

Krishnamurti Education Center

CUP Masterplan Update

1098 McAndrew Road
Ojai, CA 93023

Project Information

Owner	Krishnamurti Foundation of America
Project Contact	Jacob Slujter, 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 - RI (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	+/- 4181	+/- 4181	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	+/- 1591	+/- 1591	0
(07) Yoga Pavilion	after 1960 / remain	visitor serving	+/- 780	+/- 780	0
(08) Garage / Storage (new exhibit display)					0
Total Existing Building Area to Remain			16,662	18,320	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)	OA / SA	1048	1835 (2 stories)	1320
(D) Solar Array	accessory	3168	3168	0
(E) Maintenance Shop	accessory	1600 (excl. from total)	1600 (excl. from total)	0
(G) Restroom Enclosure	restroom	180	180	0
(H) Shade Structure	accessory	400	400	0
(M) Pavilion Storage Shed	accessory	120	120	0
Total New Building Area		8157	9131	2640

Total Building Coverage (%) ****	24,819 (5.12 %)		
Total Gross Floor Area (all structures)		27,451 sq.ft.	
Total Accessory Area		4098 sq.ft.	
Total Overnight Accommodation Area**			5329 sq.ft.
Total Non-OA 'Camp' Gross Area**		17,969 sq.ft.	

* Year built per historian report.
** Use per VCD Sec. 8110-3. 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 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) + 24,819 (structure) = 54,977 (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
Planning Commission Hearing
PL17-0012 and PL23-0040
Exhibit 3 - Project Plans

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Krishnamurti
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Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

A0.0
CUP Update

08.26.19



LANDSCAPE NOTES

VCFD fuel modification zones and definitions
zone 1: 0-30 feet buildings, structures, etc.
Landscaping in this area will consist of groundcovers and succulents. Non-flammable materials for paths and patios will be used. Regular maintenance, including tree trimming, will occur to reduce all dead vegetation, and ensure removal of all ladder fuels. Low-level vegetation that allows the fire to spread from the ground to the tree canopy.

zone 1: 30-100 feet buildings, structures, etc.
This area consists of regionally adapted plantings. Shrubs will not be higher than 4-6 feet. Small or shrub clusters planted in this area will be spaced to retain an overall open character. Trees or tree groups will have a spacing of at least 15 feet from other trees.

proposed trees
Quantity: 32 (excluding new citrus trees)
Name: Quercus agrifolia (Coast Live Oak) or other native drought tolerant species

Size/Mitigation Requirements: Total cross-sectional area of breast height of all proposed trees must equal (at a minimum) the mitigation total square inches indicated in the arborist report at the time that mitigation is required.
It is recommended that larger DBH trees be planted along entry drives or other high visibility areas.

Purpose: Trees are proposed for the purposes of mitigation of removed trees, screening, visual reintegration of parking elements and to provide shade and improved aesthetics of driveable parking areas.

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

permeable parking TYP. - material palette
stalls: decomposed granite

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EXISTING BUILDING / SITE FEATURE KEY NOTE	
01 Arya Vihara - Guest House	10 Citrus Tree Grove
02 Lawrence Cottage	11 Vegetable and Flower Garden
03 Laundry	12 Rear Lawn
04 Pine Cottage - Library / Study Center	13 Front Lawn
05 Pine Cottage Annex - Guest House	15 Walking Path
06 Administration / Archives	16 Trash Enclosure
07 Yoga Pavilion	17 Olive Tree Orchard and Swales
08 Exhibit Display (former garage/storage)	
09 Badminton Court	

PROPOSED BUILDING / SITE FEATURE KEY NOTE	
A Dining Pavilion + Kitchen	J Gravel Service Road
B Visitor Arrival/Bookstore	K Accessible Parking Stall
C Cottage Retreat (12 residential units total)	L Yoga Pavilion Water Cooler
D Solar Array	M Yoga Pavilion Storage Shed
E Maintenance Storage/Garage + Book Storage	O Outlook Seating
G Restroom Enclosure	P Parking
H Shade Structure	
I Fire Suppression Water Tanks	

LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN

- property boundary
- setback
- internal lot lines
- easement
- proposed historic district
- permeable parking/drive (DG)
- permeable hardscape (DG or paver) (patio, plaza, deck)
- asphalt paved drive
- (E) existing building to remain
- (N) proposed structure
- (E) site stone wall
- (E) existing tree
- (N) proposed tree

Scale: 1" = 30'-0"

1

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Site Plan
Proposed Site Plan
Architectural & Landscape

A1.0
CUP Update

08.25.19

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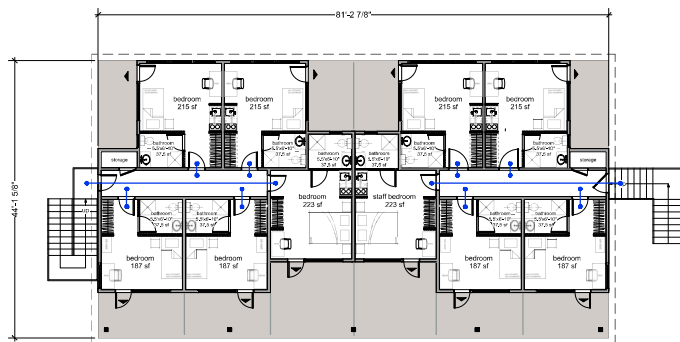
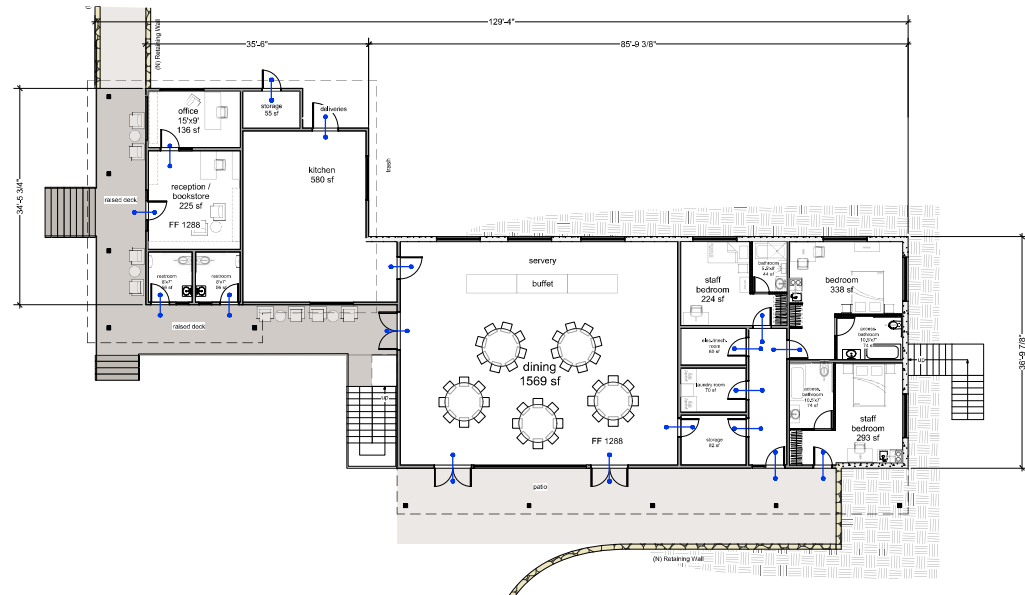
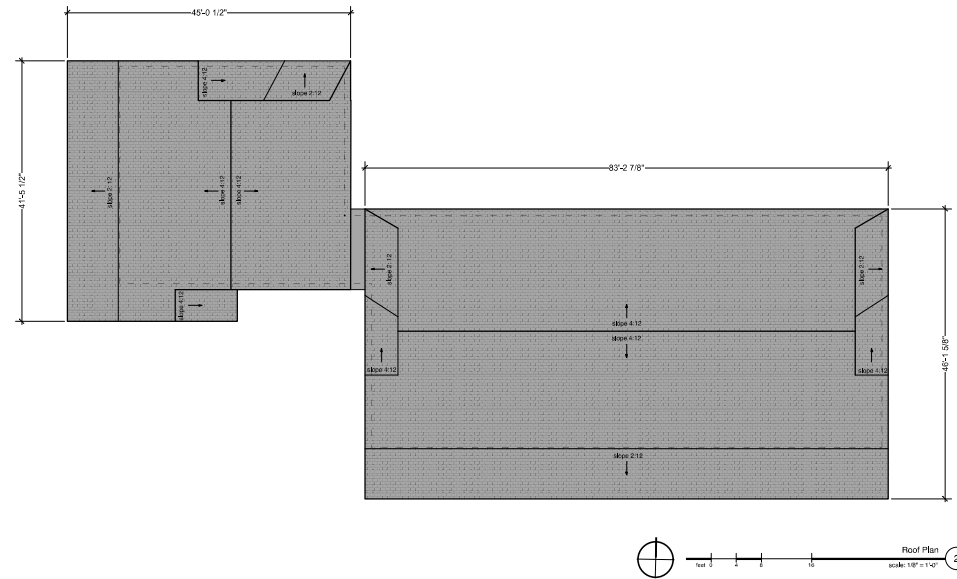
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**Retreat/Canteen Plans
Floor Plans**

A2.0
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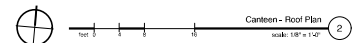
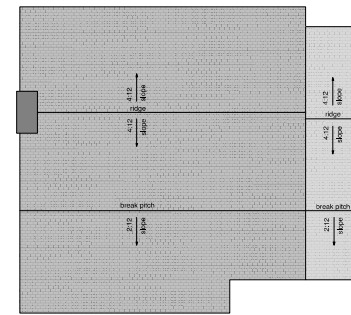
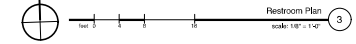
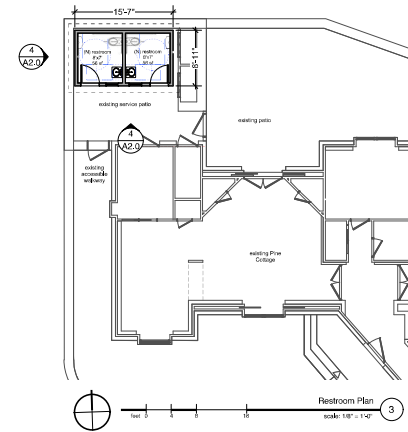
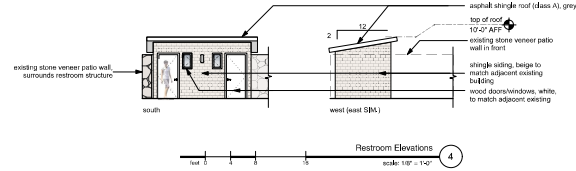
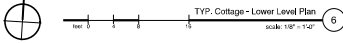
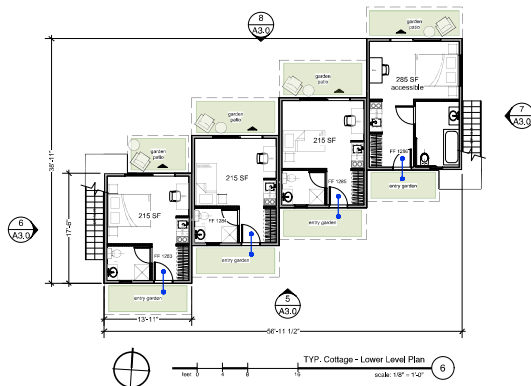
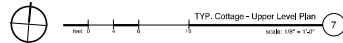
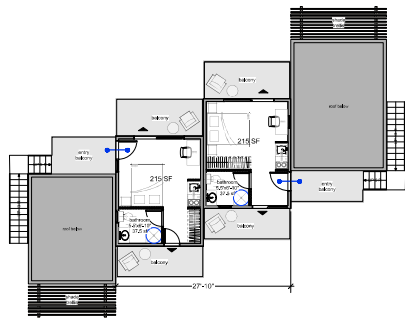
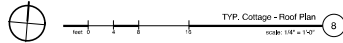
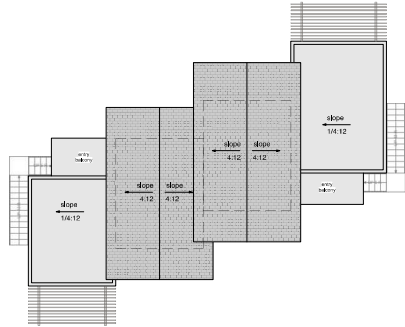
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Proposed Bdg. Plans

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

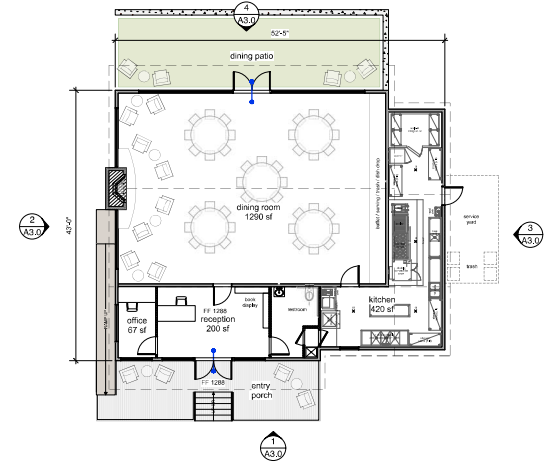
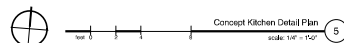
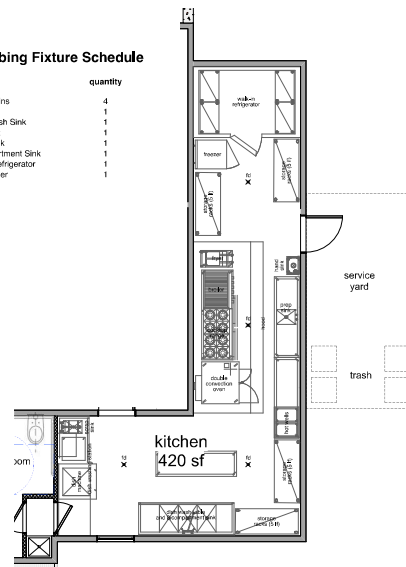
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Plumbing Fixture Schedule

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

guard rails: PTD, wood pocket, PTD, wood cap

doors and windows: metal clad wood, light colored stone

stone: Ojai sandstone

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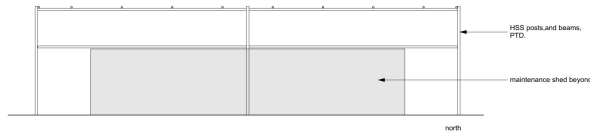
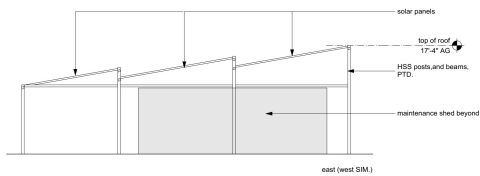
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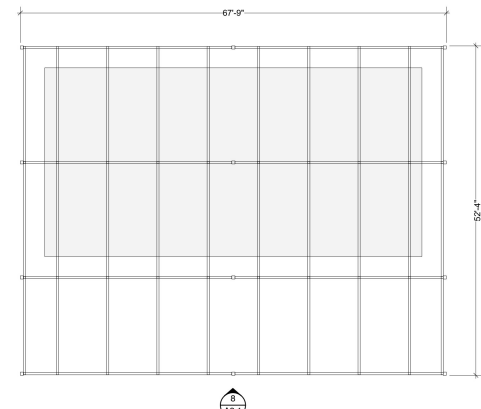
Proposed Bdg. Elev.

Canteen + Kitchen
Reception + Bookstore
TYP. Cottage

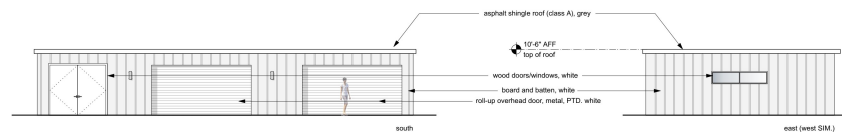
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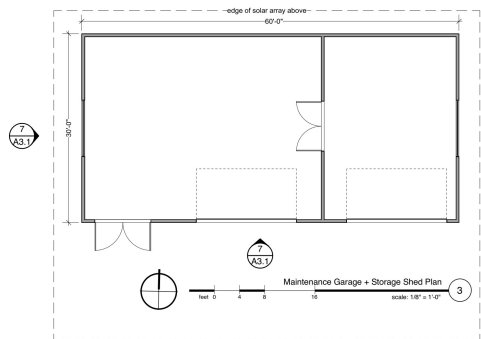
Solar Array Elevations 8
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scale: 1/8" = 1'-0"



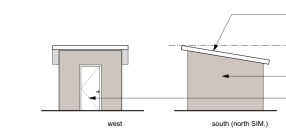
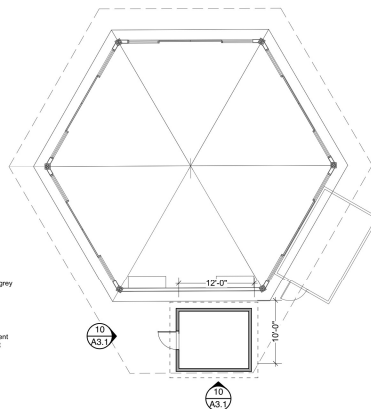
Solar Array Plan 4
feet 0 4 8 16
scale: 1/8" = 1'-0"



Maintenance Garage/Shed Elevations 7
feet 0 4 8 16
scale: 1/8" = 1'-0"

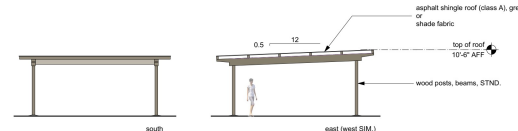


Maintenance Garage + Storage Shed Plan 3
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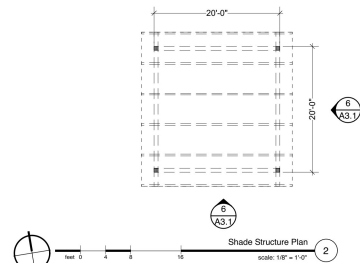


Pavilion Storage Shed Elevations 10
feet 0 4 8 16
scale: 1/8" = 1'-0"

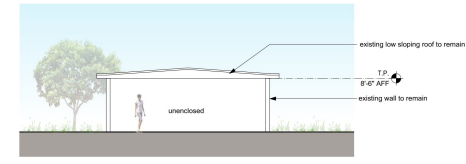
Pavilion Storage Shed Plan 9
feet 0 4 8 16
scale: 1/8" = 1'-0"



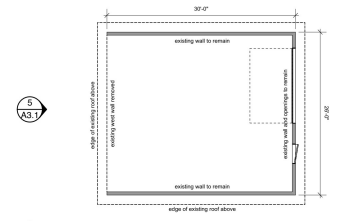
Shade Structure Elevations 6
feet 0 4 8 16
scale: 1/8" = 1'-0"



Shade Structure Plan 2
feet 0 4 8 16
scale: 1/8" = 1'-0"



Interpretive Structure - West Elevation 1
feet 0 4 8 16
scale: 1/8" = 1'-0"



Interpretive Structure Plan 1
feet 0 4 8 16
scale: 1/8" = 1'-0"

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Krishnamurti Education Center

CUP Masterplan Update

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

Address:
1088 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

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Misc. Proposed Bdg.
Plans
Elevations

A3.1
CUP Update 08.26.19

LANDSCAPE NOTES

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

permeable parking TYP. - material palette
stalls: decomposed granite

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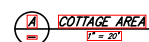
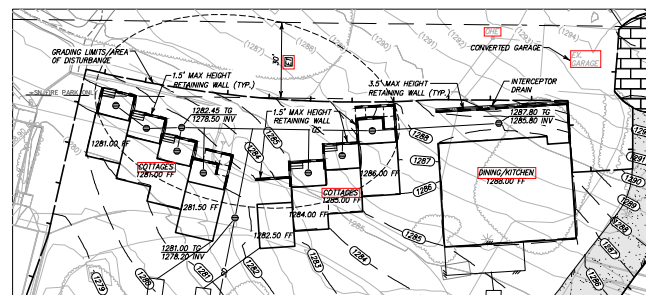
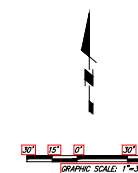
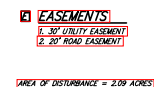
Parking Exhibits

Parking Diagrams

A6.0

CUP Update 08.26.19





JENSEN
DESIGN
ARCHITECTS, P.C.
www.jensall.com

SCALE: 1"=30'	J.N.:
DATE: 8/21/2019	DWG:

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A156.32

PRELIM. GRADING PLAN
FOR
KRISHNAMURTI FOUNDATION
1070 McANDREW ROAD
OJAI AREA OF VENTURA COUNTY
COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET
1
OF 1

● = Location of Midweek Programs and Dialogues

