. We have seen firsthand the impact that Camp Ramah has had, and we believe strongly in the importance of this institution as a community resource, both in Ventura County and beyond.

When we got engaged, there was no question about where we wanted to celebrate and mark this life milestone. Ojai holds an incredibly special place in our hearts, with Danielle having been a camper, a counselor, and on senior staff over a number of summers overseeing the cultural arts program, and Angel getting to experience it as a safe outdoor oasis during the early pandemic years. To say that the space at 385 Fairview Road is a sacred one is an understatement. It truly serves as an essential landscape to enable powerful experiences to happen and communities to coalesce. We were lucky enough to have our wedding at camp in September of 2022, and we witnessed the many ways in which the space, and the team of people who tend to it, were able to help our diverse pockets of community become one cohesive family to help us celebrate.

We aren't the first couple or the first alumni to cherish this space, and we know we won't be the last either. In order to ensure that future generations can continue to access the power and impact of what Camp Ramah in California has to offer, we are committed to ensuring that this remarkable asset continues to be a source of value, and a priority investment. We urge you to approve the conditional use permit so that Camp Ramah in California may continue to provide valuable programming and facilities for the Ramah community, the Ojai Valley, and the region.

Best,

Danielle and Angel Mapp-Natelson

Boero, Kristina

From: Boero, Kristina
Sent: Monday, April 28, 2025 3:51 PM
To: Betsy Bachman
Subject: RE: Cases PL18-0052 PL23-0002

36.

Betsy,

Thank you for your comment. It has been added to the administrative record. Mitigation measures have been placed on the project (and agreed to by the Camp) that will reduce amplified noise to at or below General Plan noise thresholds. The camp will be required to position the amphitheater speakers to the northwest to reduce noise levels away from the eastern property line; install noise attenuation devices (i.e., sound blankets) on the southern and eastern fences at the tennis courts, to reduce noise at the western property line; all outdoor amplification equipment must be provided by the camp for both day and nighttime use; deejays and similar broadcasters are restricted from using their own sound systems; and, a primary and secondary contact person is required to be onsite and be available, via telecommunication, 24 hours a day.

A qualified noise consultant will be required to test the amplification system prior to inauguration of the permit. During testing, if amplified noise measurements exceed Leq1H of 50dB(A) or ambient noise level plus 3dB(A) after 7:00 pm, whichever is greater, the qualified noise consultant will consult with the Planning Director to determine additional noise attenuation to be installed. The Planning Director will review and approve additional noise attenuation for compliance with Ventura County General Plan Noise Policy HAZ-9.2.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org
P. 805.654.2467

Ventura County Resource Management Agency | Planning Division
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



-----Original Message-----

From: Betsy Bachman <eabirder916@gmail.com>
Sent: Monday, April 28, 2025 3:42 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Cases PL18-0052 PL23-0002

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I am a resident at 1404 Foothill Rd in Ojai. The amplified noise from Camp Ramah has been an issue since 1988. I join with my neighbors in requesting a stipulation that there be noise mitigation and some evenings of no amplification. No amplification after 10pm is the rule in Ojai and definitely should be the rule for the camp, its event center, and any activities. This is a residential neighborhood . A huge camp/event center for large groups must acknowledge and reduce its impact on its environment.

Elizabeth Bachman