

Krishnamurti Education Center

CUP Masterplan Update

1098 McAndrew Road
Ojai, CA 93023

Project Information

Owner	Krishnamurti Foundation of America
Project Contact	Jacob Skjuter, Executive Director
Project Address	1098 McAndrew Road Ojai, CA 93023
Property Use	Camp
APN	029-0-033-28 029-0-033-27 029-0-033-26 029-0-033-25 029-0-033-24
General Plan	Ventura County General Plan - Rural
Area Plan	Ojai Valley Area Plan - R (rural institutional)
Zone	RE 5-acre (rural exclusive)
Zone + Adjacent Properties	North - RE 5 East - AE 40 South - AE 40 West - RE 5
Height Limitation	25'-0" (25'-0" if side yard setback is at least 15')
Gross Lot Area	11.12 Acres (484,387.2 SF)
Net Lot Area	10.89 Acres * Gross area less area of access easement in northwest corner of property.
Setbacks	Front: 20 feet from property line Side: 5 feet Rear: 15 feet
Flood Zone:	yes (Zone X)
High Fire Hazard:	yes
Coastal Zone	Non-Coastal

Existing Structures	Year Built / Status*	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF)*
(A/D) Structure	1910 / remain	OA / SA	+/- 2807	+/- 3576 (2 stories)	+/- 1475
(01) Arya Vihara	before 1945 / remain	SA	+/- 450	+/- 450	0
(02) Lawrence Cottage	after 1945 / remain	accessory	+/- 410	+/- 410	0
(03) Laundry	1917 / remain	study	+/- 4191	+/- 4191	0
(04) Pine Cottage - Library/Study	1946 / remain	OA	+/- 1588	+/- 2477 (2 stories)	+/- 1214
(05) Pine Cottage Annex	1959 / remain	office	+/- 5055	+/- 5055	0
(06) Administration/Archives	2014 / remain	study	+/- 1291	+/- 1291	0
(07) Yoga Pavilion	after 1960 / remain	visitor serving	+/- 780	+/- 780	0
(08) Interpretive Center (converted garage)					0
Total Existing Building Area to Remain			16,662	18,330	2689

Proposed Structures	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF)*
(A/D) Structure	visitor / assembly	2193	2193	0
(A-B) Dining, Kitchen, Reception Building	OA / SA	1048	1835 (2 stories)	1320
(C1) Cottage (6 rooms)	OA / SA	1048	1835 (2 stories)	1320
(C2) Cottage (6 rooms)	accessory	3168	3168	0
(D) Solar Array	accessory	1800 (excl. from total)	1800	0
(G) Maintenance Shop (below solar array)	restroom	180	180	0
(H) Restroom Enclosure	accessory	400	400	0
(I) Shade Structure	accessory	120	120	0
(M) Pavilion Storage Shed	accessory			
Total New Building Area		8157	10,931	2640

Total Building Coverage (%) ****	24,829 (5.12 %)		
Total Gross Floor Area (all structures)		29,261 sq.ft.	
Total Accessory Area		4058 sq.ft.	
Total Overnight Accommodation (OA) Area*			5329 sq.ft.
Total Non-OA 'Camp' Gross Area**		18,034 sq.ft.	

* Year built per historian report.
** Use per VCDD Sec. 8(10)-d. OA = Overnight Accommodations (sleeping + restroom areas). SA = Overnight Accommodations for permanent staff (SA areas excluded from OA limits).
*** Building coverage equal to gross floor area of structure at lower level only. Gross floor areas include exterior walls.
**** Building coverage % = Total Area of Building Coverage (all buildings) / Lot Size.
***** Overnight accommodation (OA) area includes only those areas (net) used for sleeping and restrooms. Excludes rooms for permanent staff.
** Non-OA Camp Gross Area = Roofed Structures used for Camp Activities + Gross Floor Area less OA areas and less 'accessory' areas.

Parking*	
North Entry - Uncovered	12 (incl. 1 HC)
South Entry - Uncovered	36 (incl. 2 HC)
Maintenance Garage - Uncovered	2
Total	50 (incl. 3 HC)

* Site currently has 13 uncovered parking stalls and 2 HC van-accessible stalls. All existing stalls removed and replaced with new stall locations.

Site Coverage Statistics	Area (SF)
Total Parking Area (all Previous)	11,322 (2.34 % of total site area)
Total Impervious Surface Area	30,157.5 (roads) + 24,829 (structure) = 54,986 (11.3 % of total site area)
Total Previous Surface Area*	429,410.2 (88.6% of total site area)
Total Open/Agricultural Area**	400,082.2 (82.6% of total site)

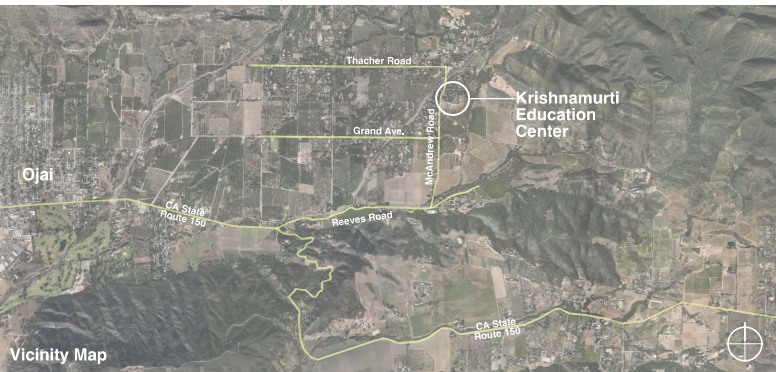
* Total Site Area less Impervious Area
** Total Site Area less Parking and Impervious Areas (roads, buildings, etc.)

Project Description

The mission of the Krishnamurti Foundation of America including those activities supported by this Education Center in Ojai is to advance public understanding and realization of the human potential through the study of the teachings of Jiddu Krishnamurti. Facilities at this education center provide opportunities for people to congregate for purposes of education, enlightenment, contemplation, renewal and solitude. The rural facilities also provide overnight accommodations for guests of the property.

Sheet Index

general	
A0.0	Title Sheet
architectural & landscape	
A1.0	Architectural and Landscape Site Plan
A2.0	Proposed Buildings - Plans & Elevations
A3.0	Proposed Buildings - Plans & Elevations
A3.1	Proposed Buildings - Plans & Elevations
A6.0	Parking Exhibits
civil	
C1	Preliminary Grading Plan



Existing Site Aerial
scale: 1" = 50'-0"

County of Ventura
Mitigated Negative Declaration
PL17-0012 and PL23-0040
Exhibit 4
Attachment 3 Project Plans and Outdoor Program
and Event Areas

Blackbird
Architects Inc.

358 Palm Ave.
Santa Barbara, CA
93101 USA
805.657.1315
805.657.1317
www.bbni.com

project team:

planning and permitting
Lisa Woodburn, Planning Manager
Jensen Design & Survey
1672 Dunbar St., Ventura, CA 93003
805.653.2251
805.653.2251

landscape architect

Susan Van Allen
Van Allen Associates, Inc.
Landscape Architects
250 High Avenue
Santa Barbara, CA 93101
805.730.1444
805.730.1446

survey

Mike Jones, Civil Engineer
Jensen Design & Survey
1672 Dunbar St., Ventura, CA 93003
805.653.2251
805.653.2251

arborist

Dave Cragoe
Cragoe Tree Services, Inc.
2251 Ventura Way, Suite L
Thousand Oaks, CA 91320
805.446.7302

septic/civil engineer

Brett Warner, CEO / CDR
Advanced Geotechnical Services, Inc.
3251 Ventura Way, Suite L
Camarillo, CA 93012
805.395.6162

historian

Tim Hazlett
PostHeadline Associates
3907 Olsen Street
Santa Barbara, CA 93106
805.962.2795

civil engineer

Susanne Cooper
Jensen Design & Survey
1672 Dunbar St., Ventura, CA 93003
805.653.2251

bidologist

Rachel Tomandl
Blackboard Construction, Inc.
P.O. Box 1530
Ojai, CA 93023
805.446.3006
805.446.3015

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Skjuter, Executive Director

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

© 2020 Blackbird Architects, Inc.
This design, plans and drawings are prepared by Blackbird Architects, Inc. Use or copy is prohibited by contract only. This use is restricted to the project and shall not be used without the written permission of Blackbird Architects, Inc.

NOT FOR
CONSTRUCTION

Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

A0.0
CUP Update

02.17.21

project team:

planning and permitting:

Lisa Woodrum, Planning Manager
James Design & Survey
11722 Dorton St. Ventura, CA 93001
1 805 633 2251
1 805 633 2261

landscape architect:

Rubin Van Alst
Van Alst Associates, Inc.
Landscape Architects
235 Farm Ave.
Santa Barbara, CA 93101
1 805 730 1444
1 805 730 1446

survey:

Mike Jones, Civil Engineer
James Design & Survey
11722 Dorton St. Ventura, CA 93001
1 805 633 2251
1 805 633 2253

editor:

Daniel Cooper
Creative Print Services, Inc.
Thousand Oaks, CA 91320
1 805 496 1203

architect/engineer:

Brett Warner, C.E.G., O.S.D.
Advanced Geotechnical Services, Inc.
5251 Ventura Way, Suite L
Camarillo, CA 93012
1 805 348 6162

historian:

Tim Hazeltine
PostMaxline Associates
3907 Ojai Street
Santa Barbara, CA 93105
1 805 680 3751

civil engineer:

Suzanne Cooper
James Design & Survey
11722 Dorton St. Ventura, CA 93001
1 805 633 2251
1 805 633 2253

biologist:

Barb Termond
Blackhawk Consultants, Inc.
P.O. Box 1525
Ojai, CA 93023
1 805 448 9006
1 805 448 9015

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:

Krishnamurti Foundation of America
c/o Jacob Shuler, Executive Director

Address:

1068 McAndrew Road
Ojai, CA 93023

APN:

029000328
029000327
029000326
029000325
029000324

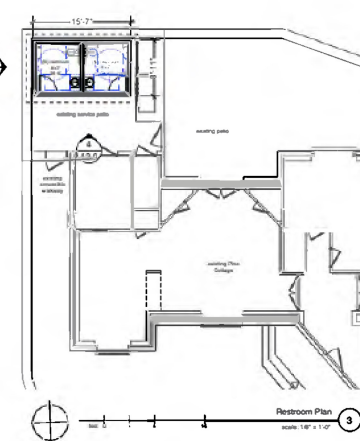
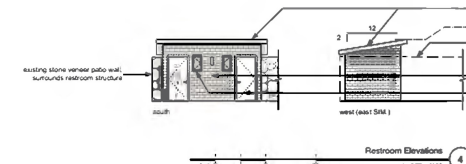
© 2013 Blackbird Architects, Inc.
The design ideas and plans represented by these documents are the property of Blackbird Architects, Inc. Use or display is permitted by contract only. This use or display of these ideas or plans is prohibited without the written permission of Blackbird Architects, Inc.

NOT FOR CONSTRUCTION

Proposed Bdg. Plans

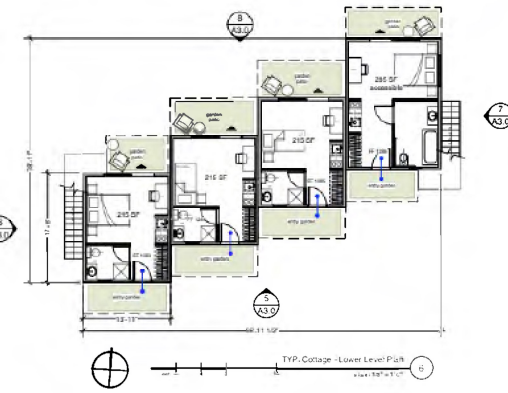
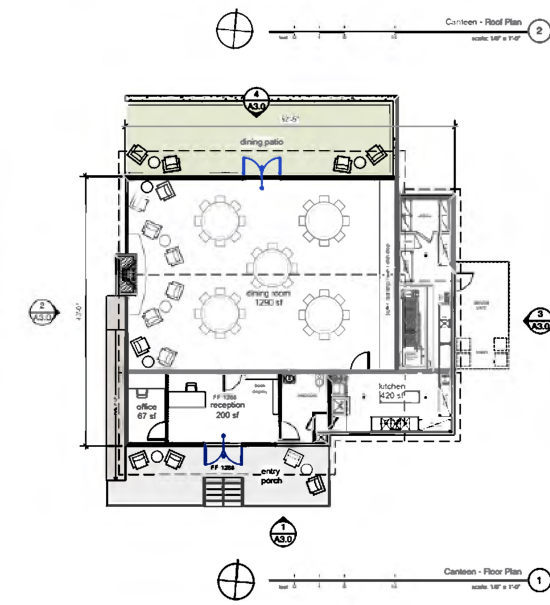
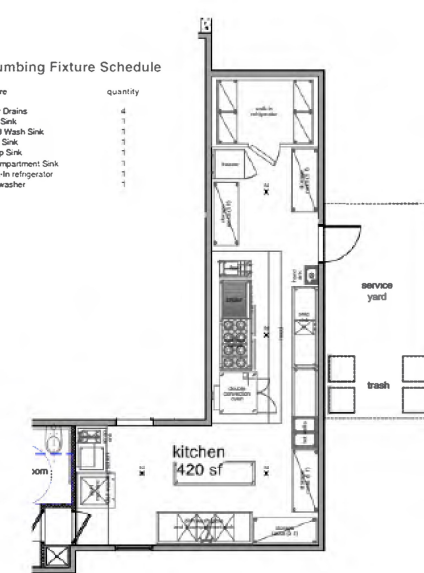
Canteen + Kitchen
Reception + Book Store
TYP. Cottage
Restrooms @ Pine Cottage

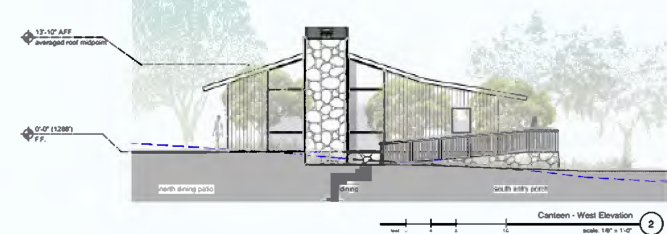
A2.0
CUP Update 08.26.15



Plumbing Fixture Schedule

fixture	quantity
Floor Drains	4
Mop Sink	1
Hand Wash Sink	1
Prep Sink	1
Scrap Sink	1
3-Compartment Sink	1
Walk-in refrigerator	1
Dishwasher	1





LEGEND: EXTERIOR ELEVATIONS

--- existing grade

— proposed grade

LEGEND: EXTERIOR FINISHES

walls: light colored board and batten or metal siding

roofs: grey asphalt shingle

ground: PTD, wood plank, PTD, wood cap

doors and windows: metal clad wood, light colored stone, glass

Blackbard Architects Inc.
 750 Fifth Ave.
 Suite 1000
 New York, NY 10017
 1-800-957-1313
 1-800-957-1317
 www.bbnd.com

project team:
 planning and permitting
 Lisa Woodbury, Planning Manager
 Jensen Design & Survey
 1675 Donor St. Ventura, CA 93003
 1-800-422-7251
 1-800-633-2251

landscape architect
 Susan Van Alst
 Van Alst Associates, Inc.
 Landscape Architects
 235 Palm Ave.
 Santa Barbara, CA 93101
 1-800-730-1444
 1-800-730-7444

survey
 Mike Jones, Civil Engineer
 Jackson Design & Survey
 1675 Donor St. Ventura, CA 93003
 1-800-633-2251
 1-800-633-2251

architect
 David Cropper
 Cropper Real Services, Inc.
 12300 S. Main St.
 Thousand Oaks, CA 91320
 1-800-448-7025

supplier/engineer
 Brett Warner, CEO / OSD
 Advanced Geotechnical Services, Inc.
 5251 Ventura Way, Suite L
 Camarillo, CA 93012
 1-800-388-6162

historian
 Tim Hazeltine
 PostHasteline Associates
 3807 Santa Monica
 Santa Monica, CA 90405
 1-800-682-3751

civil engineer
 Suzanne Cooper
 Jensen Design & Survey
 1675 Donor St. Ventura, CA 93003
 1-800-422-7251
 1-800-633-2251

biologist
 Sarah Tompkins
 Blackbard Consultants, Inc.
 P.O. Box 1025
 Ojai, CA 93023
 1-800-448-9026
 1-800-448-3870

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
 Krishnamurti Foundation of America
 c/o Jacob Shuler, Executive Director

Address:
 1068 McAndrew Road
 Ojai, CA 93023

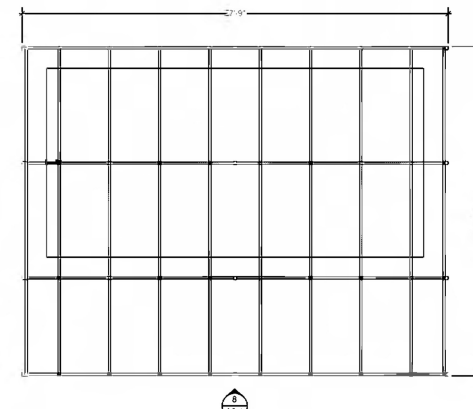
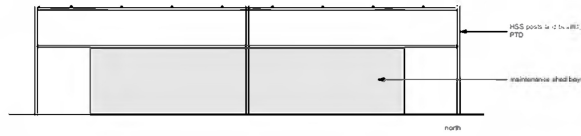
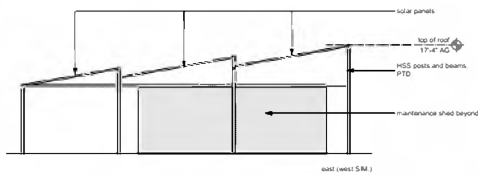
APN:
 029003328
 029003327
 029003326
 029003325
 029003324

© 2013 Blackbard Architects, Inc.
 The design, drawings and plans are prepared by Blackbard Architects, Inc. for the project of Krishnamurti Education Center. No use or copy is permitted by contract only. This site is a portion of the site plan or plan is provided without the written permission of Blackbard Architects, Inc.

NOT FOR CONSTRUCTION

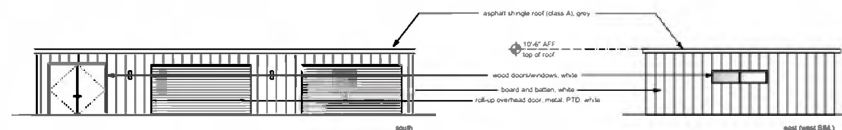
Proposed Bdg. Elev.
 Canteen + Kitchen
 Reception + Bookstore
 TYP. Cottage

A3.0
 CUP Update 09.26.15

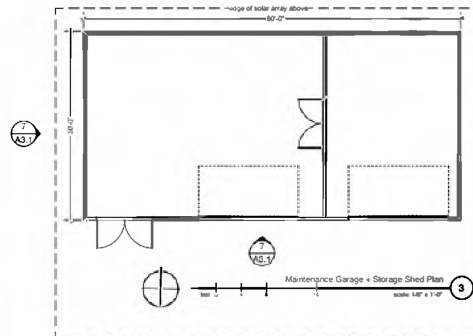


Solar Array Elevations 6

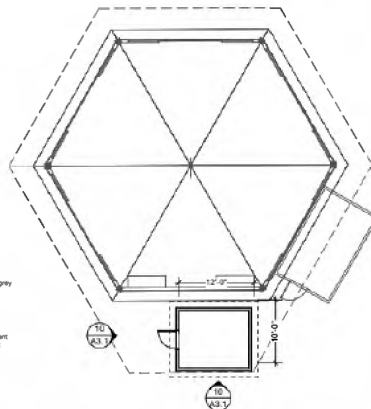
Solar Array Plan 4



Maintenance Garage/Shed Elevations 7

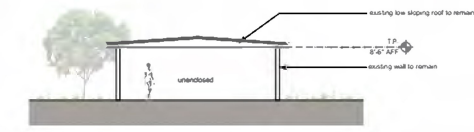


Maintenance Garage + Storage Shed Plan 3

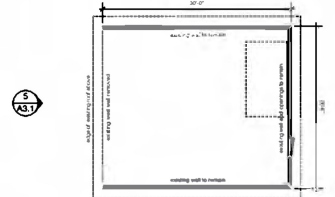


Shade Structure Elevations 6

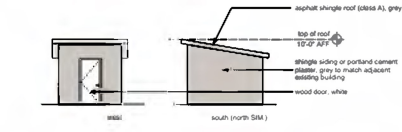
Shade Structure Plan 2



Interpretive Structure - West Elevation 1



Interpretive Structure Plan 1



Pavilion Storage Shed Elevations 10

Pavilion Storage Shed Plan 9

Blackbird Architects Inc.
255 Palm Ave.
Santa Barbara, CA
93101 USA
1 805 957 1313
1 805 957 1317
www.bbird.com

project team:
planning and permitting
Lisa Woodburn, Planning Manager
Arman Design & Survey
1675 Dunbar St. Ventura, CA 93003
1 805 433 2251
1 805 433 2241

landscape architect:
Susan Van Aal
Van Aal Associates, Inc.
Landscape Architects
255 Palm Ave.
Santa Barbara, CA 93101
1 805 730 1444
1 805 730 7444

survey:
Mike Jones, Civil Engineer
Jordan Design & Survey
1872 Dunbar St. Ventura, CA 93003
1 805 433 2251
1 805 433 2283

subsoil:
David Caprio
Caprio Plant Services, Inc.
1011 Redwood Drive
Thousand Oaks, CA 91340
1 805 448 7033

asphalt/concrete engineer:
Brett Warner, CEO / O&D
Advanced Geotechnical Services, Inc.
5251 Vanowen Way, Suite L
Camarillo, CA 93022
1 805 388 6162

historian:
Tim Hazeltine
PostHasteline Associates
3007 Ocala Street
Santa Barbara, CA 93105
1 805 680 5751

civil engineer:
Suzanna Cooper
Arman Design & Survey
1872 Dunbar St. Ventura, CA 93003
1 805 433 2251
1 805 433 2253

biologist:
Sarah Termon
Blackhawk Consultants, Inc.
P.O. Box 1525
Opa, CA 93025
1 805 448 9006
1 805 448 3815

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Shuler, Executive Director

Address:
1068 McAndrew Road
Opa, CA 93023

APH:
029000328
029000327
029000326
029000325
029000324

NOT FOR CONSTRUCTION

Misc. Proposed Bldg. Plans Elevations

A3.1

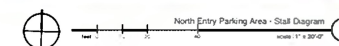
CUP Update 08.28.18



36 parking stalls (includes 2 HC)



12 parking stalls (includes 1 HC)



LANDSCAPE NOTES

proposed plant palette for erosion control
and/or revegetation
(if needed in areas of re-grading per CIVIL)
Hydrated low-growing native grasses

permeable parking TYP. - material palette
stalls: decomposed granite

Blackbird Architects Inc.

256 Palm Ave.
Santa Barbara, CA
93101 USA
1.800.857.1315
1.800.857.1317
www.bbnd.com

project team:

planning and permitting
Lisa Woodburn, Planning Manager
Jensen Design & Survey
1675 Doran St. Ventura, CA 93003
1.800.422.7253
1.800.633.2351

landscape architect

Ryan Van Allen
Van Allen Associates, Inc.
Landscape Architects
235 Palm Avenue
Santa Barbara, CA 93101
1.800.730.1444
1.800.730.7444

survey

Alisa Jones, Civil Engineer
Jensen Design & Survey
1675 Doran St. Ventura, CA 93003
1.800.422.7253
1.800.633.2351

arborist

Daniel C. 2200
Crescent Park Services, Inc.
1226 W. Main St.
Thousand Oaks, CA 91320
1.800.446.7003

asphalt/surface engineer

Brett Warner, CEO, C.E.
Advanced Geotechnical Services, Inc.
5251 Ventura Way, Suite 1
Camarillo, CA 93010
1.800.348.4162

biologist

Tim Hazeltine
PostHastline Associates
3000 Ocala Street
Santa Barbara, CA 93105
1.800.682.3751

civil engineer

Suzanna Cooper
Jensen Design & Survey
1675 Doran St. Ventura, CA 93003
1.800.422.7253
1.800.633.2351

biologist

Barak Tormund
BlackHorse Consultants, Inc.
P.O. Box 1325
Opa, CA 93023
1.800.446.9000
1.800.446.3810

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Shuler, Executive Director

Address:
1068 McAndrew Road
Opa, CA 93023

APN:

029000328
029000327
029000326
029000325
029000324

© 2013 Blackbird Architects, Inc.
The design, plans and other information contained herein are the property of Blackbird Architects, Inc. Use or copy is prohibited by contract only. This use or copy of these plans or other information is prohibited without the written permission of Blackbird Architects, Inc.

NOT FOR
CONSTRUCTION

Parking Exhibits

Parking Diagrams

A6.0
CUP Update

09.26.13

● = Location of Midweek Programs and Dialogues

