

October 17, 2024

Planning Commission Hearing

Krishnamurti Foundation of America

Conditional Use Permit and Discretionary Tree Permit

Case Nos. PL17-0012 and PL23-0040

Item No. 6B



Resource Management Agency, Planning Division

Kristina Boero, Senior Planner

Planning Commission Public Comments



CASE NUMBERS PL17-0012 & PL23-0040 – Agenda Item **# 6.B** FOR PARTICIPANTS ON ZOOM

<https://ventura-org-rma.zoom.us/webinar/register>

Members of the public who wish to speak, please press the raise hand button on Zoom now and you will be connected at the appropriate time. If participating by telephone, please press * and then **9** to be queued. This is for agenda item **# 6.B**

Presentation Overview



- Project Location
- Project history and description
- Environmental Review
- Findings and Consistency Analysis
- Public Comments and Engagement
- Recommended Actions

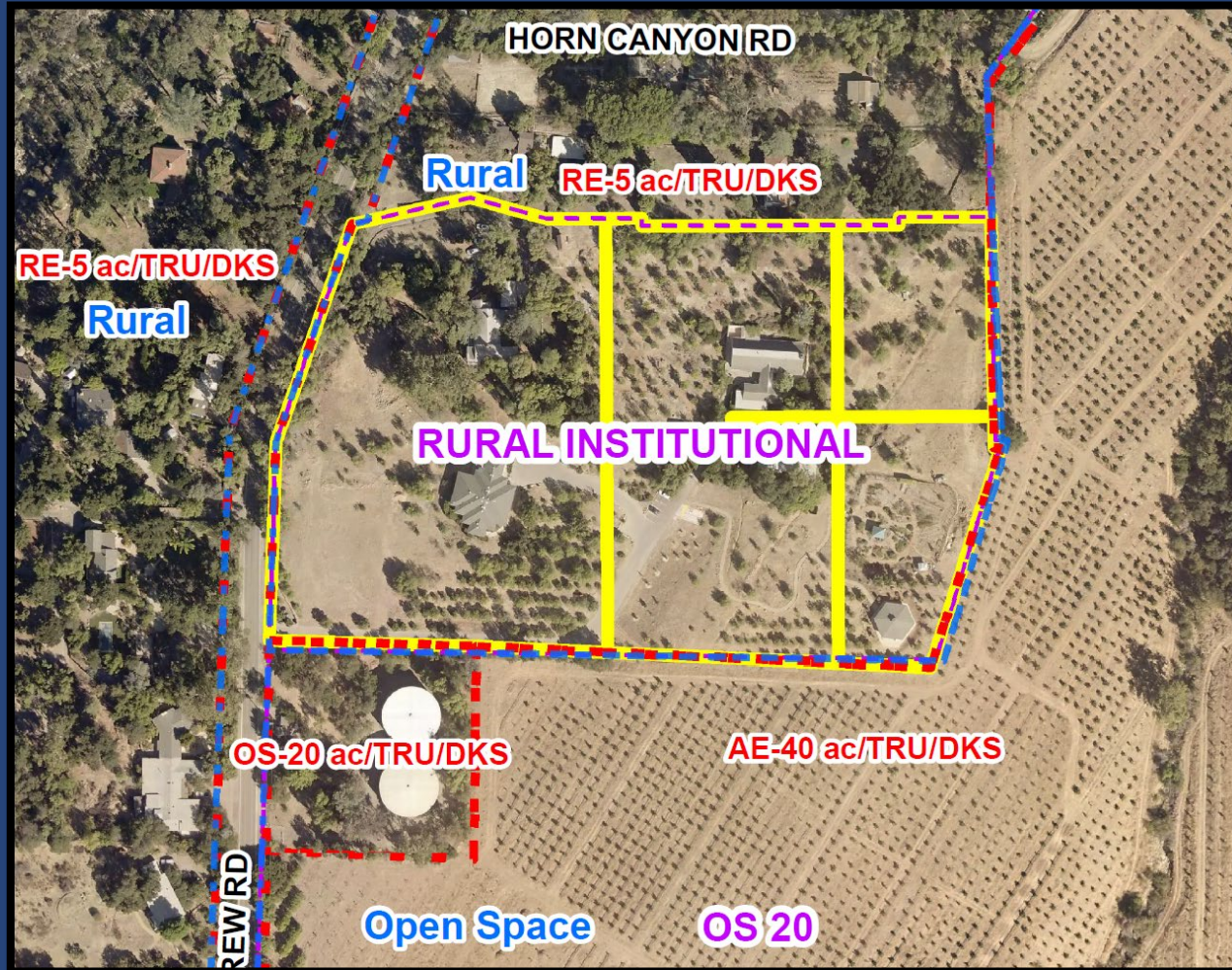


Project Location

Site Location



Land Use and Zoning Designations



General Plan:
Rural

Ojai Valley Area Plan:
Rural Institutional

Zoning:
RE-5 ac
Temporary Rental Units / Dark Sky
Overlays

Site Photos



Southern Entrance



Pine Cottage



Archives Building

Site Photos



Arya Vihara
(staff and overnight guest lodging)



Lawrence Cottage
(Overnight guest lodging)

Site Photos



Garage



Yoga Pavilion



Pine Cottage Annex
(former archives building, staff and current Resident Scholars lodging)



History and Project Description

Project History



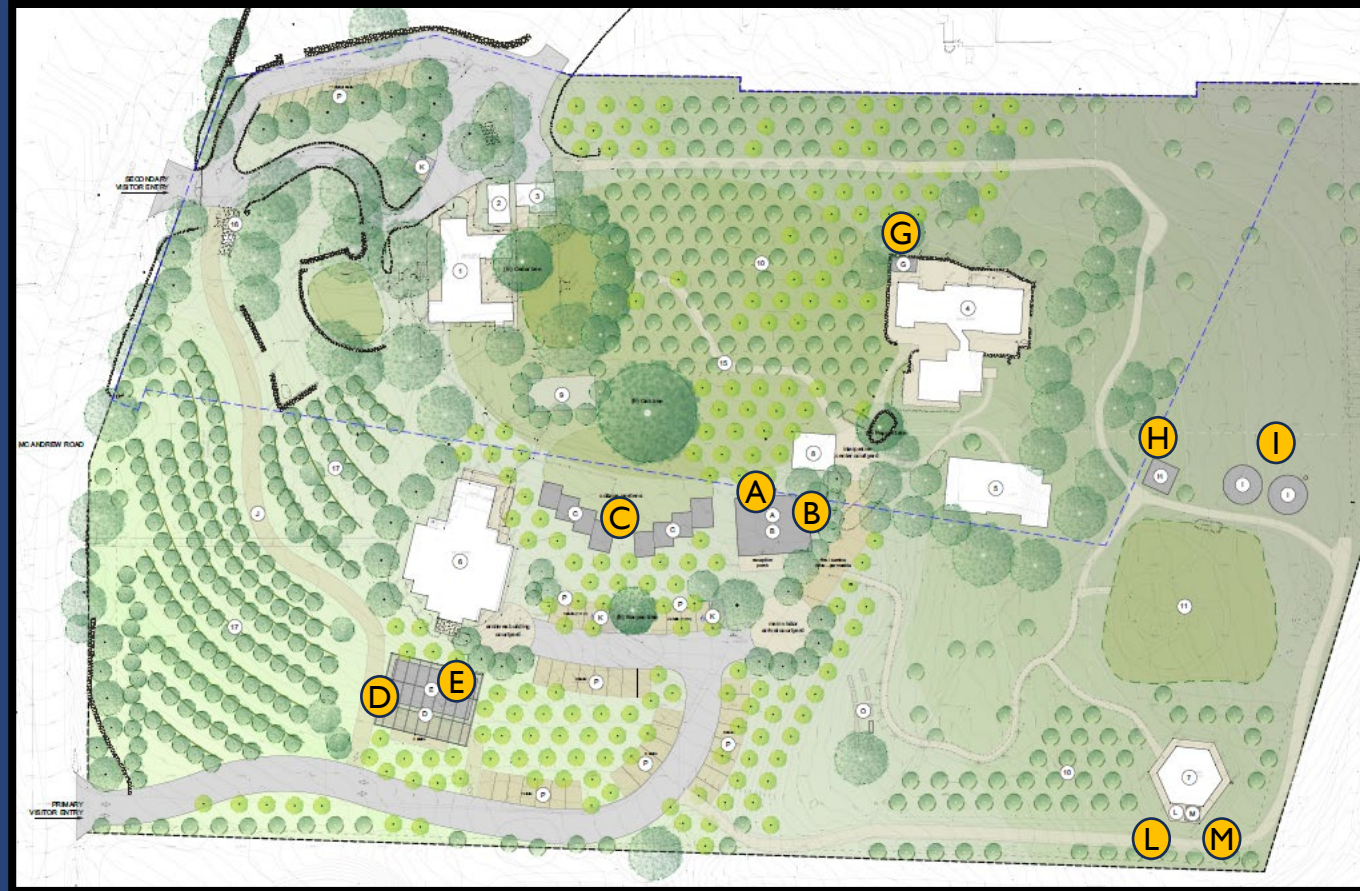
Date	Action
1890 - 1940	The Arya Vihara, Pine Cottage, and Lawrence Cottage built.
June 29, 1977	CUP No. 3697 approved for an adult educational center and religious retreat.
July 13, 1987	Permit Adjustment for continued operation to July 7, 1997.
February 18, 1997	Modification for the continued operation to February 13, 2017; construction of a 4,000 sq. ft. administrative archive building, and conversion the existing archive building to storage.
December 12, 2000	Site of Merit designated by the Board of Supervisors based on the property's affiliation with Jiddu Krishnamurti.
June 6, 2013	Permit Adjustment for construction of Yoga Pavilion.
February 9, 2017	PL17-0012 submitted to the Planning Division.

Project Description



- Continued use of the camp for an additional 20-year term
- Change of use from a retreat to a camp
- Construct 10,931 sq. ft. of new structures
- Add 5 full-time employees (12 total)
- Removal of 4 protected oak trees
- Recognize Programs and Dialogues, daily and overnight visitor counts, and Resident Scholars

Project Description (cont.)



A: Canteen Building

B: Visitor Arrival + Bookstore

C: Cottage retreat

D: Solar Array

E: Storage / Garage + Bookstore

G: Restroom Enclosure

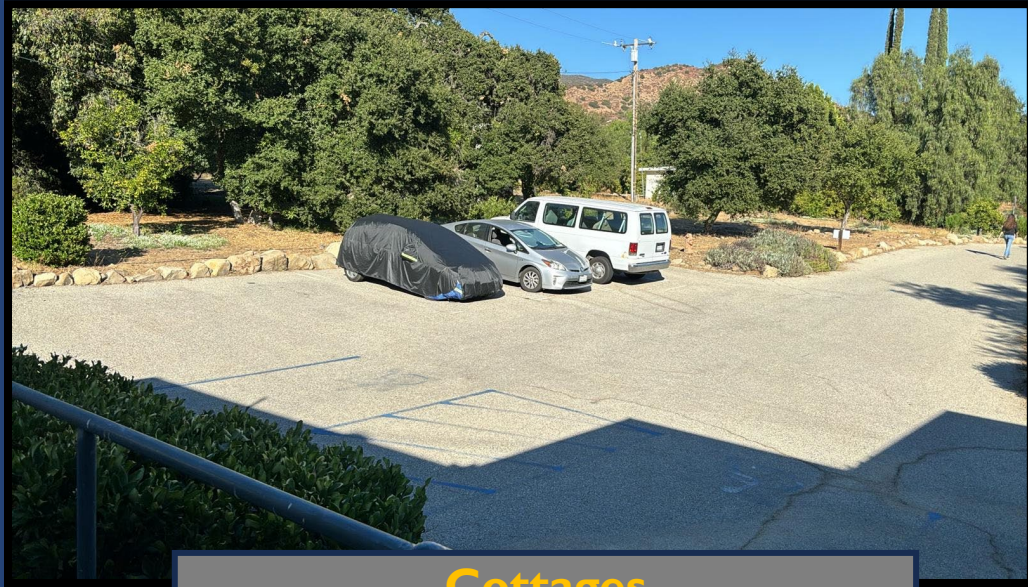
H: Shade Structure

I: Fire Suppression Water Tanks

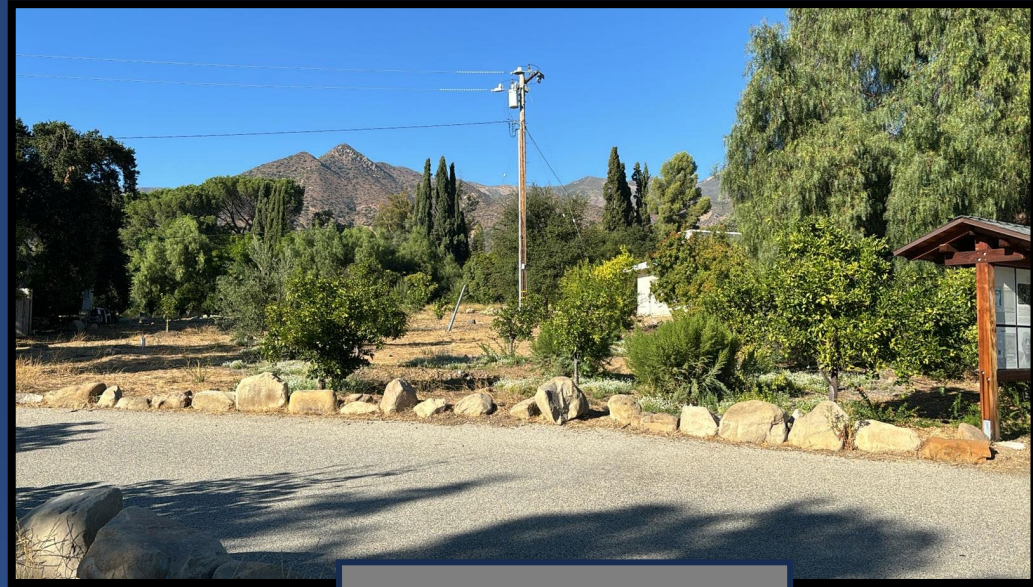
L: Yoga Pavilion Water Cooler

M: Yoga Pavilion Storage Shed

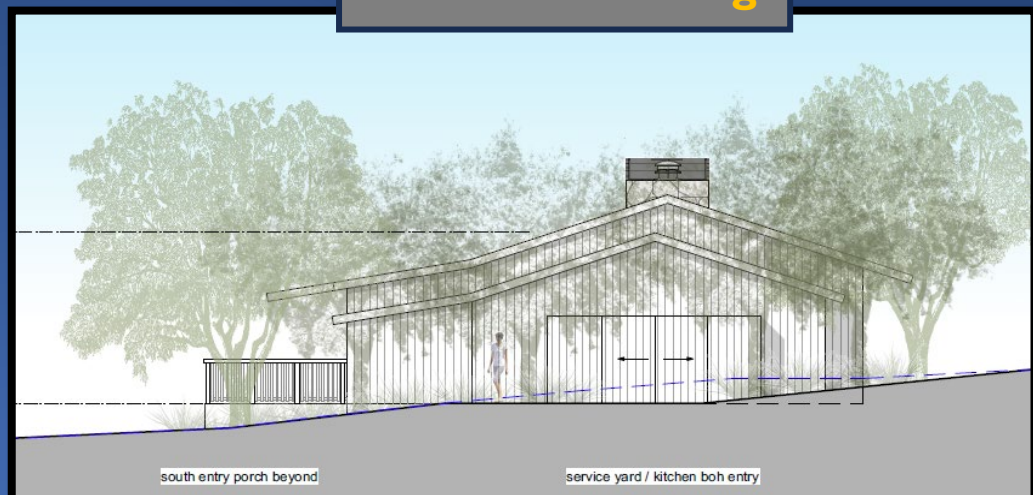
Proposed Cottages and Canteen Building



Cottages
(Resident Scholars & staff lodging)



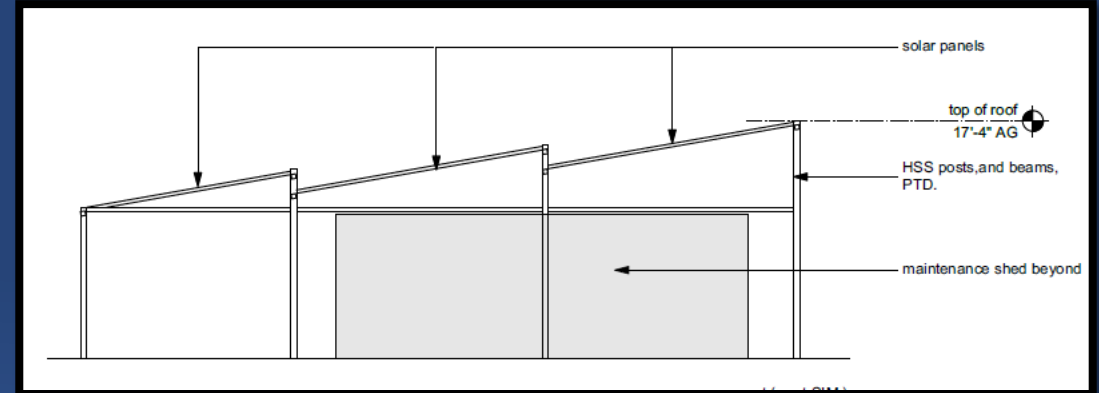
Canteen Building



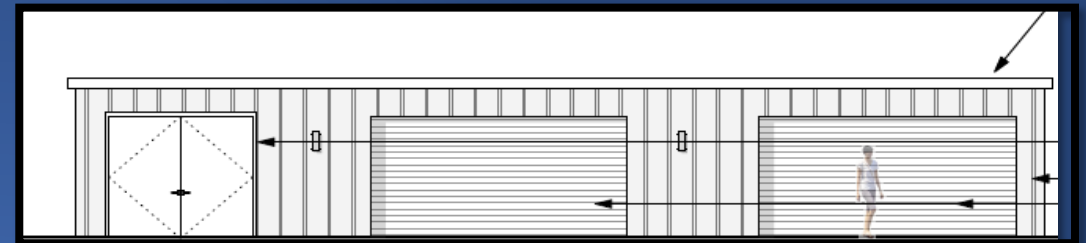
Proposed Solar Array and Maintenance Shed



Solar Array



Maintenance Shed



Proposed Rainwater Capture Tanks



Programs and Dialogues



- Midweek Programs
30 attendees
2:30 pm to 10:00 pm
52 events annually (maximum)
- Tuesday Evening and Saturday Evening Dialogues, Evening Talks
60 attendees
4:00 pm to 10:00 pm
52 events annually (maximum)

Resident Scholars



Pine Cottage Annex

- Limited to 18 scholars onsite
- For 44 weeks annually, 9 scholars are onsite and for 8 weeks annually, an additional 9 scholars onsite
- Program rotates scholars, who live onsite for a 30-day period.
- Arrive and depart site by shuttle
- Will reside in the new cottages

Daytime Visitors



Archives Building



Pine Cottage

- Weekdays: 8 visitors
- Weekends: 45 visitors
- Hours:
10:00 am to 2:30 pm
- Reservations required



Findings and Consistency Analysis

CUP Permit Findings



1. Consistent with General Plan and Ojai Valley Area Plan (NCZO § 8111-1.2.1.1.a)
2. Compatible with Character of Surrounding Development (NCZO § 8111-1.2.1.1.b)
3. Not Obnoxious or Harmful (NCZO § 8111-1.2.1.1.c)
4. Not Detrimental to Public Health, Safety, Welfare Compatible with Area Land Uses (NCZO § 8111-1.2.1.1.d)
5. Compatible with Existing and Potential Land Uses (NCZO § 8111-1.2.1.1.e)
6. Development on a Legal Lot (NCZO § 8111-1.2.1.1.f)
7. Compiles with CEQA and Other Applicable Laws (NCZO § 8111-1.2.1.1.g)

Neighborhood Compatibility



- KFA Programs and Dialogues will occur more than 1,000 feet from western and northern property lines
- PA systems and amplified equipment is prohibited
- KFA to provide contact person for residents within 1,000 feet of the facility
- Reservations are required for all programs/dialogues, including public visitors
- KFA required to log all programs and number of attendees
- Project description limits day and overnight guests including public hours of operation



Environmental Review

Environmental Review



Mitigated Negative Declaration Public Review Period: May 5, 2022 to June 4, 2022

Issue Area	Mitigation Measure
Biological Resources	BIO-1: Tree Protection Plan BIO-2: Tree Protection Health and Monitoring BIO-3: Pre-construction Surveys BIO-4: Landscaping Plan
Agricultural Resources	AG-1: Vegetative Screen
Cultural Resources (Archaeological)	CUL-1: Qualified Native American Monitor CUL-2: Protection Measures for Discovered archaeological or historical artifacts
Cultural Resources (Historic)	CR-1: Stonework Alteration Design Features CR-2: Garage Rehabilitation CR-3: Secretary of Interior Standards for Rehabilitation for exterior repairs or repainting of existing structures CR-4: Historic American Buildings Survey (HABS) / Historic American Landscapes Survey (HALS) Level II documentation



Public Comments and Engagement

Public Engagement



- ❑ April 6, 2022: Staff met with area residents in person
- ❑ Engaged with Area Residents by phone and email
- ❑ Two Ojai Valley Municipal Advisory Committee Meetings
 - May 25, 2022
 - September 19, 2022
- ❑ September 19, 2022: KFA hosted an Open House onsite.



Recommended Actions

Recommended Actions



1. **CERTIFY** that the Planning Commission has reviewed and considered this staff report and all exhibits thereto, including the proposed Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 4 and Exhibit 5), and has considered all comments received during the public comment process (Exhibit 4.a);
2. **FIND**, based on the whole of the record before the Planning Commission, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Commission's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5);
4. **MAKE** the required findings to grant a Major Modification of CUP No. 3697 pursuant to Section 8111-1.2.1.1a of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

Recommended Actions



5. **MAKE** the required findings to grant a discretionary tree permit pursuant to NCZO Section 8107-25.7.1, based on the substantial evidence presented in Section F of this staff report and the entire record;
6. **GRANT** Major Modification of CUP Case No. PL17-0012, subject to the conditions of approval (Exhibit 5) and discretionary tree permit (Case No. PL23-0040).
7. **SPECIFY** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

Questions?



- Planning Staff Available for Questions
- Other County/Agency Staff Available (Zoom and In Person):
 - RMA Environmental Health
 - PWA Groundwater
 - PWA Roads and Transportation
 - Ventura County Fire Protection District
- Available in person with a Presentation:
 - Applicant's Agent: Lisa Woodburn
 - Applicant: Jaap Sluiter

Retreat and Camp Development Standards



Retreat	Camp	KFA
8107-18.1: The minimum lot size for a retreat is five (5) acres.	8107-17.01 Minimum lot area shall be ten acres on property zoned Rural Exclusive (RE).	11.12-acre site
8107-18.2: A retreat shall not have sleeping accommodations for more than 20 people, inclusive of staff and guests.	<p>8107-17.2.2: Overnight guests and staff Population limited to lot size in acres x 10.24. Can have 114 overnight guests and staff.</p> <p>8107-17.3.2: Onsite daily population limited to 20.48 x lot size in gross acres Can have 228 daily onsite guests.</p>	<p>KFA limited to 29 overnight guest and staff for 8 weeks and 20 overnight guests and staff for 44 weeks each year.</p> <p>KFA proposes 45 guests on the weekdays and 112 on the weekends.</p>
8107-18.4b: Maximum 2,000 square feet for all other buildings (other than structures for animals), such as kitchen and dining areas, conference rooms, storage, and the like.	No standard	Proposed accessory structures will be 10,931 sq. ft.
8107-18.3: Retreat guests shall be limited to a stay of no more than a total of 60 days in a calendar year.	8107-17.8: Occupation of the site by a guest shall not exceed 30 consecutive days	A maximum of 18 resident scholars will reside onsite for a 30-day period annually.