

**EXHIBIT 8**  
**OJAI VALLEY MUNICIPAL ADVISORY COUNCIL MINUTES AND RECOMMENDED**  
**ACTIONS FOR CONDITIONAL USE PERMIT CASE NUMBER PL17-0012 AND**  
**DISCRETIONARY PERMIT CASE NO. PL23-0040**

The project site is located within the Ojai Valley Area Plan and the Ojai Valley Municipal Advisory Council jurisdiction (OVMAC). As such, the OVMAC has the authority to review and advise the Planning Division and the Planning Commission on land use issues, such as the proposed project. The proposed project was scheduled to be discussed at the May 16, 2022, OVMAC meeting; however, due to the time afforded to other items on the agenda, the project was rescheduled to a Special Meeting on May 25, 2022.

At the May 25, 2022, OVMAC meeting the following concerns were raised by the public: noise, water use, CUP term, onsite population, traffic safety and circulation, frequency of events, zone change and land use designation, change of use, commercial use of the property and fire hazards. The OVMAC moved to continue the discussion of the proposed project to a time and date uncertain to allow the applicant additional time to address the following recommend changes to the project: (1) the possibility of moving the Saturday dialogues and annual conference to the Oak View School; (2) reduce the proposed CUP term from 20 years to 10 years; (3) provide a limitation on the number of program and overall guests/visitors attendees in project conditions of approval (4) provide quarterly attendance logs that are accessible to the public; (5) explore the possibility that the CUP expires if the applicant is not the owner; (6) re-evaluate the applicant's ability to provide adequate fire suppression; and, (7) prepare and implement an emergency evacuation plan.

On September 19, 2022, the applicant hosted an open house at the project site for interested property owners, OVMAC members, and County Planning staff followed by a meeting at the Oak View Community Center. The OVMAC's recommended changes and the applicant's incorporated changes were discussed at this meeting and included in Table 1 below. At the conclusion of the meeting, the OVMAC recommended approval of the project with the applicant's revisions. The Ojai Valley MAC meeting minutes are included as Attachment 1 of this exhibit.

<b>Table 1 –Ojai Valley MAC Recommendations and Actions Taken by KFA</b>		
<b>Number</b>	<b>Ojai Municipal Advisory Council Recommendation</b>	<b>Incorporated Change</b>
1	The possibility of moving the Saturday dialogues and annual conference to the Oak View School, which the applicant also operates	Recommendation declined. The campus of the Oak Grove School is intended for the education of children K-12. The campus of the Krishnamurti Center is intended for adult education. Each campus is organized separately, run by separate staff, and is under a separate CUP. The Saturday evening talks (dialogues) and the annual conference are also intended for

		the applicant's guests, residential scholars, and residential staff. Moving the Saturday evening talks (dialogues) from the Center to the School campus would create additional traffic through town, expenses, and workload on school staff and facilities. Moreover, because the Oak Grove School campus is an educational environment for children, outsiders are not allowed to wander in and out of the campus without authorized staff.
2	Reduce the proposed CUP term from 20 years to 10 years	Recommendation declined. This CUP will require significant financial investment in building and infrastructure costs. A guarantee of a permit for only 10 years, to be followed by a potentially expensive and time-consuming modification request for a time extension, will place a burden on the applicant that may not be financially viable. The applicant will be subject to a compliance review by Planning staff during the term of the CUP to ensure that they have complied with their conditions of approval (Exhibit 5, Condition No. 11.b). The County has granted both 20-year and 25-year CUP terms for other camps in Ventura County (Ranch at Malibu, PL16-0008; Camp Hess Kramer, LU10-0069; Ojai Retreat, PL21-0018). County records indicate that there have not been any confirmed violations issued to the applicant related to operation of the CUP.
3	Provide a limitation on the number of attendees.	Yes. Condition No. 21 (Exhibit 5) provides a limitation on the number of overnight guests and daily guest attendance. Total overnight guests are limited to 20 overnight guests (which would be 6 overnight guests in the Arya Vihara and Pine Cottage Annex buildings, 9 resident scholars and 5 staff members who live onsite). For 8 weeks each year, 9 additional overnight guests will be onsite. On the weekdays, total daily onsite population is limited to 45 guests, (which includes 8 daytime visitors, 7 staff members and 30 attendees for the Midweek Programs and Tuesday Evening Dialogues. On the weekends, total daily onsite population is limited to 112 guests

		(which includes 7 staff members, 45 daytime visitors and 60 attendees for the Saturday Evening Dialogue and Weekend Evening Talks). During the annual conference there will be 64 daytime attendees. The Weekend Programs and Events will be cancelled during the conference and the campus will be closed to daytime visitors (Exhibit 5, Condition No. 21).
4	Provide quarterly attendance logs that are accessible to the public	Yes. The applicant is required to maintain a log of the total number of daytime visitors, guests, and staff (daily population) and all overnight guests, and staff (overnight population) throughout the year, and make available the logs, upon request by County staff (Exhibit 5, Condition No. 17).
5	Explore the possibility that the CUP expires if KFA is not the owner	Recommendation declined. CUPs run with the land. Condition No. 20 (Exhibit 5) requires the applicant to provide written notice to the Planning Director of the new name(s), address(es), telephone number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the CUP 10 calendar days prior to the change of ownership or change of Permittee and within 15 calendar days of the effective date of the transfer.
6	Re-evaluate KFA's ability to provide adequate fire suppression	Yes. Prior to the issuance of building permits, the applicant is required to provide verification that the water purveyor can provide the required volume and duration of fire flow at the project site (approximately 1,500 gallons per minute at 20 psi for a minimum 2-hour duration) (Exhibit 5, Condition No. 69).
7	Prepare and implement an emergency evacuation plan.	Yes. The applicant is required to develop and have an approved Public Safety Plan (PSP) that addresses such items as emergency vehicle ingress and egress, fire protection, emergency medical services, evacuation and safe dispersal areas, public assembly areas (Exhibit 5, Condition No. 32).



## OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

### SPECIAL MEETING NOTICE AND AGENDA

Wednesday, May 25<sup>th</sup> at 7:00 PM  
FINAL MEETING MINUTES

Oak View Parks and Resource Center  
555 Mahoney Ave., Oak View

**Chair:** Chris Cohen, **Vice Chair:** Joseph Westbury  
**Council Members:** Barbara Kennedy, Grace Malloy, Terry Wright

**Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:**

**Option 1: E-MAIL PUBLIC COMMENT**- If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at [ovmac@ventura.org](mailto:ovmac@ventura.org) for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD. Please limit your written correspondence to 300 words or less.

**Option 2 – IN PERSON PUBLIC COMMENT** - 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. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

### PLEASE READ:

**ALL PUBLIC COMMENT EMAILS AND LETTERS PREVIOUSLY RECEIVED ON OR BEFORE MAY 16<sup>th</sup> HAVE BEEN RECORDED INTO THE RECORD AND HAVE BEEN TRANSMITTED TO THE OJAI VALLEY MUNICIPAL ADVISORY COUNCIL AND COUNTY PLANNING STAFF.**

**ALL SPEAKERS WHO SIGNED UP FOR IN-PERSON PUBLIC COMMENT AT THE MAY 16<sup>TH</sup> MEETING WILL BE HEARD IN THE ORDER RECEIVED ON THE SIGN IN SHEET.**

#### 1. **Call to Order of the Meeting**

Chair **Chair Cohen** called the meeting to order at 7:06PM

#### 2. **Flag Salute**

#### 3. **Roll Call**

Members **Member Wright**, **Member Member Kennedy**, **Chair Cohen** and **Vice Chair Westbury** present. Member **Member Malloy** was running late.

#### 4. Adoption of the Agenda

Moved to approve as presented by Member **Member Wright**, seconded by Member **Member Member Kennedy**.

Approved unanimously.

#### 5. Public Comments by Citizens on Matters Not Appearing on the Agenda

No members of the public had items to discuss NOT appearing on the agenda. Councilmember **Member Wright** commented on the speed limit information on the highways and signs are contradicting through Casitas Springs, and the speed indicator sign is still not working.

#### **FORMAL ITEMS:** [CONTINUED FROM OVMAC MEETING ON MAY 16, 2022]

#### 6. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)

The **Applicant Team**, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres. The property is zoned Rural Exclusive, with a land use designation of Rural and Rural Institutional.

**County Planner:** Kristina Boero, [Kristina.boero@ventura.org](mailto:Kristina.boero@ventura.org) 805-654-2467

Jennifer Trunk, [Jennifer.trunk@ventura.org](mailto:Jennifer.trunk@ventura.org)

**Chair Chair Cohen:** Stated that there were 22 individuals signed up for public comment on the Krishnamurti item and would limit comment to three minutes per person. Chair **Chair Cohen** also reminded the public that the Ojai Valley Municipal Advisory Council is an Advisory body and does not make formal decisions on projects.

#### **LET THE RECORD SHOW THAT MEMBER MALLOY ARRIVED AT 7:12 PM**

- County Planning Staff presented a Power Point Presentation regarding the project and proposed Conditional Use Permit parameters.

After staff presentation, the OVMAC Members had comments and questions prior to the **Applicant Team** Presentation.

**Member Wright** - There is inconsistency with page 5 and 6 and approximate numbers during the day, but then up to 60 guests on page 6. The numbers are not consistent in the memorandum.

**Planning Staff** - Day time visitors are 35-45, from 10am to 2:30 PM and those hours were revised to avoid peak hour times of traffic. Dialogue programs take place at 2:00 PM and 7:30; and 7:30 – 10; in the weekends, the peak hour trip does not apply. Estimated 40 guests Saturday and Sunday. These are scheduled programs that would be invited to or registered; the additional guests are those people who want to just visit the site and are not necessarily going to any registered events or seminars.

**Member Malloy-** There wasn't any clarification of if there are numbers are limits/or maximums. Are these limits or estimates. Would the Applicant Team be open to making these limits?

**Planning Staff -** We can definitely take note of that and take it to the decision maker.

**Chair Cohen** – Sounds like they are estimates- I had the same questions, could we make them limits?

**Planning Staff** – Believe that Krishnamurti is using their best guess as to their operations and common attendee quantities.

**Chair Cohen -** What about the over 100 guests?

**Planning Staff** – Not overnight – the only guests that would be allowed would be 29 guests – total. That is the only overnight component. Scholars that are brought to the site and the do not bring cars.

**Member Wright** – Why is there such a large number of parking spaces - ?

**Planning Staff** – Annual event is 60, and we have up to 60 events on the weekend. There is a total of 50 parking spaces.

**Member Malloy** – About the parking lot, is there a plan for permeable? Is it not paved now or is it?

**Planning Staff** – There are portions that are, but we will look at the fire department to see if their access needs to be paved, but would be

**Vice Chair Westbury** – They want to change the retreat to camp; b/c they are limited to 2000 Sf;

**Planning Staff** – We are trying to rectify the inconsistencies by way of this project

**Member Malloy** – Is this space supposed to be used as a B&B or hotel>

**Planning Staff** – Thank you for bringing it up – it is my understanding that at one time it was advertised as a B&B. to my understanding that they have stopped doing that, and it's the permitting requirement that they need to take those advertisements off of those sites. If that does occur, its in violation of their permit.

**Member Malloy** – Would that include their website? Because this is up there right now.

**Planning Staff** – The CUP does allow for 6 overnight guests;

**Member Malloy** – There is no agreement that they must be part of the program? No. I've had friends that have booked rooms there, and there isn't anything in the code that calls out bed count.

**Planning Staff** – The code doesn't speak to bed count, it speaks to SF and needed space; The code is clear, you are only allowed a certain number of guests. What Krishnamurti is proposing here, is that they are asking the decision makers to allow for 18 scholars to reside and learn. We can shore up that condition and provide logs upon which to include provision of logs to assure that these maximums are adhered to.

**Vice Chair Westbury** – Has question about traffic, water, the size of the structures, and the volume of people, on the east end.

**Planning Staff** – Starting with traffic - the daily visitors M-F are outside the AM/PM Peak Hour trip threshold; due to the Ojai Valley Area Plan, due to the threshold requirements. So they changed their hours of operation so the guests would not be commuting during those hours; weekends do not apply.

**Vice Chair Westbury-** My concern is that if I'm living in that area, you have Thacher that has had construction going on for a while, and now you have the Krishnamurti building 10k SF, there will be traffic by there. I went by there yesterday and one gentleman said they need to put in a toll booth. That summed up the traffic issues for

me when I spoke with him. I have issues about the traffic, size, construction, and water... what about the water mitigation?

**Planning Staff** – we went through the analysis really in depth and closely. A gentleman named James Maxwell, and he really drove deep on the water. There is a policy in Ojai that water is very scarce and you can't exceed your allocation, and if you do you have to do offset measures.

**Vice Chair Westbury** – Curious about the will serve;

**Planning Staff** – They have provided that they are taking out some orchard trees and replacing with more drought tolerant; they have rain catchers; they did a lot of offset measures so that they are not requesting more water than they are allowed per their allocation.

**Member Wright** – When you say off set measures, do you mean measures such as low flow fixtures?

**Planning Staff** – Yes replacing landscaping with more drought tolerant, etc. and after doing all these measures they were able to accomplish what they needed to do.

**Member Wright** – Typically they are sometimes allocated more than what they are actually using; None of us should be allowed to increase right now.

**Planning Staff** - What we can do is provide the calculations and show how he reached his findings to show how they aren't using more than what they are allowed; we can add that to the MND so everyone can see the analysis; I know that the analysis of water went very in depth and meeting the ISAG requirements for water use.

**Member Malloy** – That would be great to see. What I saw here was the drought numbers were potentially utilized and off set calculations that they would need to put in the tanks and the rain calculations, may have a longer history that doesn't add up; all that to say that I would want to see those details before making a recommendation.

**Chair Cohen** – Do you have anything else Vice Chair Westbury; no that's it.

**Member Malloy** – So on the website it says arrival between 6-9pm and that they will continue to arrive during that time frame. Need more clarification.

**Planning Staff** – the 6 guests are currently entitled. As the permit stands, we don't see the level of detail, as the Planning division gets more savvy, we put more detail in the project description and we call out population, hours of operation, employee counts, in these earlier permits, we didn't see that level of detail; as we evolve with these conditional use permits, we have gotten a lot better at providing that level of detail. This permit would supersede the permit. The permit would receive new conditions and other conditions from other agencies, and mitigation measures.

**Member Malloy** – This permit could potentially tighten up; the last time it was updated in 97; this permit could be seen as an opportunity to put boundaries on something that is not bounded.

**Member Kennedy** – would fire be requiring any fire flows?

**Planning Staff** – The fire department will review the application against the fire code. Before any combustible materials go up, they need fire access and water flow. They make sure all of that is taken care of before vertical construction.

**Chair Cohen** – Back to the limits on overnight guests and day use; 29 people for overnight; for Day use – do we have that?

**Planning Staff** – In the Project Description, they estimate 35-40 for day use; if they exceed that and we got complaints, then staff would reassess and look at those population threshold.

**Chair Cohen**- No strict limits, but guidelines and its on the permit entitlement.

**Planning Staff** – We are a complaint based county – if we got a complaint from the neighbor saying that they have over 100 people a day, then we go out and look and see if it needs to be reassessed; site plan adjustment is very minor (10% increase or reorientation); if there is an increase in daily population, it could elevate to a minor modification and that would be a discretionary action.

**Vice Chair Westbury** – What's the process and how frequent is it for a CUP to be revoked if they violate it

**Planning Staff** – With these types of permits there is also a Condition Compliance; every 3 years, the planning division inspects the permit to make sure the permittee is complying; if they are out of compliance with their permit and its confirmed, then they have to submit an application to rectify that situation. And if they are planning to modify the permit to rectify that, that's the process. It doesn't revoke it, but it allows to have them stay the violation to remedy the violation. If they continue to fail to adhere to their permit, there is a path for the permit to be revoked. Typically they come back and try to fix the permit.

**Member Malloy** – Is that what is happening here?

**Planning Staff** – It's not uncommon to see that when someone comes in with an application and during the site visit indicates additional work has been done without permits and then retroactively approached with entitlement. A lot of times people don't know they needed a permit; and we cannot approve a project with standing violations.

**Member Malloy** – so the 12 bed available spots online, how is that allowed if they are allowed 6 guests?

**Planning Staff** – We do not count beds.

**Chair Cohen** – What was the part of the website that would be a violation?

**Planning Staff** – Say hypothetically their website says they are open and have 50 rooms and can welcome 100 guests, that's a violation, Our code compliance officers know this. We have a lot of unpermitted VRBOs. It is Krishnamurti's responsibility to ensure that they are not advertising on their site and to take it off other websites that are advertising the site as a overnight accommodation separate from their programming.

**Chair Cohen** – I went through the process of booking a room on their website;

**Planning Staff** – They can occupy up to the 6 guests. You could have a room that has a queen bed that could be considered double occupancy. But as a permittee, they can only have 6 guests.

**Chair Cohen** – That is a nuance that is out there.

**Planning Staff** – It can be seen as deceiving, but they are allowed to do six.

**Member Wright** – Did you say that we could add a condition that they could provide a log of attendees?

**Planning Staff** – Yes, and we have that authority to pull those logs.

**Chair Cohen** – I would love to hear from the Applicant Team.

- **Lisa Woodburn** with Jensen conducted the **Applicant Team Oral Presentation**:



**Applicant Team (Lisa Woodburn)** - There has been a lot of concern regarding the change of “retreat” to “camp”, but the main reason is because of the square footage limit of structures that are not overnight; right now they are 12,000 square foot in structures; All the existing square footage was permitted; I cannot tell you if there was a change in the code or if it was just allowed by the planning department. This is the only reason we are applying for the camp.

**Planning Staff** – The board adopted the Retreat Ordinance in 2003-2005 after the 1997 CUP.

**Applicant Team (Lisa Woodburn)** – Also wanted to clarify that we are coming in with this application because our CUP is about to expire; it expired in 2017 and we filed that application at that time. Wants everyone to know that the project description is a condition of approval for the permit. The numbers of 25-35, and that they are just guidelines. We are fine with saying that it's the limit. We don't want anyone to be concerned that we would have more than that. If someone did want to come in and add up to 113 overnight guests or add a lot more daytime visitors as its allowed under the Camp Designation, they would have to go through a CUP modification process and it's not something that is easily done. It's been a 5 year process for us. There has been a lot of misinformation floating around in the atmosphere about the project. The thing about RE zone. There is no zone change. The Rural Institution is the Area Plan designation. There is a general plan designation that is rural; we are not changing any of those. There is a misunderstanding of that. In the project description there is a chart, these are all happening now, except for the Saturday evening dialogues. All the other events that are listed under programs and events are happening now they are not new; except the evening dialogue. That would be in place of one of those evening talks it would either be the 20 people or the 40 people for an evening talk. The resident scholar program (the man who works at camp) will talk more about that- it's a program that where the scholars are shuttled in and shuttled out. Predetermined pick up and drop off location. Probably the Fairgrounds or something like that. Again, just want to say that the project description is really important for this project as the conditions of approval are required to be followed.

**Applicant Team Executive Director** – Great to be here after 5 years of applying for this. I cannot comprehend how you can keep all these facts apart; I can see the battle and how we get the numbers right; and also for the neighbors to get all the numbers straight, thank you for being here. The mission of Krishnamurti we have archives and programs. The campus is only part of what we are doing, we have a very active social media program and work with international foundations. You also know we run the Oak Grove School and we have another campus. We mirror what is happening in the other chapters are doing. Also, Krishnamurti is a historical figure for Ojai, but he is nationwide and worldwide a very important figure. We get people from Japan to be where Krishnamurti has spoken. I just want to say that b/c it's a very important site. Now Krishnamurti doesn't want a place for pilgrimage they are coming during the weekend we have easily 40-50 guests to read books or walk the grounds. He was encouraging dialogue, the idea of dialogue and bringing people together to explore questions and that's a big portion of what we are doing which is why our residential program is very important. I can see the confusion and the upset; that has not been the intent; we took it off and we cannot always stop it; but we don't want tourists that are unrelated to what we do there. We have people coming in who don't know what Krishnamurti is but are sensitive to it but want to explore it. They ask questions and we want to be present can come up and learn. But we don't have tourists and we don't want wine tasting, no loud music, no alcohol, vegetarian, etc. Why two beds? Sometimes you get a couple, and sometimes they don't want to sleep in separate rooms.

**Karen with Applicant Team** - We need to speak to the mission but it looks like we are just a commercial endeavor; Speaking as a veteran teacher, and after reading Krishnamurti and was inspired to move to Ojai and was at Oak View Grove School ever since. Adult education - adults want to have some peace or solace in their life; we all want the tranquility and the peace to be sustained. There is no question. This campus is an island of beauty and an island of sanity; by expanding it and enhancing it so our students and guests can eat a meal there instead of going into town, instead of having food catered. This is a place of solace, serenity, peace,

quiet, beauty. This program that we started about 6-8 years ago, has served only 30 people during their inception. This is providing for them a place to go and ask questions of themselves and each other. They can contribute to the community and they can have some space. We want to provide more space. Including a dining room. That is our vision. I think it speaks to our young people especially because they are overwhelmed with disenchantment of the world; they are wondering about their future; I think the foundations property has such an abundance of beauty that will serve them. And the neighbors will serve these young people that come. I really am hoping that we can evoke a spirit of inquiry, of listening, so we can consider inviting people on to campus.

**Executive Director** – In a five year period that this application has been running, we tried to listen and we tried to accommodate and some are difficult to accommodate but we wanted to do a retreat but we couldn't fit in to that box. I was thinking of having a sign that we don't want a camp. The number that is floating around is not part of our application. I've read all the feedback and see of course that construction is an issue and we have to be very delicate with it, but we also request to be treated equally and fair. In the notice that came in the mail, all the orange trees were cut; we put in olive trees to make sure we could mask it; Cultural Heritage Board reviewed the project, and with input from neighbors that there will not be parking by the road, which I see in older letters which I think refers to the old plan. Also just to stress, the Tuesday evening dialogue has been happening since the 1980s; there is nothing new; the Saturday dialogue has already been running for five years but what is new and what has been added, we may have speakers on the weekends and we want them to speak on the weekend evenings; we don't have the intention of having them every weekend but we want to have that so we weren't up against a limit that would violate the CUP. We used to be able to cook; the kitchen does not have a commercial kitchen and we want to have a place to cook so we can go to build dining hall. There is no food on campus, and the place will be much more quiet if we have the food onsite so that will limit traffic trips into town. 12 rooms – 3 rooms for staff; lounge for staff; we want staff to live on campus as its more and more impossible to have people live in Ojai. One room has to be ADA and we have to have that.

**Cory with Applicant Team** – Moved to CA in 2013 to be a part of the residential program we are speaking to now. I am now part of the staff as KFA but I originally came as part of the residential program. There is a lengthy application process for people to stay on the campus. We aren't just having anyone stay there. People that stay there are an integral part of the land and the organization. We take this very seriously, people come from van /bus from the airport shuttle; thank you.

**Leia with Applicant Team** – Part of staff; found the Krishnamurti center completely on accident; I went on a retreat and it was transformational for me; my own biases and prejudices were revealed to me and that a group of people can have these discussions. The world is in desperate need of these places where these people can gather and where people can ask questions. As a young person, there aren't a lot of places or opportunities to do that and it's been life changing for me and its needed for.

**Argentinian Gentleman with Applicant Team** – Now he is the director of the center; the most important journey that I took is the journey of understanding ourselves, our reactions, our emotions, our relationships, to create a good society. The outcome of emotion and psychological help is there.

**Member Wright** – Page 20 talks about the number of trips and people that would be accumulated, but the numbers still don't add up; why is there 7 staff and why would there be only 10 day time visitors.

**Applicant Team (Lisa Woodburn)** – The 35-40 is really just weekends, typically they have 8-10 visitors during the week; I think that's where that number came from. The way the description reads is 8-10 during the week, and 35-40 on the weekends.

**Member Malloy** – We see this a lot in the Cups, all these numbers. What I hear from the staff at the camp, and reflecting now upon the emails and what we are going potentially hear now as big feelings, we all feel those trips; how do we have this relationship to see this CUP as an opportunity to create really clear and enforceable boundaries and see this as an opportunity and not something that is not happening to you. We will do whatever

we can and we can figure out what those boundaries can look like and find constructive comments from neighbors would be helpful.

**Chair Cohen** – Opened up Public Comment in order received at May 16<sup>th</sup> hearing and continuing on with newly listed members of the public.

#### **PUBLIC COMMENT:**

**Keith Nightingale** – Live at Mc Andrew Road – has been there since 1946 – is representing the East End Defense association; we do support the original CUP of 2017; we are looking to you as the guardian of the gates; the conflict is not with Krishnamurti, I've highlighted some areas in your own mission to preserve the quietness and uniqueness of the Ojai Valley and that's your charge. Our problem is that despite whatever disclaimers, a camp is a camp, and everything that a camp allows will come in hand with that. And you saw with Camp Ramah. But they still aren't satisfied by way of a whole. Which I would argue is not as sensitive as the east end. The weekend B&Bs are saturating the neighborhood, there is no way to control the peak hours but that doesn't mean that people will adhere to it; want to address some issues – water; KFA was issued a modified water letter/allocation. To believe that they would adhere to the last three years. 800 gpm; no way you can have the proposed head count; we are asking you to take it from a holistic view point; consider the nature of the east end and everyone wants to come to Ojai, but that comes with a price and we ask that you consider that as a whole. Thank you.

**Michael Weaver** – Two points I wanted to make - Ojai plan says rural institutional; we have no idea when it became rural exclusive; it was rural agriculture at some point in the past; Second issue – we have all seen this chart (project description), if these are in existence, i question their math; this chart shows 300 events a year (?) I don't think this is reflective of the existing community at all; recommend that we go back to the former zoning and to incorporate limits to the activities. I think you'd be able to keep track of the activity; thank you and its very important to our little piece of parade.

**Linda Thomas** - I have waited for 5 years for this meeting; I do have some notes on these and I'm sorry but my name is Linda Thomas and I live right across the street and I prepared a statement to put into the file; b/c I'd like to explain my horror at this project. For the trees. 4 100 year old trees will be removed to house 18 kids during their GAP years; mitigates this loss and has new plantings. This is a new use of water that will not be mitigated; almost an acre of fruit trees will be removed just to offset the dormitories. I'm confounded that there is a buffer that is 150 setback from the Topa Ranch; length of setback and new trees will need a lot of water. Water will be brought in and put in underground; anyone who works the soil is full of boulders. The sheer disruption of the earth and to create the water use issues; 3000 square feet Solar Array will not be obscured from neighboring views that will create an eye sore. Traffic Study needs a redo as it was done in May 2021 during COVID; stated about traffic policy that was not in effect until only a year ago. Natural resources should prevail.

**Susan Harvey** – The proposed expansion of commercial development creep; it's a hotel, it's a small one; they could sell the property and open up something else; Commercial development will result in more people more traffic and more stress on our natural resources such as water; KFA could sell this property and the permits would stay with the land and have another operator who could change it; there will be pressure put on the County to let the CUP expand again. County has many event spaces else where that could accommodate these events. Traffic, noise, gas, are largely unenforceable and places undue nuisance and pressure on the adjacent residences. And it doesn't address violations that are happening behind the scenes. KFA already has a history of violating the now lapsed terms of the CUP of the site and there is no reason that won't happen in the future; KFA proposal of the short term rental market; there is no expectation that the drought will end anytime soon and we are adding more people and buildings; General Plan was able adopted and put in policies that protect the Valley. Please recommend denial.

**Craig Thomas** – I don't know about code stuff but I know about fire as I was a fire fighter in SB County; Keith has addressed the fact that the fire dpe.t has offered certain water requirements for fire suppression; They may get 500, and they won't get 800 as Keith indicated. They are not going to get the PSI b/c I'm not sure where they are going to get their water and I don't really care. There were four of us that stayed during the Thomas Fire; What saved all of us on the east end isn't any of the crap of what you're hearing; We missed that by just topography not by any skill of anyone; what is going to happen during an emergency situation, another fire. How are these people going to get out? We don't have the water – I know you have to check your boxes and the policies you have to follow; but you need to balance neighborhood compatibility; this isn't compatible; and the reason that there is a mixed-use policy that County allows it.

**Susan Weaver** – Lives across the way; bread and breakfast sites – we began to have trespasser on our property; spent wine bottles and beer cans and cigarette butts on our property and I know this happened to another neighbor of mine that couldn't be here tonight; and its frequent; and I think it was lodgers that came and needed a room and didn't want to abide by the no alcohol and tobacco on the property so they went to the closest place they could do enjoy; when Covid came the trespassers went away. I don't have a shadow of a doubt that we will end up having trespassers - they do sell the property please consider our neighborhood and the quietness of our neighborhood. I have no doubt that they don't want to follow rules but their guests won't

**Gianni** – Works for KFA and wants to speak to the testaments of what the center is doing; I feel there is a bit of a mischaracterization of the people who are interested in this program; it's a spiritual retreat; it's not a GAP year, spring break party is not the type of place we want to be; also wants to say that we understand the fear. Krishnamurti came and had a very pivotal transformation there, and through the residential scholar program, is that what Krishnamurti was able to do is what the foundation is trying to do to people all around the world. Want the same thing that was afforded to Krishnamurti is offered to others who are seeking that same kind of enlightenment.

**Carol Wade** – I work the land and I'm a herbalist and have a garden on the property. And I'm on the land use committee; the garden is now entering its 10th year; this has the kind of planting that will allow us to stay within our water use that we are granted but at the same time having habitat and it is rural; and there is a lot of nature out there; you can still see a lot of wildlife; part of what we are providing at the center is the natural environment. The camp has always been a good neighbor and I've been there every day and I hope we can come to some kind of peaceful resolution that we can all be satisfied.

**Sudeep** – Resident of Ojai and father of Oak View Student; I met my life partner and wife through this way; I walk with my daughter Sequoia and walk through the community; Gianni was a student before he was a teacher; I don't have anything prepared but I think its so important that we have this process and discussions; I looked at the review from agencies and a lot of these requirements have been met; but my core as a designer, as neighbors to the KFA, there is a general resistance, and a general concern; Want o get to know the people and continue the dialogue with our neighbors and has been used since the 1920s; I don't think ti will ever be sold; Krishnamurti died in 1986; this won't be sold; there is nothing else; we are seeing an entire nation as nuclear; my time is up, but it's important that we can get to know you and get to know you your concerns and have the discussion; if we can't have a kitchen so we can feed people; we need to expand a little a bit and I hope we can figure out a way.

**Henry Fischer** – I've been living in Ojai since 2017 and I respect this community; I grew up on a large farm in New York and I come here for the quiet; the serenity is essential; it's part of Krishnamurti; its nature that is the impetus as part of his teachings; the Ojai Valley was imperative to whatever he taught. What I understand here is a small increase; these are reasonable things that we are asking for; no one in Ojai wants anything built next door; and I respect that; and I hope there is a way we can work together and I hope we all share that.

**Ruth Lasell** - I live by the campus; my particular concern is the flux of visitor numbers and which ones are applied; I'm not sure how we can complain about it; The calculation is based on acreage of the 125 guests; and that's alarming; the KFA is requesting a 25 year CUP – why would we believe that the numbers today that they are going to stick with until 2047. Continues to advertise on commercial sites b/c we are told that's the way we get the word out. Before granting any CUP, need to assess neighborhood. Feel that the County is not able or willing or whatever to impose real numbers and limits and I think the CUP should be denied.

**Bob Bonewitz** – The numbers are very concerning; I can guarantee there were more than 40 cars parked in their land and along McAndrew Road. Only two trucks a day? Can't buy it. I think this is more complicated. In their original request, they had 90 spaces – I think that shows a bit of the intent then; the concern is, the numbers are confusing; and if they do two trips, you're looking at 8000 trips a year and if there is pressure to do the max, you're looking at 125000 (?) trips a year. 60% of the profits of the Krishnamurti comes from tuition and fees. I don't think they are losing money. There is going to be a lot of pressure to grow this- bottom line I don't think there is enough controls to allow this Cup to go through.

**Glenda Jones** – I applaud what you do; I live on Hendrickson Road. I'm not across from Krishnamurti; but the whole East End will be affected by this; I used to walk Krishnamurti - he wanted simplicity; he talked to me about this.

**James Morrison** – I learned so much tonight and I learned a lot from the neighbors; the residential scholar program as my son Seamus is a residential scholar and has been for the past 6 months; got to know them on the site; There is a concern about people coming in and I understand that; It changed his life; Graduate of UCSB and of Oak Grove School – his son wanted to live in the environment and the benefits to my son's life has been immeasurable – the world will be a better place; help mankind, help children to become more kind more gentle to the world, especially now.

**Seamus Morrison** – I went to Oak Grove school and was profoundly affected by the moments of silence; I've been really touched by the sense of inquiry that is there and that has really changed me; the inquiry is the most important thing for a lot of people; it has changed my life. People who come there, people are looking for somewhere to go, something to follow – if this project can support that for more people like myself, that would be incredible. There are people of all ages and all walks of life that joined this program, because you can always be a student; and have a sense of inquiry.

**Chair Cohen asked for 5 Minutes recess. Meeting recommenced at 9:30 PM;**

**Chair Cohen** - Now we will enter deliberations.

**Member Kennedy** – Question to Planning – are there any violations?

**Planning Staff** – There is one for the Air B&B; (Public stated that there were reported violations to the County in the past two years and that no action was taken),

**Linda Thomas** – stated that we reviewed the file and there was apparently a discussion with the management; but nothing was circled back with staff.

**Member Wright** – I don't have any comments right now.

**Member Malloy** – This is really tough.

**Member Kennedy** – I think when you say the annual event; the conference – is that just one time a year;

**Applicant Team** – We have moved to the Oak View School (the annual “gathering”).

**Chair Cohen** – Can you tell us how you decide what events you do at oak grove or at the Krishnamurti location?

**Applicant Team-** Oak View has its own CUP – and its run by a separate board and anything that pertains to education is run by that board; Oak View School is a campus;

**Member Kennedy** – Questions about Fire – I don’t even see correspondence from Fire in this; are they going to even approve this?

**Craig Walker** in Audience contributed information regarding water flow; and they are going to talk about the underground tanks; what are they going to do pump it out? They guys are doing this as a business; it’s a business I don’t care what they say; there is no end to the drought; all our fire insurance was dropped off of our properties due to the Thomas Fire; this isn’t going to end; the water expert that studies the system that determined what could be delivered to KFA made a couple mistakes. Referenced the Casitas Water Tank and then the Nightingale Tank – he assumed those could be collectively used to fight fires; that is not correct; The Nightingale tank is a gravity flow tank.

**Applicant Team** – The fire department asked us for fire suppression tanks so we have that; and now they say that its fine now as it’s the first step of construction in the project description.

**Member Malloy** – Can we move the Saturday dialogue to Oak View School?

**Applicant Team** – It’s a different staff; if we have a dialogue of 20 people that is already running there;

**Member Malloy** – I’m talking about the new thing; can we move it to the school?

**Applicant Team** - That’s a consideration, yes;

**Vice Chair Westbury** – Ideally I would like to see, I’m a life long Ventura county resident; when I think of Ojai I think of Thatcher, Barts Books, Krishnamurti, the Ranch House, there is some things that define Ojai. In a perfect world, I’d like them to prepare their meals, have their scholars, have their programs, because it’s a positive thing, but alluding to the fact that these can creep and can change the fabric of the area and I don’t want to see that happen but I want these people to be able to do what they do without dramatically affecting what they do.

**Question from Audience** – I have a question, if you break their permit, you basically come to say sorry and allow them to make their amendments and add it to the permit; that doesn’t work for the neighborhood; other person from the audience asked about how attendees could be counted and verified in the middle of the night - how can we become an incredible governing body on the east end, and then we have to police it; we all came last week and we waited and we listened for an hour of half; and you heard the research that done; it feels like you are doing everything in your power to help the Applicant Team;

**Applicant Team-** We are required to maintain a record on file and make it public;

**Vice Chair Westbury** – I’m curious about the people who live there;

**Question from Audience** - We have concerns about the expansion of the camp; and that the property is deemed historic and the planning director made the determination;

**Planning Staff** - This is a great opportunity that it embraces the public and listen to both sides; one of the speakers, hey we have to figure out a path to address your concerns while balancing what KFA objectives are; this 30 day period is the opportunity to look at the analysis whether it’s wrong or right; we will go back to the subject matter experts to discuss their concerns; this is why we have the public comment period; We heard

about trying to confine and tackle and make clear the numbers; We are not the decision makers; we are regulators and facilitators; this is an advisory board; this does not qualify as a retreat per the Code; As mentioned the ordinance came into play in 2003 and then again in 2005; it outlined the parameters of what is a retreat. KFA evolved before that; they no longer qualify under the retreat definition; so we had to figure out what the definition and code term that they could be; I also heard can we cap the number of visitors during the day and during the night and they offered to put a cap on it; Yes, as the permittee to make sure he complies with the permit; yes as a neighbor you are a governing party, that is County wide; we heard you, we will go back and look at this, and if the analysis isn't correct, then we revise and accurately reflect the information. You guys are the eyes and ears and I appreciate your participation. We didn't realize the Camp Ramah project was going to take as long.

**Member Malloy** – This process works; I think we need to get into the nitty gritty – I think it should be reduced to a 10 year CUP; Clarification on the verbiage; not estimates, these are maximums; where we see discrepancies, take the lower numbers and make sure it's consistent. Provide logs quarterly that are accessible by the public; hours of arrival and departure; concerns to bus them in and out; [packet says there will not be any increase in services to the valley – that's not possible]. Something we can do to address that; could we make them the owner that stays with the CUP?

**Planning Staff** – We will look into it;

**Member Kennedy** – I think the kitchen is critical to prevent trips;

**Question from Audience**– there is a Creep of ideas with this project has all these people very worked up; This place needs small groups

**Member Malloy** – Where did 18 come from? I think these numbers have to be flushed out a bit more;

**Chair Cohen** – I believe I didn't get a clear picture with what was given in the report vs what was said; I think some of these things, the numbers about daily trips, what is needed what is happening now; if those things were more clear, that would be beneficial.

**Member Malloy** – [continuing with points] what about fire safety and you need to take everyone off campus? In the middle of the night? How will you get people out if they are shuttled there?

**Planning Staff** – Perhaps we are alluding to an Evacuation Plan for this purpose.

**Chair Cohen** – I'm glad that we make these things are addressed; I don't think I feel comfortable even making a motion to recommend approval or denial with some unclear information;

**Member of Public, Matt Sommer**, spoke and read from the Code – that the planning director may make a determination based may be precedent setting; you could establish camps all over Ventura County. This needs to be considered as well; This is all being set up to set a precedent.

**Member Malloy** – I would like to recommend a continuation to a date uncertain, considering the concerns of the MAC regarding limits to attendees in the project description and consistency throughout documents with maximum attendees, providing quarterly logs, an Evacuation Plan – Emergency Fire and/or other, explore the possibility that the CUP expires if KFA is not the owner; reduce CUP from 25 years to 10 years; that the KFA explore moving Saturday evening talk to Oak Grove as well as the annual conference, and that the water classification discussion/plans and fire suppression be re-evaluated.

**Member Malloy** made motion; seconded by **Chair Cohen**. Unanimously passed by all members.

**Meeting adjourned at 10:24 PM.**



**OJAI VALLEY  
MUNICIPAL ADVISORY COUNCIL**

**REGULAR MEETING  
DRAFT MEETING MINUTES**

**18 Valley Road, Oak View  
Monday, September 19, 2022 -  
7:00PM**

**Chair:** Chris Cohen, **Vice Chair:** Joseph Westbury  
**Council Members:** Barbara Kennedy, Grace Malloy, Terry Wright

**Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:**  
**Option 1: E-MAIL PUBLIC COMMENT-** If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at [ovmac@ventura.org](mailto:ovmac@ventura.org) for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD. Please limit your written correspondence to 300 words or less.

**Option 2 – IN PERSON PUBLIC COMMENT -** 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. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

**THE OVMAC IS CONDUCTING A **SITE VISIT AT 5:00PM** AT THE KRISHNAMURTI FOUNDATION; LOCATED AT 1098 MCANDREW ROAD IN OJAI. WE WILL RECONVENE AT THE OAK VIEW COMMUNITY CENTER, 18 VALLEY ROAD FOR OUR REGULAR MEETING AT 7:00PM.**

**1. Call to Order of the Meeting**

Chair Cohen called the meeting to order at 7:03 PM

**2. Flag Salute**

**3. Roll Call -** All members were present.

**4. Adoption of the Agenda -** Agenda was adopted unanimously by the OVMAC as drafted.

**5. Public Comments by Citizens on Matters Not Appearing on the Agenda**



**Public Comment No. 1:** Dee Bennett and Derek Poultney - Advertising Meiners Oak Park (MOP) site for new park in Meiners Oaks. Letting community know about ability to get involved and to gather input. Asking for people to sign up for the mailing list. Starting to network for public input and will keep you posted. If you are interested please go to [imagineMOpark@gmail.com](mailto:imagineMOpark@gmail.com). You can also reach out to Supervisor LaVere's office for general information about the project.

**Public Comment No. 2:** John Brooks - Two quick things - lady in the Oak View ditch... can't get sidewalks - Understand that Caltrans and Supervisor LaVere's office is looking at Road Encroachment Permit and cost sharing with Caltrans.

**Public Comment No. 3:** Ron Solorzano – Regional library for Ojai Valley – updates on what we are doing; October/November is One County One Book season; Contact the library for more information. The Oak View Library is operational; the Meiners Oaks Library is closed and planning to relocate to the Meiners Oaks elementary campus but we have secured a classroom there for a homework center operating after school hours. Both centers will be opening up recruitment for homework center coordinators. If you are interested please reach out to me or Sharon Dykstra, positions will be posted in the next few weeks.

## **6. City of Ojai Planning Commission Update**

No member was present and no report was emailed to the Executive Officer.

## **7. Approval of the Meeting Minutes of July 18, 2022 - Draft Minutes attached**

Motion made by Member Wright to approve as presented, seconded by Kennedy.

Approved 4-0, with Malloy abstaining.

## **Formal Items:**

## **8. Review of a Conditional Use Permit application for Ojai Valley Organics (Case No. PL13-0178)**

The applicant requests a modified Conditional Use Permit be granted to authorize the continued operation of a "Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on site). The 112 acre project site is located at 534 Baldwin Road, near the intersection of State Highways 33 and 150 in the Ojai area. The property is zoned Open Space, with a land use designation of Open Space.

**County Planner:** Justin Bertoline      [justin.bertoline@ventura.org](mailto:justin.bertoline@ventura.org)      805-654-2466

Staff gave presentation about the green waste facility at Baldwin Road. 11 ½ acres of 120 acre parcel that is County owned. 40 truck trips (dump trucks) worth per day. Does not count towards trips buying mulch; small truck trips do not contribute to that trip threshold. Hours of the grinder operation were discussed and staff related that APCD (Air Pollution Control District) does look at exhaust and noise generation from equipment and they were under the thresholds of their allotment and below significant thresholds.

**Public Comment No. 1:** Julie Lovejoy - I live on Woodland Ave. just off the bluff from Baldwin. When previous waste business was there, and I'm in support of and purchased from them many times, however the noise of those vehicles that are backing up is piercing; it echoes off of the Honor Farm and over through the bluff due to the backup noise of the trucks. So I have major reservation of the backup noise. The second thing is the chipper noise/grinder. I know you said it's been tested and under a certain threshold, but is that acceptable to the people who live near it? That's my objection to it. I would like to support, but that really kills the deal for me.

**Public Comment No. 2:** Judy Hohman - My questions are pretty general; With the term of green waste - "organic plant materials" - Then is it compost? No we do not believe there is any food grade waste? No just plant and yard waste. And the hours would be adjusted with dusk.

**Public Comment No. 3:** Karen Colman - We are also on Bonnamark right near woodland – our concerns are the same; right now we hear hawks and wildlife and we hear nothing on the bluff anymore. We don't hear wood chippers; I'm very concerned that this is 7 days a week... can we have the weekends off? I'm a retired person, I don't get up until 9am... I don't think our neighbors understand the extent of how this will be.

**Planning Staff:** The grinder sites on the northern side of the 33 in the former location of the former business.

**Public Comment No. 4:** Charles Heck - I live on Woodland Ave. My house is directly above the Raptor Center - So from my living room I can see that farm. I've watched that farm being built. There is nothing that I deal with worse than that bell of the back up trucks. We've all hear that chipper. It's only 15-20 minutes, but could you imagine it 7 days? No noise no nothing; we already lived through it; OSHA requires that bell to ring; so what we are going to do? Are you doing to put a muffler on that grinder?

Public Comment Period Closed.

#### OVMAC Deliberations:

**Chair Cohen** – is there a way to minimize the back up bell or the amount of trucks? Or do concentrate the hours during which the higher noise concentration hours could occur.

**Member Malloy** – most of the people they are dealing with are residential? Commercial? Could the hours be shortened for the grinding or drop off?

**Member Wright** - do we have a layout of the how it would work - Could we do a sound wall?

**STAFF** - We had never received any complaints on the prior operation as that was factored in as we are modifying the former permit?

**Vice Chair Westbury** - part of the mitigation is ... they have to grind it once a day. You can't let it sit for longer b/c if its infested it will spread. One big grind a day would prevent that spread. And it also depends on how much is brought to the site on the day.

**STAFF** - Bulk of clientele would be small landscape companies and residents. Right now they have to drive to Hueneme or Santa Paula for this type of facility. This will reduce VMTs for sure. People are also concerned about illegal dumping; this will bring this service closer. We will look into additional sound attenuation measures with the applicant.

**Chair Cohen** - there are some really good benefits that this project will bring us. It would behoove us to look for different sound attenuation items we can explore.

**Vice Chair Westbury** – Could we limit grinder operations on Sunday till after noon? The truth is they aren't going to be grinding all day every day; The equipment is impressive;

**STAFF:** This operator has an operation in Santa Barbara and they are familiar with this type of capacity and know how to make it run.

**Motion made by Member Kennedy to approve the project**, but limiting grinding operations on Sundays 10 - 3pm, and look into further sound attenuation measures on the back-up vehicles and the grinder/chipper

machinery to help address noise impact to adjacent residences.

**Motion was Seconded by Vice Chair Westbury. Approved Unanimously 5-0.**

**9. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)**

The applicant, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres. The property is zoned Rural Exclusive, with a land use designation of Rural and Rural Institutional.

**County Planner:**      **Kristina Boero**      [Kristina.boero@ventura.org](mailto:Kristina.boero@ventura.org)      **805-654-2467**

Staff gave presentation re: refinements since the May 25, 2022 Meeting.

OVMAC gave question about how can we restrict this to just the religious component; Could the CUP expire with the sale of the property rather than becoming a hotel in the future? No- the permit stays with the land.

Staff gave information regarding that there is an overlay that prohibits short term rentals like Air BnB; its only allowed to have 6 overnight guests.

The Project Description is the Number 1 condition. If KFA were to sell or if they wanted to do a new business plan, they would have to come back and do a new plan and be subject to the same scrutiny.

Westbury – what about the zone change? Staff- It wasn't changed since the 1980s - in the 80s it was RA (Rural Ag); Under the new CUP the MAX is 69 and that's for the annual conference for ONE time a year. 18 resident scholars at 30 days and they get transported to the site (no vehicles). 6 of the overnight guests and the onsite residents - 109 throughout one day, but morning and evening shifts and people are staying there.

Francisco of the Center - Retreating is for purposes of the philosophy of Krishnamurti. We will have screening, no more online bookings so we can ensure they are interested in the studies.

**Public Comment:**

**Public Comment No. 1:** Keith Nightingale – Against and on behalf of the East End neighborhood. We look upon you as the last gate guard – we see this as Encino – yes there has been a lot of mitigations, but this suggested CUP is dramatically different than the environment we have to today. What do you want Ojai to be, or be now. Looking at the language of the Map and the goals of the Ojai Area Plan and the need to protect the Ojai valley. Maintain the existing rural and town character of the Ojai Valley. What the map says is significantly different than what the PD says it will be. Please look at the policies and programs and make sure its preserving Ojai what we wanted to be as compared to what we want it

**Public Comment No. 2:** Pam Melone – seated her time to Mike Weaver.

**Public Comment No. 3:** Mike Weaver – 6 minutes - Discussed Camp definition and Retreat definitions and the change in Zoning from RA to RE. The zoning was changed with the Ventura General Plan which was adopted in 2020. We weren't notified there was a zoning change. Suggest we simplify bc it will be the neighbors that will police this. The daily activities is a real issue; depending on what is happening at Thacher or anywhere else. Still confused on the maximums with this project – going to major traffic on McAndrew road. If we can establish a set number this would go a long way with the neighborhood. Concerned about scope creep. And based on past practice, it will take years before any expansions or out of scope things are addressed.

**Public Comment No. 4:** Nancy Pepper – Seated time to Bob Bonewitz.

**Public Comment No. 5:** Bob Bonewitz – 6 minutes – referred to prior orchard that was removed but then was replanted; now we have a change with the Pepper Tree Inn, which looks great, and now there is a form they have to fill out... I think it should be that the people are required to be registered into a program on the campus when they register. Still have major concerns – how long it took to effectuate the changes we just talked about. Continuing concern about intrusion of staff on property and neighboring properties. No effective management of over property intrusion. Whatever the number is a substantial increase over what they have now. The pepper tree retreat was advertised as 20+ beds, not just 6. Change of Zoning came out of nowhere... based on past performance and the extension of this definition raises a red flag. Which means we have to monitor it. I think the campus designation is going to affect the neighborhood.

**Public Comment No. 6:** Nancy Kent – Closest residential neighbor – on the east property line. And their northern line is our southern property line. Concern about the CUP timeframe of 20 years. Going to change the character of the neighborhood dramatically. Have not been good neighbors and have violated their prior CUP. Now they are shielding the KFA Library from McAndrew road until this new application. Put in some immature trees when an example came up of their poor stewardship. Have almost no enforcement – County does not have the people power to deal with these issues. KFA has made a few attempts such as changing the names and taking down their internet advertising rentals. Wants to be 10 years.

**Public Comment No. 7:** Claude Kent – Our two acres is surrounded by them on 2 sides. We have been there for 15 years. We have had constant contact with their guests. People walk by our windows – find wine bottles and cigarette butts on our side of the fence bc they can't have it on the property. There is one man who sits on the property line daily and smokes whatever I don't know. The other property owner had to put up fence to protect people from stealing her food. We are worried about the expansion. No security no accountability. The gathering spot runs right along our property line.

**Public Comment No. 8:** Ruth Lassell – No one has talked about traffic with this expansion. We were assured there would be traffic studies undertaken and we have seen no results. Was a study conducted? When? During lockdown? If so that would be meaningless. We need a traffic study. All the myriad of events means that there will be a lot of people coming and going and using their own cars. Went through the programs and scheduling.

**Public Comment No. 9:** Katherine Winn - Seated time to whomever

**Public Comment No. 10 and 11:** Deborah Kerner Waxberg and Richard Waxberg – Gave joint feedback/comment – hold lectures series there; 30 years ago we came to Ojai. Because of Krishnamurti's teachings. There was a small center there (the library at that time). We stayed there for a year and it changed our lives. Two programs a year. Gave up our successful lives in NY and Connecticut to do these programs. There is another dimension to all this – the world needs a certain amount of guidance to how to discover within ourselves what is really going on in our lives. And to bring a freshness, newness and to wake up to new possibilities. And that's what Krishnamurti is all about. The KFA is a light to world that in which darkness seems to be gathering. People come to our programs from all over the world and have freedom to explore. It's all about education and service.

**Public Comment No. 12:** Darrell Jones – withdrew comment.

**Public Comment No. 13** Suzanne Harvey - Took 3 minutes from Katherine Winn for 6 minutes total; Against KFA CUP project; over the years KFA consistently violated the terms of its former CUP and there is no reason to think that this would change. Monitoring and reporting will fall to all of us in the neighborhood. Ojai Valley is shaped like an amphitheater and amplifies sound; traffic will be increased with the explosion of people to be now at the site; shuttling will help but will not alleviate the problems. No sidewalks, hard for pedestrians and Cyclists, along with conference attendees presents problems. Event clean up, waste, etc. seems like it would be pretty overwhelming with our existing infrastructure. Any good intentions are not transferable. If the property sells it would bring unwanted commercial development to the area. Some people have been forced to install fences to

prevent trespassing. The aesthetics will also negatively affect the community. Thinks this is contradictory to mission of Krishnamurti.

**Public Comment No. 14:** Alasdair Coyne – Hosted the tour this afternoon for the MAC; sat in the same place the evening talks/dialogues. Indoors. Quiet. I do not have an understanding as to why someone would state that we would go to right next to the property line to do outdoor events. Current screening is handling all buildings as viewed from McAndrew Rd. Wanted to speak to the impact of Krishnamurti and his time here nearly 100 years ago. Mentioned schools and other that were established via individuals who trained and studied with Krishnamurti.

**Public Comment No. 15:** Carol Wade - Glad everyone is here and how our valley will remain how it is right now; people have spoken to the idea of why Ojai is the way it is, is because of Krishnamurti. Want to speak to how our land has been addressing and working with the drought and it behooves us to use water well and have a variety of things planted on the land so we will have food but so the wildlife that was here before all of us will have access. The wild

**Public Comment No. 16:** Matt Sommer – has been on McAndrew for 21 years as of December - they want to be a beacon of light to all of the world; we got a nice brochure in our mail and want to have influence with lots of people, not just six people. So whatever the max numbers are, that is what they want. We learned from the Camp Ramah item that when there was a problem with noise, and they called the County, nothing happened. That someone had to put headphones on... do we need to have your cell phone numbers when they don't work? Further, they have already shown they cannot stick with the rules; what happens? Who is going to count them? No one can go on their property and count them. And we need to assume they are going to tell the truth, but they haven't done so in the past.

**Public Comment No. 17:** Jan Sommer - Spoke about wanting to have this first on the agenda if next time.

**Public Comment No. 1 (Additional Comment):** Keith Nightingale - Forgot to say that my family and I visited Krishnamurti and this would not be his desire to have this project done at this site. Cortona Hill was the site that was where he had those events; this location was his retreat, for himself;

**KFA Applicant** - It's all a misunderstanding - I think what I'm hearing is that its pretty quiet and we don't want it to be noisy - I can tell you that these events are happening right now (every weekend we have 45 people coming – there is no change in what is already happening). We are obliged to provide logs and we do not want to falsify logs.

**Chair Cohen** – had some questions for staff prior to deliberations - How many day use visitors allowed currently and will this increase or decrease that Red dot location? And also the change to the camp? Zone Change?

**STAFF** - Appendix A shows what will typically happen at KFA – this provides more information to the neighborhood – this now provide the detail that we see in the PD. We will revisit the red dot locations for accuracy. The camp vs. retreat definition is due to the amount of constructed square footage and that there is over 2,000 SF so it's a "camp" as compared to a "retreat". They are not asking for a zone change. The zone change happened in the 1980s. We do not know the origin as to why, but its something we could look into. The CUP did NOT expire. They came in before the CUP expires to modify their CUP. They came in before they expired. If they just wanted to ask for a 20 -year term limit and we would have to evaluate that, We encourage the level of detail b/c the older permits are very broad.

Public Comment Period Closed.

## OVMAC Deliberations:

**Member Malloy** – had questions regarding timeframe of CUP; it sounds like visitors may not be aware of neighbors or if there could be training of employees/resident scholars; etc. Concerning red dots and shade with this graphic and perhaps shift the outdoor locations to closer to the center of the campus. Would it be possible to train?

**STAFF** – we will add a COA that entails training, and acknowledges security concerns; perhaps have an employee do an online check that they could be trained on how to do that (i.e.. remove the item from any online sources/websites or articles that may conflate the use of the property with an Air BnB)

**Vice Chair Westbury** – feels this isn't preserving the character of the valley; and that there are issues with the neighbors - I know they don't want to see Krishamurti go away but they need to tap it down. It's a lot of people in a residential neighborhood. For me, go back to the original CUP, and really limit the amount of people that can be there and the construction. And then you have water usage and to me it's a commercial type of thing. I think what they are doing is neat, but it's not preserving and or protecting the people of the East End. I enjoyed the tour and it's a special thing. His last words were to save this valley. Its not protecting or preserving the specialness of this area.

**Chair Cohen** – If we go back, I hear that the old one doesn't have any limits;

**Vice Chair Westbury** – well then scale back the scope of the project.

**STAFF** – spoke to construction noise mitigations that are across the board County wide; it is considered temporary;

**Vice Chair Westbury** – I'm just saying that this needs to be scaled back and to look out for the people in the neighborhood. How do you get there? I don't have an answer for that...

**Member Wright** - I'd like to make a comment on the numbers, The chart is hard to deal with – it says maximum 34 on most of the columns, but typical has been only 15. [Notes various inconsistencies in the chart] is the historical number. There currently Under are no numbers of limiting the events now, so they could have even more events tomorrow.

**Member Malloy** - Noise travels so weird at this place in town; I'm also a teacher and I understand that an hour on a local farm and understand how an hour on a farm can change someone's life. We have heard a lot of support from letters; Believes the first CUP should be 10 years, just due to the neighborhood concern. And then look at 20 years. I feel my concerns have been addressed.

**Member Wright** - Our job is to have the public have a chance to come and hear the comment and to make a recommendation or not; We can make a recommendation to the Staff that isn't yes or no; its only a recommendation.

**Member Kennedy** – had question about Thatcher complaints vs KFA complaints. Property owners have rights to develop them as they need and see fit. They have the right to do what they want in their property lines. Its unfortunate that the County rezoned this property in the 1980s.

**Chair Cohen** – Helpful to hear from everybody; I'm thinking about this in a similar way, I see this is a restriction from what is currently allowed under the current CUP. It does not allow the expansion, it actually restricts them. I think the applicant put in a real good faith effort responding to the concerns that we expressed. I'm satisfied with the compromise of what is allowed now. Trespassing is definitely an issue that needs to be dealt with. The development of the property is expanding too, but I also think that there are a possible ranges of things that can happen in the neighborhood, like the grinder and trucks backing up; like gas facilities, like oil wells that are regulated some of that can happen easier than this.

**Chair Cohen made a Motion to Recommend Approval** to the Planning Commission, accepting proposed changes made since the prior OVMAC May 25, 2022 meeting, with the following requirements: address trespassing concerns on adjacent private property via signage and instruction, and/or other; confirm maximum and minimum daytime event attendees and/or overnight guests; prohibition of any scheduled activities within 20 feet from all exterior property boundaries; consider additional sound attenuation measures to help maintain the surrounding quiet atmosphere, require KFA to monitor online erroneous advertising on certain travel websites, and confirm with legal counsel if KFA can require that any overnight guests must be registered for KFA curriculum.

Member Kennedy seconded the Motion. Approved 4-1, with Vice Chair Westbury dissenting.

#### **Announcements and Updates:**

---

- CHP Officer Rangel Update – Was not in attendance and did not provide emailed update.
- Congressman Carbajal Meet-n-Greet – October 17, 2022
- Hwy 33 Intermodal Study – Cal Trans Update – December 21, 2022

#### **10. Councilmember Comments**

Member Kennedy announced that on October 9<sup>th</sup> Women's' Club 70 year birthday party at the Parks and Rec Center in Oak View.

Also on October 28<sup>th</sup> – Trunk or Treat at the Parks and Rec Center.

#### **11. Adjournment: Meeting adjourned at 10:14PM**

Next Meeting will be held on **Monday, October 17th at 7:00PM IN PERSON at the Oak View Community Center**

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory Council per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail [ovmac@ventura.org](mailto:ovmac@ventura.org). Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

DRAFT