

# Mircetic PD/CUP Applicant Presentation

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PLANNING COMMISSION HEARING

FEBRUARY 20, 2025

# Project Updates

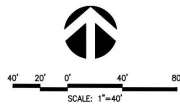
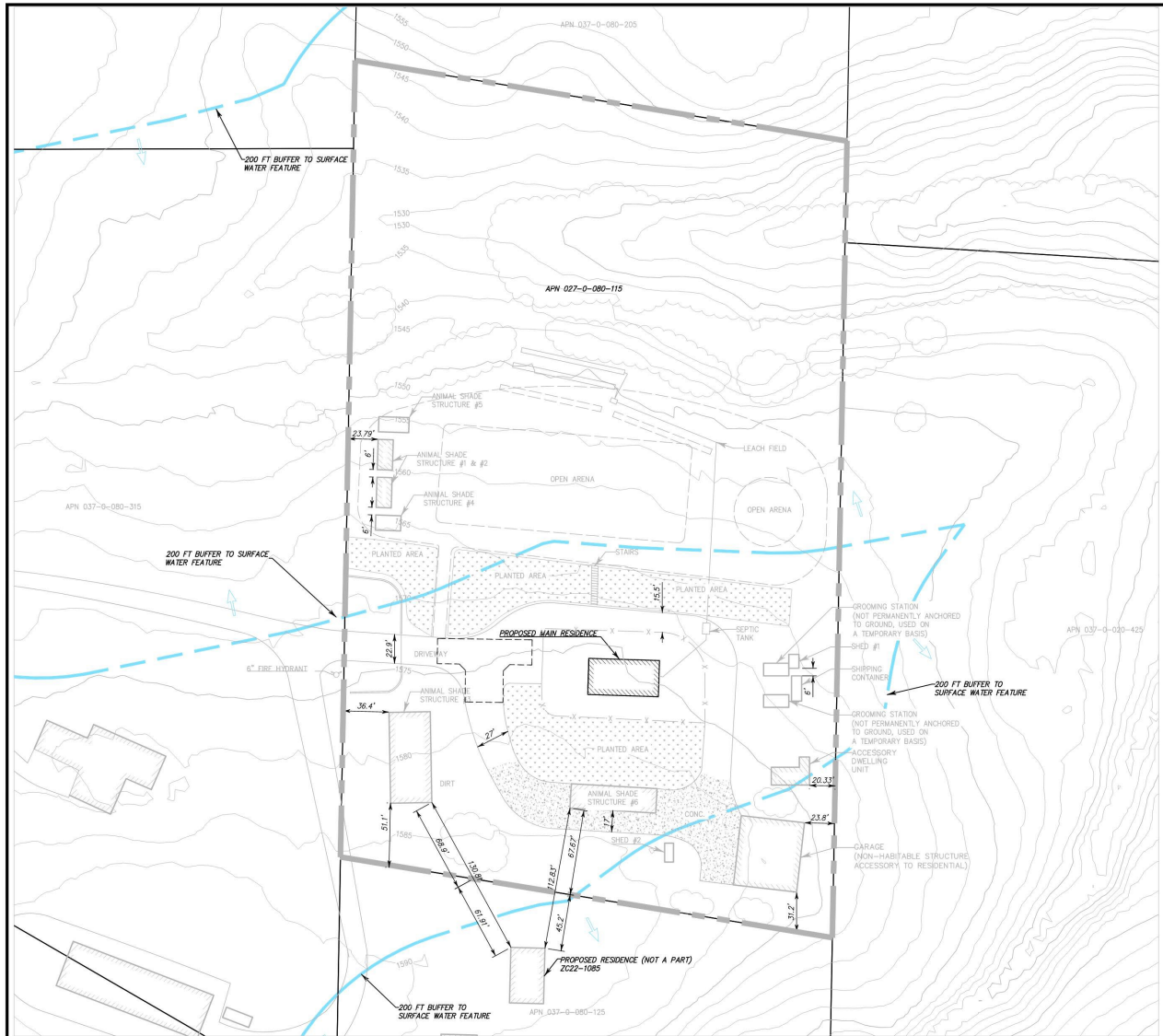
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- In response to the comments and concerns raised by the Planning Commission during the December 19, 2024 hearing:
- The site plan is revised to show the proposed relocation of animal shade structures 4 and 5, which are the closest to the property line.
- These will be relocated to the north side of the property, adjacent to two other similar size shade structures.
- The nearest animal shade structure distance to the property line will now be 51 feet.
- The nearest animal shade structure distance to the neighbor's proposed residence will now be 112.83 feet

# Project Updates

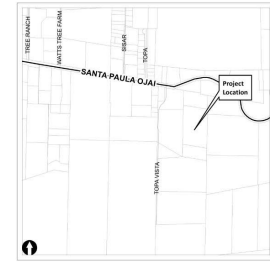
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- All distances will be well beyond the ordinance-required 40-foot setback from both the property line and the residence.
- The neighbor's proposed residence is also 45.2 feet from the property line.
- The closest shade structure to the residence (#6) will be the one that was built by the previous owner.
- Keeley is taking every measure possible to address the concerns of the Planning Commission as well as the appellant.
- The following site plan has been updated to reflect setbacks following the proposed relocation.



**NOTE:**

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



**VICINITY MAP**  
NOT TO SCALE

**LAND USE DATA**

APN: 037-0-080-115  
ADDRESS: 11820 TOPA VISTA ROAD  
OJAI, CA 93060  
5.66 ACRES (246,550 S.F.)  
LOT SIZE:  
APPLICANT/OWNER: KEELEY MIRCETIC  
CONTACT: ERIK NAGY  
JENSEN DESIGN & SURVEY  
(805) 654-6977

ZONING: RE-5 AC/ HCWC

GENERAL PLAN DESIGNATION: RURAL

**EXISTING STRUCTURES (NOT RELATED TO ANIMAL HUSBANDRY)**

1. GARAGE	2,780 S.F.
2. SHED #1	88 S.F.
3. SHED #2	105 S.F.
4. ACCESSORY DWELLING UNIT	490 S.F.
5. SHIPPING CONTAINER	160 S.F.
SUBTOTAL:	3,623 S.F.

**EXISTING STRUCTURES (RELATED TO ANIMAL HUSBANDRY)**

1. ANIMAL SHADE STRUCTURE #1, #2, #5	288 S.F. (EA)
2. ANIMAL SHADE STRUCTURE #3	2,352 S.F.
3. ANIMAL SHADE STRUCTURE #4	240 S.F.
4. ANIMAL SHADE STRUCTURE #6	1,320 S.F.
SUBTOTAL:	4,776 S.F.

**PROPOSED STRUCTURES**

1. MAIN RESIDENCE	1,493 S.F.
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TOTAL LOT COVERAGE: 9,892 S.F. (4.0%)

**LEGEND**

	PROPERTY BOUNDARY
	SURFACE WATER FEATURE BOUNDARY
	FENCE
	DIRT ROAD
	LANDSCAPE AREA
	CONCRETE

**SHEET INDEX**

S1.0	PD / CUP SITE PLAN
S1.2	GARAGE FLOOR / ROOF PLANS
S1.3	ANIMAL SHADE STRUCTURE PLANS / ELEVATIONS
S2.1	GARAGE ELEVATIONS
A2.0	ANIMAL SHADE STRUCTURE #3 FLOOR / ROOF PLANS
A2.1	ANIMAL SHADE STRUCTURE #3 ELEVATIONS
A2.2	ANIMAL SHADE STRUCTURE #1, 2, 4, & 5 PLANS / ELEVATIONS
A3.0	ACCESSORY DWELLING UNIT FLOOR / ROOF PLANS
A3.1	ACCESSORY DWELLING UNIT ELEVATIONS
A3.2	SHED #1 & 2 PLANS / ELEVATIONS
A4.0	MAIN RESIDENCE FLOOR / ROOF PLANS
A4.1	MAIN RESIDENCE ELEVATIONS

**JENSEN DESIGN & SURVEY, INC.**  
a national company

1672 DONLON STREET  
VENTURA, CALIF. 93003  
PHONE: 805/654-6977  
WEB: WWW.JDENVIL.COM

SCALE: 1"=40'

DATE: 1/9/2025

DWG. NAME: 6483 SITE PLAN.dwg

J.J.N: MR26483

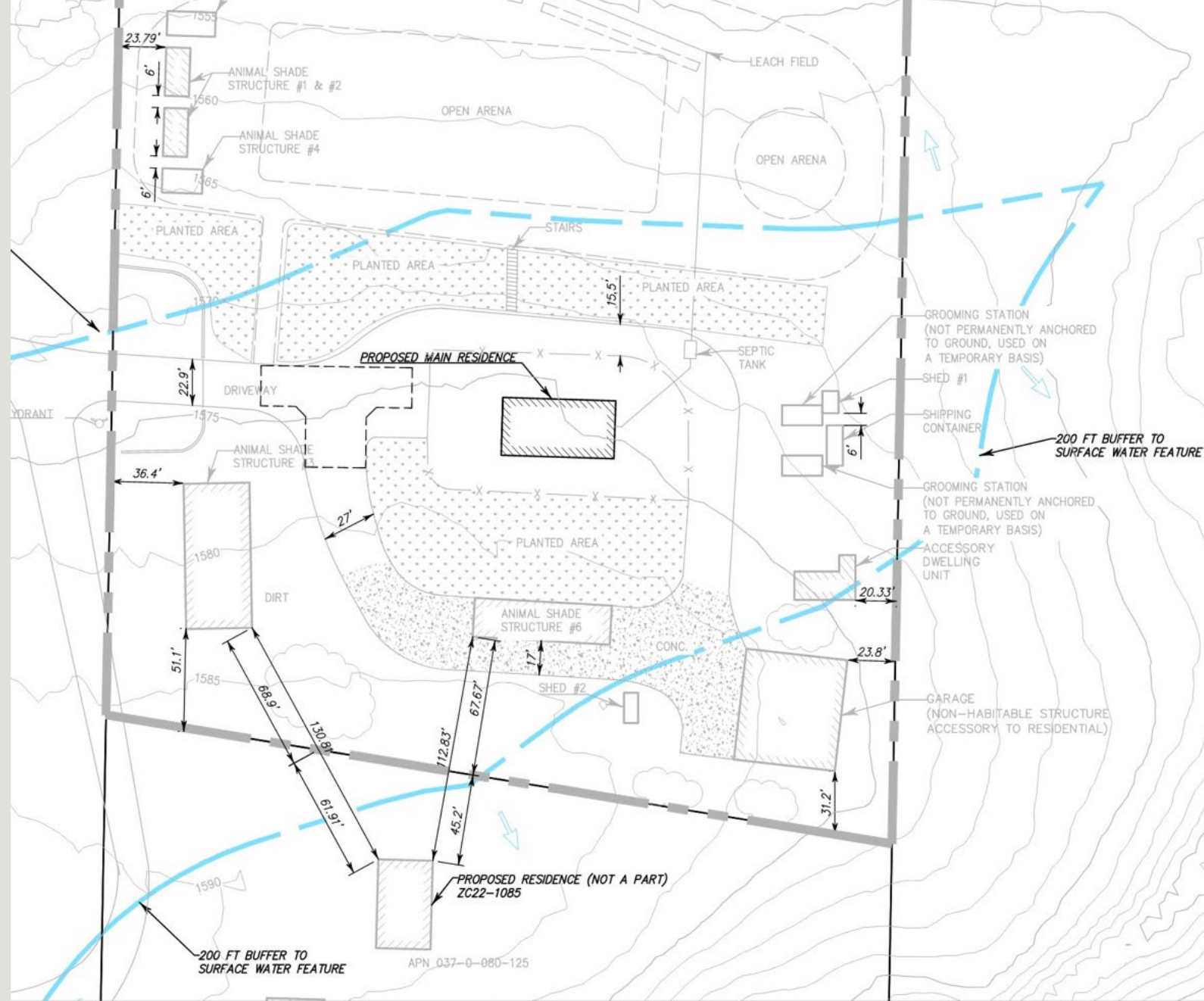
PD / CUP SITE PLAN  
FOR  
KEELEY MIRCETIC

11820 TOPA VISTA ROAD  
OJAI

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET  
**1.0**

OF 1



# Property and Permitting History

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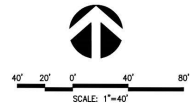
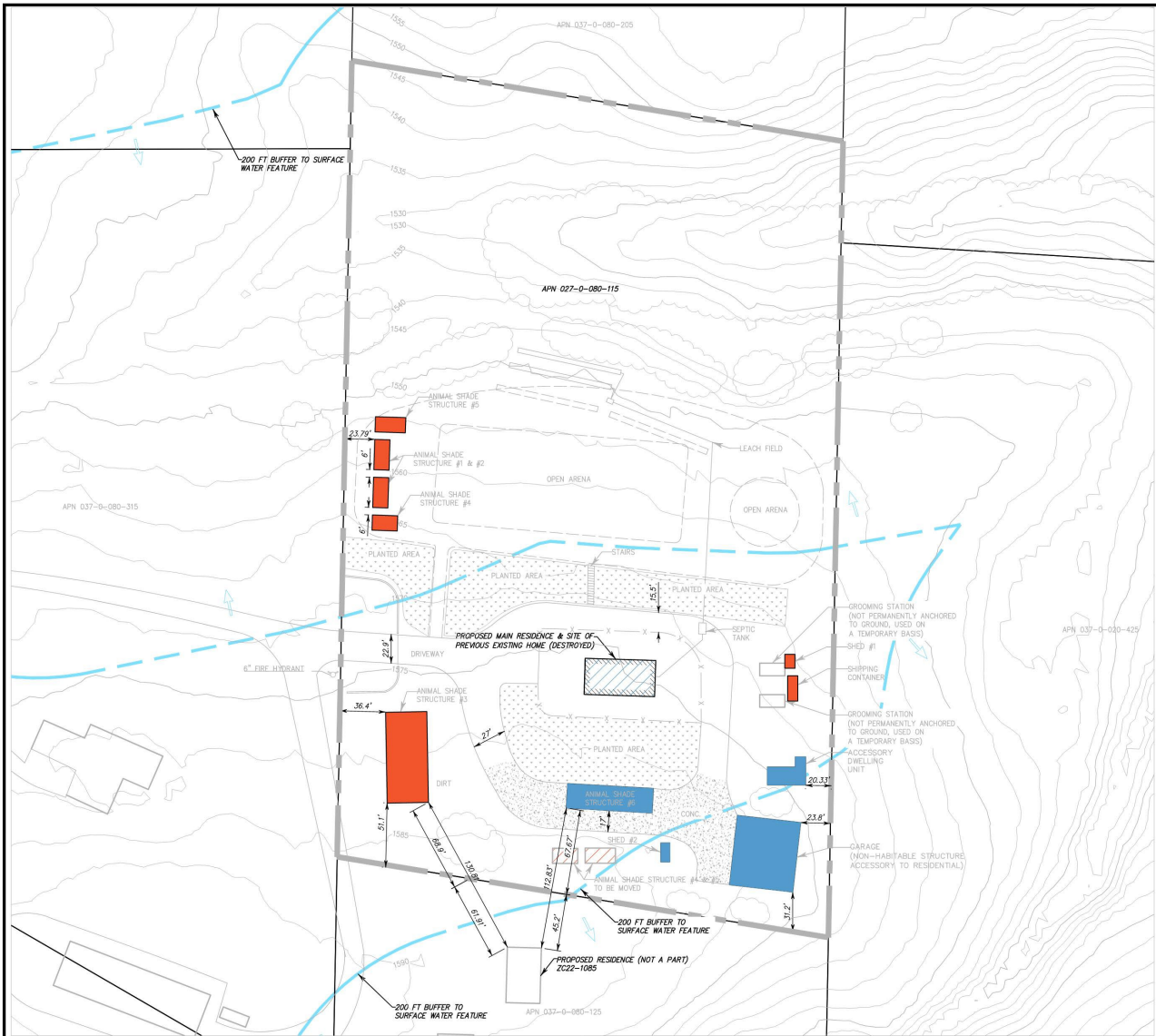
- At the December hearing there appeared to be a misunderstanding that Keeley built all of the unpermitted structures onsite.
- That is not the case – several structures were existing when she purchased the property, and all of them were unpermitted.
- The existing violations were not disclosed during purchase of the property. The State of California requires disclosure of violations.
- Keeley unknowingly inherited the violations from the prior owner and is doing her best to remedy them.

# Property and Permitting History

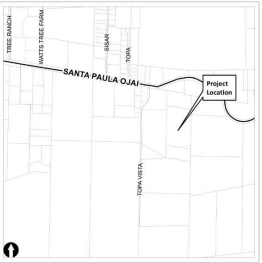
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- The Planned Development permit (PD) is required because most of the previously-constructed, unpermitted structures are located within the surface water feature buffer.
- If these structures were permitted at the time of construction, then no PD permit would have been required, since the Wildlife Corridor overlay did not exist at that time.
- By inheriting these violations and permitting them after the fact, Keeley is required to obtain a PD permit.
- The CUP is required for animal structures over 2,000 cumulative square feet in the RE zone.
- The following version of the site plan has been modified to show which structures were built by the previous owner.





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**VICINITY MAP**  
NOT TO SCALE

**STRUCTURE DATA**

STRUCTURES BUILT PRIOR TO MIRCECIC OWNERSHIP	
1. GARAGE	2,780 S.F.
2. ANIMAL SHADE STRUCTURE #6	1,320 S.F.
3. SHED #2	105 S.F.
4. ACCESSORY DWELLING UNIT	490 S.F.
SUBTOTAL:	4,695 S.F.
STRUCTURES BUILT DURING MIRCECIC OWNERSHIP	
1. ANIMAL SHADE STRUCTURE #1, #2, #5 288 S.F. (EA)	
2. ANIMAL SHADE STRUCTURE #3	2,352 S.F.
3. ANIMAL SHADE STRUCTURE #4	240 S.F.
4. SHED #1	88 S.F.
5. SHIPPING CONTAINER	160 S.F.
SUBTOTAL:	3,128 S.F.
PROPOSED STRUCTURES	
1. MAIN RESIDENCE	1,493 S.F.
TOTAL LOT COVERAGE:	9,892 S.F. (4.0%)

**LEGEND**

	STRUCTURE BUILT PRIOR TO MIRCECIC OWNERSHIP
	STRUCTURE BUILT DURING MIRCECIC OWNERSHIP
	PROPERTY BOUNDARY
	SURFACE WATER FEATURE BOUNDARY
	FENCE
	DIRT ROAD
	LANDSCAPE AREA
	CONCRETE

1672 DONLON STREET  
VENTURA, CALIF. 93003  
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WEB: www.jdsurvey.com

SCALE: 1"=40'

DATE: 1/13/2025

J.N.: MR26483

DWG. NAME: 6483 SITE PLAN - Site History

STRUCTURE DATA  
FOR  
KEELEY MIRCECIC

11820 TOPA VISTA ROAD  
OJAI

COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET  
1.0  
OF 1



# Relocation Details and Cost Information

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- The relocation of the smaller shade structures will cost approximately \$22,000, per an estimate from a licensed contractor.
- The biologist (PAX Environmental) has determined that relocation of the structures to the north of the property and within the surface water feature buffer will not have any additional biological impacts.
- Relocation of the larger shade structures would be cost-prohibitive.
- Moving the previously-built structure (#6) would cost approximately \$390,000.
- Moving the more recently built structure (#3) would cost approximately \$53,000.

# Relocation Details and Cost Information

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- There is not enough space to relocate the larger structures due to the equine arenas, septic systems, neighbor access road, and biological habitat.
- These structures are for housing horses only, are not for human habitation, and they do not have sides.
- These kinds of structures are commonly used throughout the County for equine purposes.
- Please note that animal shade structures less than 1,000 square feet do not require a Building Permit (VCBC Section 105.2).
- The following slides contain pictures of the animal shade structures.

# Structures 4 and 5 – proposed for relocation

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# Structures 1 and 2

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# Structure 3

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# Structure 6 – Built by previous owner

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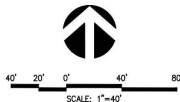
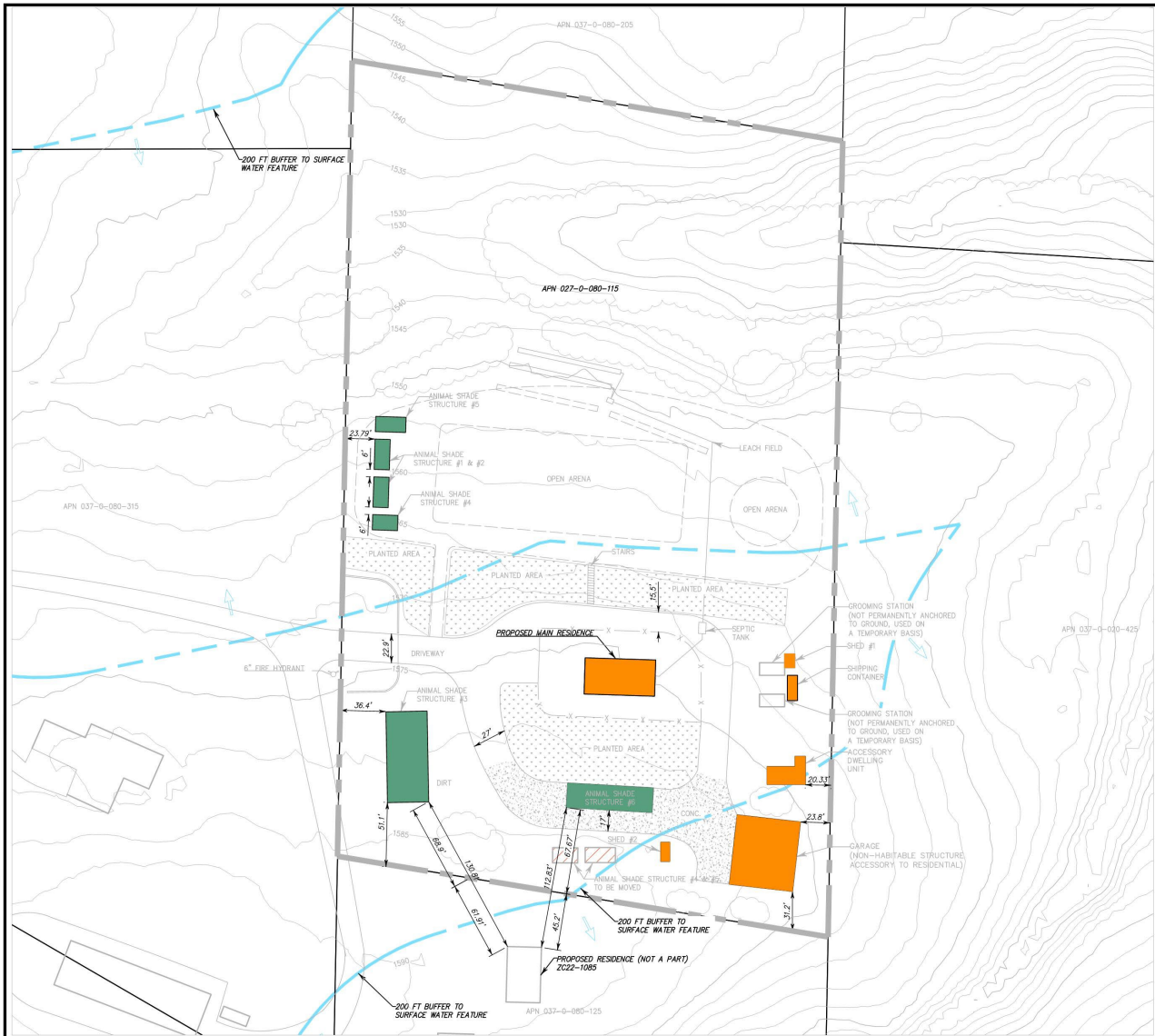


# Structure Use Information


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- The following version of the site plan has been modified to show which structures are for animal keeping and which structures are residential or accessory structures.
- Following relocation of structures 4 and 5, the two larger shade structures are significantly far away from the property line.





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PHONE 805/654-6977  
WEB WWW.JDSURV.COM

SCALE: 1"=40'

J.N.: MR26483

DATE: 1/14/2025

DWG. NAME: 6483 SITE PLAN - Structure Use

STRUCTURE USE  
FOR  
KEELEY MIRCETIC

T1820 TOPA VISTA ROAD  
OJAI

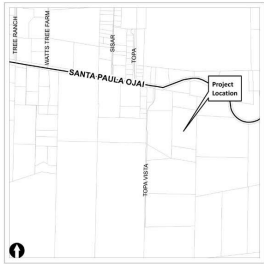
COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET

1.0

OF 1



**VICINITY MAP**  
NOT TO SCALE


**STRUCTURE DATA**

RESIDENTIAL STRUCTURES	
1. MAIN RESIDENCE (PROPOSED)	1,493 S.F.
2. GARAGE	2,780 S.F.
3. ACCESSORY DWELLING UNIT	490 S.F.
4. SHED #1	88 S.F.
5. SHED #2	105 S.F.
6. SHIPPING CONTAINER	160 S.F.
SUBTOTAL:	5,116 S.F.


STRUCTURES RELATED TO ANIMAL HUSBANDRY	
1. ANIMAL SHADE STRUCTURE #1, #2, #5	288 S.F. (EA)
2. ANIMAL SHADE STRUCTURE #3	2,352 S.F.
3. ANIMAL SHADE STRUCTURE #4	240 S.F.
4. ANIMAL SHADE STRUCTURE #6	1,320 S.F.
SUBTOTAL:	4,776 S.F.

TOTAL LOT COVERAGE:	9,892 S.F. (4.0%)
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**LEGEND**




RESIDENTIAL/ACCESSORY  
STRUCTURES




ANIMAL HUSBANDRY  
STRUCTURES




PROPERTY BOUNDARY




SURFACE WATER FEATURE  
BOUNDARY




FENCE



DIRT ROAD

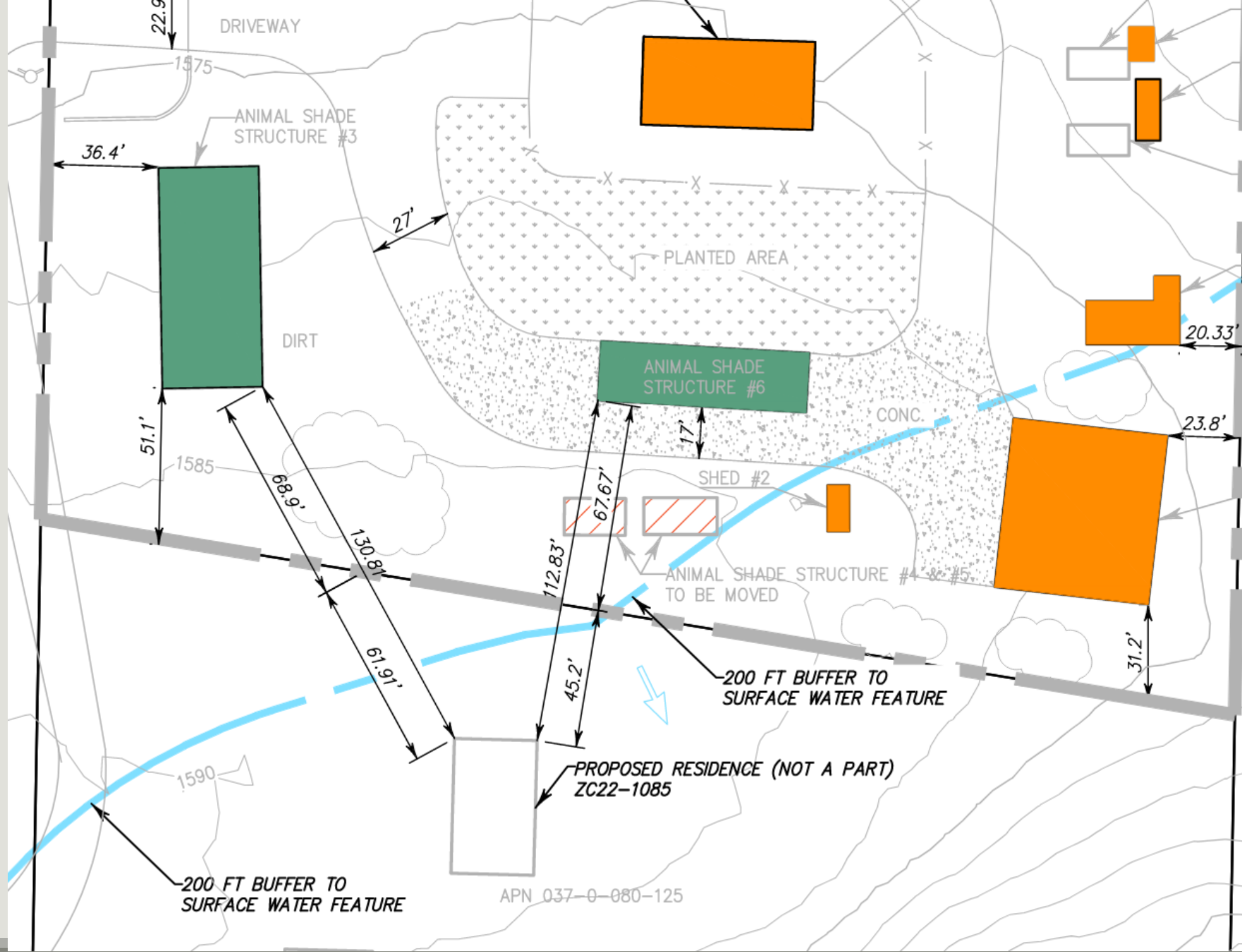


LANDSCAPE AREA



CONCRETE

Structural/Property Use: 001142 100' PAD - Structure Use Map - 1/14/2025, 1:40' - 1/14/2025, 1:40' - 1/14/2025, 1:40'



# Vector Control

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- All the horses are vaccinated twice a year with the "5-way" or "EWT" which includes Eastern and Western Equine Encephalomyelitis, Tetanus, Influenza, and Rhinopneumonitis and West Nile or a combination with Rabies.
- All the horses have regular veterinary care to ensure safe and healthy horses.
- H5N1 is the bird flu, which is only spread by birds and possibly cattle. Keeley does not own cattle, birds, or chickens, only horses.

# Vector Control

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- All manure is disposed of safely. Corrals are cleaned 3 times a day and the manure is put into a closed container daily, which is then removed from the property on a weekly basis.
- All urine is raked and covered with sand and DG.
- All water buckets are cleaned and scrubbed regularly and there is no standing water on the property. DG, dirt and/or sand is watered down in summer months to prevent dust.
- County Environmental Health has reviewed the project and stated that the Manure Management Program is appropriate.

# Vector Control

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- Horse manure is a solid waste and is excluded from federal EPA waste regulation.
- The horse gut does not contain the two water borne pathogens that are of great concern to human health – e coli and salmonella.
- Horse manure is mainly digested grass, is biodegradable and is removed from the property weekly per the Manure Management Program that was approved by County Watershed Protection District.
- Fly control is done 1-2 times a month using Spalding Labs fly predators, odor control and fly traps. The horses are sprayed with organic fly spray daily during summer months.
- The horses are moved to the arena and exercise areas on the north of the property throughout the day. They are not kept in the corrals only.

# Vector Control

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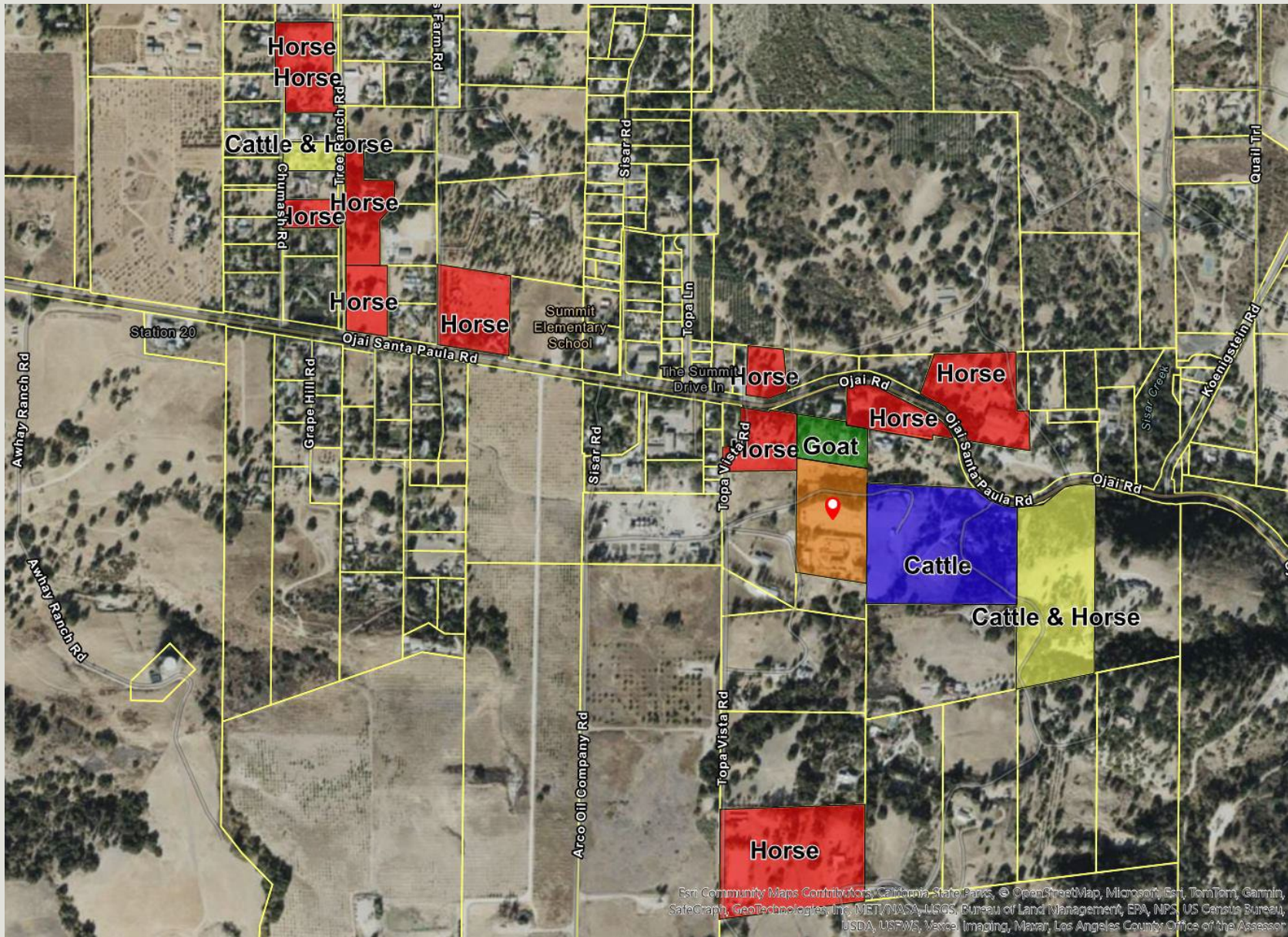
- Keeley's property is located below 11700 Topa Vista Rd and the land slopes upwards to the appellant's property. Potential contamination of water supply was previously mentioned, but that is impossible due to the topography and lack of wells.
- Domestic water is supplied to both Keeley's property and the neighboring properties by Sisar Mutual Water Company.
- There are no active water wells on either property, and the nearest active well is over 500 feet away.
- Multiple neighbors spoke at the previous hearings to attest to the cleanliness of Keeley's operation.

# Neighboring Animal Uses

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- The following slide shows that there are multiple properties adjacent to the Mircetic property and the appellant's property where animal keeping occurs.
- Animal keeping is allowed by right in the RE zone, and is very common in the upper Ojai area.





# Building Permit Status

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- All of the Building Permits required to legalize the structures have been through plan check and are ready for approval and issuance pending approval of this PD/CUP, and the subsequent Zoning Clearance.
- Keeley has processed these building permits at her own risk, while the PD/CUP was in process, in order to abate the violations in good faith.
- Keeley has done everything that has been asked of her by County agencies to rectify all violations onsite via the County's permit processes.
- She maintains a clean and professional equine operation on her property, as evidenced by comments from neighboring property owners who reside in the area.

# Costs incurred to date by applicant

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- Structural Engineer: \$16,850
- Architect: \$4,000
- Biological Consultant (PAX): \$23,000
- Soils Engineer: \$15,000
- JDS: \$80,000
- Attorney fees: \$5,000
- County Fees: \$30,000
- **Total: \$173,850**
- These costs do not include the main residence replacement, they are only for legalization of the existing structures on the property.