

PUBLIC COMMENTS RECEIVED FOR THE OCTOBER 17, 2024 PLANNING COMMISSION HEARING FOR CONDITIONAL USE PERMIT CASE NUMBER PL17-0012 AND DISCRETIONARY TREE PERMIT CASE NO. PL23-0040

The table below presents the list of public comments received after the staff report was posted. The table includes the numerical designation for each comment letter received, the author, the date of the comment letter and the corresponding response. All comments have either been addressed previously in the Conditions of Approval (Exhibit 5) or in the Master Responses to Public Comment on the Mitigated Negative Declaration (Exhibit 4A) for the proposed project. The public comment letters are included in Attachment 1 of this document.

List of Public Comments Received after Posting of the Planning Commission Staff Report			
Comment No.	Commenter	Date	Reference Response
1	Caryn Bosson	October 3, 2024	Exhibit 4A, Master Response (MR)-6
2	Claude Kent	October 7, 2024	Exhibit 4A, MR-4, MR-6, MR-7, MR-10, MR-11, MR-15 and Exhibit 5, Condition Nos. 1, 7, 21, 24, and 26
3	Pam Melone	October 13, 2024	Exhibit 4A, MR-4, MR-7, MR-11 and Exhibit 5, Condition Nos. 1 and 21
4	Mark and Emily Graveline	October 14, 2024	Exhibit 4A, MR-1, MR-6, MR-8, MR-12 and Exhibit 5, Condition Nos. 1 and 21
5	Claude Kent	October 14, 2024	Exhibit 4A, MR-1, MR-4, MR-6, MR-7, MR-8, MR-9, MR-10 and MR-11
6	Graham Beck	October 14, 2024	Exhibit 4A, MR-1, MR-6, MR-7, MR-8.
7	Ruth Lasell	October 15, 2024	Exhibit 4A, MR-4, MR-7, MR-9, MR-11 and Exhibit 5, Condition Nos. 1, 4, and 21
8	Robert Bonewitz	October 15, 2024	Exhibit 4A, MR-12 and Exhibit 5, Condition Nos. 1, 18 and 21
9	Eliana Makhlouf	October 15, 2024	Exhibit 4A, MR-1, MR-4, MR-6, MR-7, MR-10, MR-13 and Exhibit 5, Condition Nos. 1, 21 and 59
10	Terry Beckett	October 15, 2024	Exhibit 4A, MR-1, MR-4, MR-6, MR-14 and Exhibit 5, Condition Nos. 1, 21, 69 to 72, 75 and 76
11	Sam Eaton	October 15, 2024	Exhibit 4A, MR-1, MR-2, MR-6, MR-7
12	Alan Barker	October 15, 2024	Comment in Support of Project

13	Linda Thomas	October 15, 2024	Exhibit 4A, MR-2, MR-6, MR-11, MR-14, MR-15, and Exhibit 5, Condition Nos. 1 and Exhibit 5, Condition Nos. 1, 21, 28, 33, 34, 35, 69, 75 and 76
14	Michael Weaver	October 15, 2024	Exhibit 4A, MR-4, MR-7, MR-9, MR-11, MR-12 and Exhibit 5, Condition Nos. 1, 18 and 21

Boero, Kristina

From: Caryn Bosson <caryndb@gmail.com>
Sent: Thursday, October 3, 2024 5:18 PM
To: Boero, Kristina
Subject: Re PL17-0012 and PL23-0040

1

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To Ventura County Planning Commission -

We will be out of town on October 17, and so are writing to comment on the proposed CUP 3697 by the Krishnamurti Foundation of America (KFA) to expand its operations on McAndrew Road in Ojai from a retreat to a camp with more than 150 educational programs each year, bringing up to 50 attendees per weekday and up to 100 per weekend day.

We are very concerned that if this goes through, there is a real risk of deaths and injuries in the coming years, suffered by bicyclists who are vulnerable to increased traffic on the narrow, 2-lane access roads to this property.

From our home on east Grand Avenue, one of the major thoroughfares to McAndrew Road where the KFA is located, we see dozens of bicyclists use this popular recreational route every day, especially on weekends. These range from wobbly beginners who are sightseeing on bicycles borrowed from Ojai's inns and motels, to families with children trailing, to many middle aged people on electric bikes, to athletes. (We also ride our bikes on these roads.) In short, this is a heavily used bicycling route - not only Grand Avenue, but the even narrower Thacher Road which makes a loop with McAndrew Road where the Krishnamurti Foundation property is located.

These quiet, rural, scenic roads have minimal shoulders, causing bicyclists to necessarily be in traffic lanes. Cars must slow and pass them widely, which already presents a problem when there is the least bit of traffic (both risking rear-end collision or head-on, as cars swerve to avoid the cyclists). **A traffic level of potentially as many as 150 cars a week will multiply dangerous car-bicycle encounters.**

Attachment 1



Our experiences as bicyclists as well as drivers on these roads makes it clear that this is already a dangerous situation where cars are passing bicyclists very narrowly.

Please protect our rural area for those who already live, visit and recreate here, so that we can continue to have some road safety for those out of cars, as well as in cars.



Thank you,

Caryn and Charles Bosson
3763 Grand Avenue, Ojai, CA 93023

Neighbors opposed to the Krishnamurti Expansion

Expansion Plans for the Krishnamurti Retreat will be approved or rejected by the Ventura County Planning Commission at a daytime hearing on October 17th.

Krishnamurti's plans were presented to the MAC (Municipal Advisory Council) for our area in 2022. The MAC approved them for recommendation to the Ventura County Planning Commission, 4 advisors in favor and only one against. Now the project goes before the VC Planning Commission for final approval.

A brief history of KFA's evolution:

They were granted a conditional use permit (cup) quite a few years ago to build their library and become what zoning calls a retreat. That designation has certain limits on what they are allowed to do in an area that would normally not allow the activities they want to pursue. Their cup expired about 5 years ago. They are operating now with no cup. They want a new one but they want to move up to camp status which allows many more activities and many more people attending those activities. They could even have 125 campsites with the camp designation although at this time they are not asking to go there.

What it does mean is that they will have a much more active program on their very small 11 acres of land, which is the minimum acreage for camp designation. There will be more noise, more traffic, more night lighting, more parking issues etc etc. We did not oppose their retreat status request. We have coexisted with it for many years. It is not always ideal but it has been manageable. Their move up to a camp will change things radically.

We will not get KFA's final plans or the county's report until about a week before the hearing. Which completely hampers us for our preparations. At this point we don't know exactly what they want to do, but we do know what camp status will allow them to do. We won't be given much time to study their requests or consider the validity of their supporting documents. For example, we understand that the traffic study was done during Covid and there wasn't even a count. It was just estimated. The deck is definitely stacked but we need to try.

We hope this helps you understand where we are. Our objective is to get as many people involved as possible to show the county why it shouldn't happen. Ventura county will only notify neighbors within a 300 foot radius so our intention is to distribute to all interested neighbors KFA's actual requests, the address for letters of concern, and the time and location for the hearing as soon as we receive it. A large turnout for the Planning Commission meeting with 3 minute testimonies is our most effective form of protest. In addition we need a letter from each residence simply stating our concerns to establish an essential record of the neighborhood's objection to the project.

Some of you may have already provided your email address for our notification list. If you have been receiving our emails then it is not necessary to do it again. If you have not will you please send an email with your contact info to:

Claude and Nancy Kent
Claudekent618@gmail.com

or for more information give us a call. 213 210-6372

Boero, Kristina

From: pamelone@sbcglobal.net
Sent: Sunday, October 13, 2024 3:58 PM
To: Boero, Kristina
Subject: Krishnamurti property

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Dear Ms. Boero, I am writing you today, not for the first time, to have my voice heard. My name is Pam Melone 1155 McAndrew rd. Ojai directly across the street from the property in question. I have lived here for 25 years and knew Krishnamurti when I was a young teen . I knew enough to know that he would be appauld by what we are doing in his name here now. In all my years here I have never heard anyone say a word against the man who came to the east end of Ojai for peace and privacy. He was a lovely neighbor. It was not until 7 years ago when we became aware of the plans to change his quiet retreat into a much bigger project and at odds with the neighbors who also came into this residential area for that same peace. I have attended all MAC meetings and will be in attendance on Thursday morning. I am an older lady now and would not be comfortable speaking at the meeting but wanted to send you my objections to allowing the changes requested here. The neighbors would be happy to continue the programs and events as they stand now but the increase in numbers of people and cars and buildings is not acceptable to us. We have found over these 7 years that the man in charge there (Japp) to be a dishonest person who in many exchanges with him have lied to us. I hope we can go back to the peace and tranquility that we all enjoyed. Thank you, Pam Melone

Mark and Emily Gravebliss
 1023 McAndrew Rd
 Ojai, CA 93023
 mgraveline@gmail.com
 October 14, 2024

County of Ventura
 Resource Management Agency
 Planning Division
 800 S. Victoria Ave
 Ventura, CA 93009



Dear Members of the Planning Commission,

**“This place must be of great beauty with trees, birds, and quietness,
 for beauty is truth and truth is goodness and love.”**

– *J. Krishnamurti*

I am strongly opposed due to the irreversible damage to our neighborhood and my family’s safety.

I am writing to express my strong opposition to the proposed expansion of the Krishnamurti Foundation of America’s facility at 1098 McAndrew Rd, Ojai, CA (Case Numbers PL17-0012 & PL23-0040).

Although I greatly appreciate the work that KFA does, and value the organization as an integral part of the immediate East End neighborhood and greater Ojai Valley community, my concerns for this proposal run deep, not only because it will irreparably damage the unique character of our neighborhood, but also due to my personal connection to the land and the safety of my family.

My family has cherished the land and been inspired by Krishnamurti for four generations.

I am the parent of a three-year-old son, who is now the fourth generation of our family to live on this property. My son’s great grandparents purchased this land in the 1940s, and their decision to settle here was influenced by their admiration for the teachings of Jiddu Krishnamurti, whose values were an embodiment of Ojai’s ethos of peace, stillness, and connection to nature. My son’s great grandmother was particularly moved by Krishnamurti’s teachings, and our family has maintained a legacy of valuing this area for its natural beauty and tranquility ever since.

The expansion is completely antithetical to Krishnamurti’s view of Ojai as a "sacred place".

Krishnamurti once described Ojai as a "sacred place"—a haven that needed to be protected from external disruptions ([source](#)). His profound appreciation for the stillness and serenity of this valley is mirrored in the values my family has held for generations. The proposed expansion, which will bring increased traffic, noise, and environmental disruption, stands in direct opposition to Krishnamurti’s philosophy and the reasons why my family has called this place home for nearly a century.

The increased traffic will endanger my son and other children in our quiet neighborhood.

I am gravely concerned for the safety of my son. As a young and increasingly exploratory child, he often plays outside, and the possibility of more vehicles, both from the construction phase and from the projected increase in visitors, poses a direct risk to his well-being. The quiet, residential nature of our street makes it a safe environment for him to grow and explore, but this expansion will dramatically alter that. Increased traffic will turn our peaceful neighborhood into a more hazardous space, threatening not only his safety but the well-being of all children and families in the area.

This project will further the replacement of Ojai's serenity with disruptive commercialism.

This expansion violates the very essence of what makes Ojai special: its calm, its character, and its history as a refuge from the fast pace of urban life. This expansion will further the erosion of these qualities, replacing them with an ever-increasingly commercial, industrial atmosphere that is inconsistent with the values of the community and its most cherished figures, like Krishnamurti.

Please reconsider the long-term implications of this development and its impact on our community.

In summary, my opposition to this proposal stems from both a desire to honor the legacy of my family and Krishnamurti's teachings, as well as a grave concern for the safety of my young son. I urge the commission to reconsider the long-term implications of this development and to preserve the integrity of Ojai's unique character for future generations.

Thank you for your time and consideration.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Mark Gravebliss' and the signature on the right is 'Emily Gravebliss'. Both are written in a cursive, flowing style.

Mark and Emily Gravebliss

Boero, Kristina

From: Claude Kent <claudekent618@gmail.com> **5**
Sent: Monday, October 14, 2024 12:40 PM
To: Boero, Kristina
Subject: Conditional Use Permit No.3697 (Case No. PL17-0012) and Discretionary Tree Permit (Case No. PL23-0040)

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Planning Administrators:

For 38 years we have lived next to the KFA property. We share 2 property lines and are their closest residential neighbors. They have made many changes over the years. Some have been easier to live with than others. When they proposed the library building, we were worried that it would change the character of our neighborhood and it did, but at that time we decided not to object because we understood that they needed a proper place to house the archives.

The KFA complex does not conform to the zoning of our area. It is there because it was Krishnamurti's home, so it made sense that it should become a place to enshrine his memory and teachings. As a retreat, it is able to do that and has for many years. Now the organization wants to grow its operation at the same location on only 11 acres of land. It intends to hold many more functions with many more people. It will increase traffic, noise, light pollution, and generally change the color of our rural neighborhood. We do have Thatcher School in our area but it has 540 acres and their buildings and activities are far from any of their neighbors. The KFA property is small and everything they do impacts the surrounding properties.

KFA has been allowed to build out their property beyond retreat status. Concessions were made to them to accommodate their needs. What is now there should be considered grandfathered in. They were not granted these concessions as a step towards designation as a larger entity, specifically a camp.

If they want to increase their offerings to the public, KFA should acquire a larger property in a more appropriate setting for those activities and reserve Krishnamurti's home as a place for research and peaceful communion with him and his world. Their small plot of land in close proximity to rural residential neighbors is not appropriate for their growth.

We ask you to extend KFA's cup status as a retreat.

Thank you,
Claude and Nancy Kent
1266 McAndrew Rd.
Ojai, Ca 93023

Boero, Kristina

From: Juachon, Luz
Sent: Monday, October 14, 2024 5:02 PM
To: graham t beck
Cc: Boero, Kristina
Subject: RE: Letter of Opposition for Agenda Number 6.B. CASE NUMBERS: PL17-0012 & PL23-0040 for Planning Commission Meeting Scheduled Thursday, October 17, 2024 at 8:30 a.m.

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Dear Mr. Beck,

This is to acknowledge receipt of your comments for PC Item 6B – PL17-0012 & PL23-0040.
This email is also forwarded to the planner for her information.

Luz Juachon | Administrative Assistant II
luz.juachon@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2478

800 S. Victoria Ave., L #1740| Ventura, CA 93009-1740

Additional Planning Division information is available online at vcrma.org/divisions/planning

For online permits and property information, visit [VC Citizen Access](#)



From: graham t beck <grahamtbeck@gmail.com>
Sent: Monday, October 14, 2024 4:46 PM
To: Juachon, Luz <Luz.Juachon@ventura.org>
Subject: Letter of Opposition for Agenda Number 6.B. CASE NUMBERS: PL17-0012 & PL23-0040 for Planning Commission Meeting Scheduled Thursday, October 17, 2024 at 8:30 a.m.

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Graham Beck
4440 Grand Ave
Ojai, CA 93023
10/14/24

County of Ventura
Resource Management Agency
Planning Division
800 S. Victoria Ave
Ventura, CA 93009

Dear Members of the Planning Commission,

I am writing to express my opposition to the proposed expansion and permit modification for the Krishnamurti Foundation property. This project would significantly disrupt the quiet, rural character of our neighborhood, increasing traffic, noise, and activity far beyond what our local infrastructure can handle. The proposed changes are not in keeping with the peaceful, residential nature of our community and would bring undue strain to our roads and safety, particularly for families and children.

I urge the Commission to reconsider this proposal, protect the integrity of our neighborhood, and recommend zoning changes that limit population density and event frequency. The long-standing harmony between the Krishnamurti Foundation and the surrounding community must be preserved, ensuring the peaceful environment remains for future generations.

Thank you for your time and consideration.

Sincerely,

Graham Beck

Boero, Kristina

From: Ruth Lasell <bon_lass@earthlink.net>
Sent: Tuesday, October 15, 2024 9:44 AM 7
To: Juachon, Luz
Cc: Boero, Kristina
Subject: October 17, 2024 hearing of Planning Commission, agenda items PL-0012 and PL23-0040

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My main concern about the CUP requested by the KFA is the change of zoning from “retreat” to “camp.” In its application the KFA enumerates how many people might attend various weekday and weekend activities at its McAndrew site, as well as how many staff are in permanent residence along with overnight visitors staying at the Krishnamurti Retreat (formerly the Pepper Tree) and visiting scholars, up to 18 a month at a time.

What neither the application nor the county’s definition of “camp” does is to clearly and definitely cap the number of people that an 11-acre “camp” could legally accommodate, which is 112.

While there would be limits on the number of residential and day visitors in any approved CUP, those limits can potentially be changed by the permittee applying to the director of planning.

If the “camp” designation is granted, it seems to invite continuing expansion which I heartily oppose.

Ruth Lasell
1001 McAndrew Road
Ojai 93023
Sent from my iPad

Boero, Kristina

From: Robert Bonewitz <rbonewitz@earthlink.net>
Sent: Tuesday, October 15, 2024 10:12 AM
To: Boero, Kristina
Subject: Case Number P:17-00123 and PLZ3-0040

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From:
Robert Bonewitz
1001 McxAndrew Rd
Ojai, CA 93023

Issue in the staff report not addresses in the CUP

Past poor management by KFA of their attendees' poor behavior.

A major issue with KFA has been their lax control of their visitors in terms of renting rooms to people who are in Ojai for recreational purposes only (noise, trash discarded in the neighborhood, wandering onto neighbor's property to drink alcohol, and contaminating nearby organic orchards). This has been addressed in the staff report as follows:

Page 5 of staff report:

"Require guests to acknowledge that booking a room indicates that they are doing so with an understanding of the retreat's intent as a place to study the work/teachings of Krishnamurti" and

Page 14 of staff report:

"Booking now requires each guest to acknowledge that on an overnight stay is for the sole purpose to attend the retreat for study of Krishnamurti's teachings."

But neither of these requirements is definitive enough or measurable nor did they make it into the CUP. **All overnight guests should be required to have previously signed up for an activity or program at KFA before they are allowed to rent a room as is required at other similar educational institutions.**

Loophole in the CUP

Past facilities and attendance creep

Draft Conditions for Approval of Modified CUP, page 16:

“If the permittee requests any revisions to camp programming pursuant to this condition (total population restrictions) the permittee shall submit to the Planning Director a Permit Adjustment, Minor or Major Modification to CUP 3967 in accordance with the Ventura county NCZO 8111-6.”

The change in designation from a retreat to a camp as required by Ventura County planning requirements, is major and opens up the opportunity for vast expansion over the original intent for the rural neighborhood. **Any further expansion in programming/attendance should therefor require a totally publicly transparent application for a new CUP**

Boero, Kristina

From: Eliana Makhoulf <elianamakhoulf@me.com>
Sent: Tuesday, October 15, 2024 12:03 PM
To: Boero, Kristina
Subject: Case Number PL17-0012 and PL23-0040

9

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Dear Ms. Boero,

My name is Dr. Eliana Thacher, and I live directly across the street from the Krishnamurti Foundation. I am writing today to oppose the approval of the CUP proposed by KFA. I will arguably be one of the most affected residents as my driveway faces directly across from the Krishnamurti Center. Traffic is already quite heavy along that portion of McAndrew Road, and I have personally witnessed near misses of both walkers and cyclists by cars leaving and entering the Krishnamurti Center driveway, including myself.

Please note my disapproval on the basis that it will:

- Increase traffic and thereby decrease safety for pedestrians and cyclists.
- Allow the potential, via "Permit Adjustment," to have up to approximately 110 people on their 11.12 acre parcel, which is far too many in our rural setting. Even larger homes in our area refrain from hosting any events of that magnitude out of respect for their neighbors.
- Allow for a large number of events having general negative impact on our rural neighborhood.
- Increase in noise, light, and pollution.

I would like to remind you that the county disallowed short term rentals in this area as of 2019, which would arguably have had a much lower impact on all of the above for these very same reasons. It seems entirely inconsistent with your earlier decision to allow such a large expansion of this facility.

Sincerely,
Eliana Thacher
1047 McAndrew Road
Ojai, CA 93023
(415) 297-8054
Sent from my iPhone

Boero, Kristina

From: Terry Beckett <bk750@yahoo.com>
Sent: Tuesday, October 15, 2024 12:25 PM
To: Boero, Kristina
Subject: Case Number PL17-0012 and PL23-0040

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I wish to indicate my **opposition** to the CUP for the KFA expansion.

The reasons include increased traffic and noise. I live at the south end of McAndrew Rd and noise of cars and motorcycles going uphill to KFA is already significant. With the increase in the number of people going to KFA, this will be much worse.

I am also concerned with the increased risk of fire. This is a high fire risk area and the cost of my homeowners insurance rate increased by 120 % this year on top of a 50% increase last year.

Sincerely,

Jon Terry Beckett
163 McAndrew Rd,
Ojai, CA 93023

Terry

Boero, Kristina

From: Sam Eaton <sameatonjr@gmail.com>
Sent: Tuesday, October 15, 2024 12:25 PM
To: Boero, Kristina
Subject: Cases PL17-0012 and PL23-0040

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The CUP should be denied.

Too much traffic.
Limited water availability.
Quiet neighborhood would be seriously disrupted.
Waste disposal issues.
Nearby school.

Sam Eaton
2116 McNell Rod
Ojai, CA 93923

Boero, Kristina

From: Alan Barker <barkerdrome@gmail.com> on behalf of Alan Barker
<alan@duckinatree.com>
Sent: Tuesday, October 15, 2024 1:04 PM
To: Boero, Kristina
Subject: Case Number PL17-0012 and PL23-0040

12

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Hello Kristina,

We are in favor of the Krishnamurti Institute expansion.

The Churchill residence is 1/2 block from KFA at 4295 Thacher Road and has been owned by the Churchill family since 1957.

The Krishnamurti Institute is a foundational element in the Ojai Valley. People go to the institute for meditation, quiet and spiritual awareness. They are not party people or reckless drivers endangering the peace and quiet or safety of the neighborhood. Had it not been for the influence of Krishnamurti, who drew large audiences Ojai would not be the place it is today. The elements that want to quash the institute are among the gentrifiers who want to live behind tall fences and walls and are apparently not interested in the values of the Institute.

Krishnamurti: "It must be a centre for those who are deeply interested in the teachings, a place where they can stay and study. In the very old days, an ashrama—which means retreat—was a place where people came to gather their energies, to dwell upon and explore the deeper religious aspects of life."

Sincerely,

Joan Churchill and Alan Barker

Kristina Boero case planner for PL17-0012 and PI-23-0040 KFA 1098
McAndrew rd

From: Linda Thomas (lcmkthomas@aol.com)

To: lcmkthomas@aol.com

Date: Monday, October 14, 2024 at 07:08 PM PDT

To: Kristina Boero case planner.

I would like to add this response to the long awaited staff report. Thank you for allowing all of us to continue to voice our concerns about the proposed expansion of use on the KFA property.

Reaction to the staff report:

1. None of the neighbors were invited to the "open house" at the KFA property attended by all members of the MAC committee who then later voted on this project at the evening meeting September 19 2022. We consider their attendance at an event designed to sway their opinions before the Vote a major conflict of interest which we would like Supervisor Matt LaVere to be made aware of.

2. I resent the suggestion that the KFA property which has operated peacefully and cohesively as a "retreat" in our neighborhood for over 47 years would be better defined as a "camp". The report fails to mention the full definition of a camp leaving out that part that says "A camp provides a structured program of indoor / outdoor activities included but not limited to camping horseback riding biking etc. For these reasons, camps need to be located in an undeveloped open space environment. A camp requires a substantial land use area for these activities and much of its permit area used for these purposes." This does not describe the KFA property nor does this definition fit in with our rural exclusive residential neighborhood.

Reaction to the mitigations:

1. I oppose the removal of the orange orchard - some of the trees planted by Krishnamurti himself - just to receive a "will serve" letter from Senior Canyon Water company so this project could be water neutral allowing for 15 bathrooms, a commercial kitchen and public restroom.

2. I strongly oppose the removal of the four historic heritage oak trees that should be protected on this site of merit. These 100 year old trees were on the property when Krishnamurti arrived in Ojai and they grew up around him. They inspired him to locate many of his lectures under the majesty of these trees. They will be ripped out for student housing. With most of the vegetation gone from the KFA property, the new construction needs to be located on their barren land. Your arborist report states that the 75 oak saplings that will be

planted to off set this loss will all require regular water until established not mitigated in your report. These 100 year old oak trees need to stay.

3. The agricultural buffer -over 300 ft. of an 8 ft. hedgerow - will require another new use of water not mitigated in your report.

4. The 6 foot underground seepage pits , septics ,and 75,000 water capturing tanks will be buried in "stiff soils" according to the report. I've included photos from a project 100 yards down hill from the KFA site that was just a leveling project. The boulders unearthed there were the size of the equipment used to remove them. The proposed underground work on the KFA site will cause extreme disruption to the land and animals .Dynamite may have to be used - you have no mitigation in your report.

5. The traffic report of Jaap's expected numbers on the road did not include the groups he sublets his land and buildings to ie. The Ojai School of Herbal Studies and private groups who rent out the Yoga studio.

6.The McAndrew road rating needs to be reevaluated. It is a rural road with rutted shoulders, no sidewalks , poor lighting , speeding traffic and an abundance of delivery and construction trucks. According to the Ojai Area Plan section 48.1 - in this high risk of wildfire zone the roads need to exceed standards - this one doesn't. The concern over peak traffic hours ignores the neighbors real concern for the peak pedestrian hours and our safety. With this expansion of the KFA and over 100 cars allowed on our roads daily it is unsafe to allow this new development. We will all be at risk.

7.The fire suppression measures are questionable. Jensen engineering tests at the fire hydrant failed the water volume - 1500 gallons per minute - on the first test . A Senior Canyon Water employee was present for the test. The second test passed with only Jensen Engineering on site. Even the City of Ojai can only get 500 gallons per minute in certain areas. We are not sure how Jensen got these numbers and this needs a redo with a water company representative present.

With all of the above inconsistencies this project should not be approved at this time by the Planning Commission.

Respectfully submitted

Linda and Craig Thomas

1087 McAndrew rd

Ojai ca

LcMkthomas@aol.com

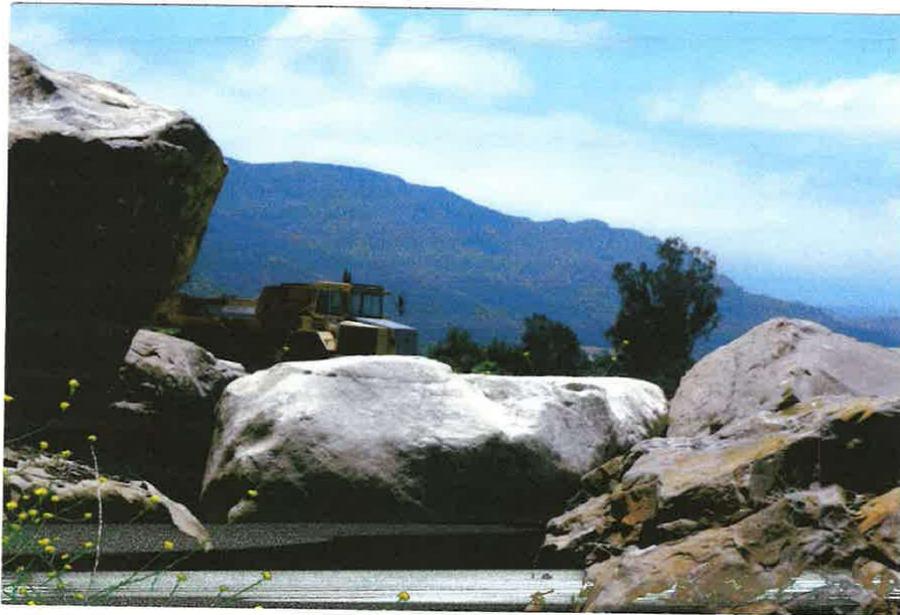
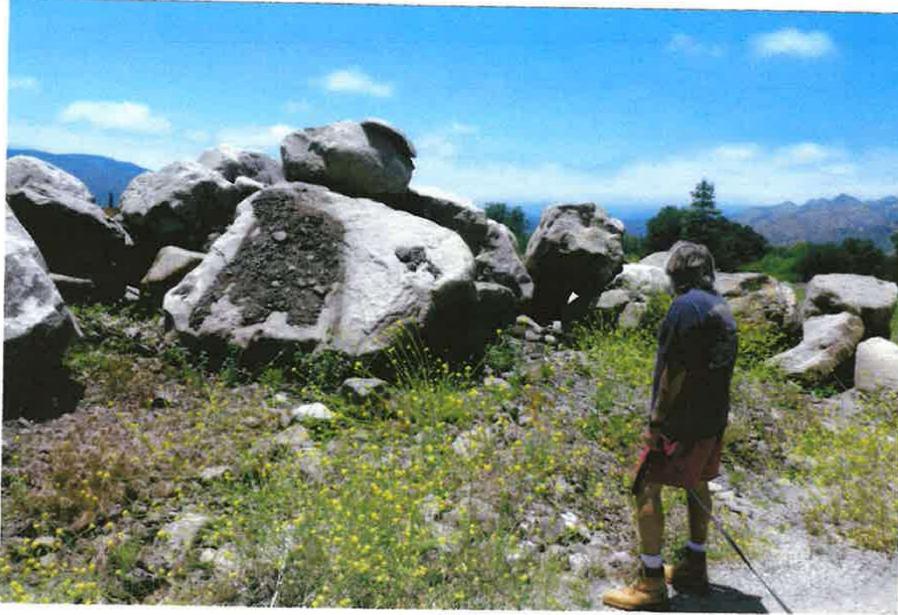


Example of 'STIFF SOILS' ON a
PROJECT 100 yards west of

Linda Thomas

KFA

4424 Tracher Parcel # 0290020060



Unde Thomas Example of 'stiff soils' on a
Project 100 yards west
of KFA 4424 Thatcher Rd 9/11

KRISHNAMURTI'S STATEMENT ABOUT HIS HOME/RETREAT

As you leave the Pacific behind and enter into the country, winding over various small hills, peaceful, quiet, full of that strange dignity of the country, you enter the valley. It is quiet, almost untouched by man. You enter into this valley, which is almost like a vast cup, a nest. Then you leave the little village and climb to about 1,400 feet, passing rows and rows of orange orchards and groves. The air is perfumed with orange blossom. The whole valley is filled with that scent. And the smell of it is in your mind, in your heart, in your whole body.

And there is a quietness in the mountains, a dignity. And each time you look at those hills and the high mountain, which is over 6,000 feet, you are really surprised that such a country exists. Each time you come to this quiet, peaceful valley there is a feeling of strange aloofness, of deep silence, and the vast spreading of slow time.

And the mountains that morning were extraordinarily beautiful. You could almost touch them. The majesty, the vast sense of permanency is there in them. And you enter quietly into the house where you have lived for over sixty years and the atmosphere, the air, is, if one can use that word, holy; you can feel it. As it has rained considerably, for it is the rainy season, all the hills and the little folds of the mountain are green, flourishing, full – the earth is smiling with such delight, with some deep quiet understanding of its own existence.

Krishnamurti to Himself
Ojai, 1983

SUBMITTED BY LINDA THOMAS

50th Anniversary

1983

APPROVAL LETTER

HEARING AND DECISION: On February 13, 1997, the Planning Director, or the Planning Director's designee, conducted a Public Hearing for the Permit Application described below. All relevant testimony, information and findings were considered. The decision of the Planning Director was made on February 18, 1997, to APPROVE the application, subject to the attached Conditions. The effective date of this decision is February 28, 1997, (i.e., the expiration of the ten calendar day appeal period).

PROJECT DESCRIPTION:

1. Entitlement: CUP-3697-1
2. Applicant: Krishnamurti Foundation of America
3. Location: 1098 McAndrew Road, Ojai, CA
4. Assessor's Parcel Nos.: 029-0-033-05 and 07
5. General Plan Designation: RR-5
6. Existing Zoning: R-E-5Ac
7. Project Description: Addition of a 4,000 sq. ft. archive building, conversion of existing archive building to a storage room, time extension of permit for 20 years to June 2017; removal of existing condition requiring rezoning of property.
8. Approved Site Plans: See Exhibit "A"

FINDINGS

COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT: The Planning Division has reviewed the project to ascertain if there will be a significant effect on the environment. An appropriate environmental document has been prepared and was certified by the Planning Director.

COMPLIANCE WITH ZONING ORDINANCE: Based upon the information and findings developed by staff, it has been determined that this application, with the attached conditions, meets the requirements of Ventura County Ordinance Code Section 8111-1.2.1.1 in that:

- a. The project is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2 of the Ventura County Ordinance Code;
- b. The project is compatible with the character of surrounding development;
- c. The project would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- d. The project would not be detrimental to the public interest, health, safety, convenience, or welfare; and
- e. If a conditionally permitted use, the project is compatible with existing and planned land uses in the general area where the development is to be located; and
- f. The proposed development will occur on a legal lot.

NOTICE OF EXEMPTION

A. PROJECT DESCRIPTION:

- 1. Entitlement: CUP-3697, Modification #1
- 2. Applicant: Krishnamurti Foundation of America
- 3. Location: 1098 McAndrew Road Ojai, CA.

County: Ventura

- 4. Assessor Parcel No(s): 029-0-033-05 and 07
- 5. Project Description: Addition of a 4,000 s.f. archive building, conversion of existing archive building to a storage room, time extension of permit for 20 years to June 2017, removal of existing condition requiring rezoning.

B. CONTACTS:

- 1. Public Agency Approving Project: RMA/Planning Division
County of Ventura
- 2. Contact Person: Lisa Woodburn
- 3. Telephone No.: (805) 654- 2467

C. EXEMPT STATUS: (Check One)

- Ministerial (Sec. 15268)
- Emergency Project (Sec. _____)
- Categorical Exemption (Sec. 15301 _____)
Type: Existing Facilities

The proposed project is not located in a hazardous or critical environmental resource area (Classes 3, 4, 5, 6, and 11), there are no significantly adverse cumulative impacts, and there are no unusual circumstances which would cause significant effects.

- No impact: (Sec. 15061(b)(3))
- Other Statutory Exemption (Sec. _____)

D. STATEMENT OF REASON TO SUPPORT EXEMPT FINDING:

The addition of this building to an already built out
parcel will not cause a significant environmental impact.

Date of project approval: 2/18/97

Prepared by: Lisa Woodburn, Case Planner

Jeff Walker
Jeff Walker, Manager

Land Use Permits Section

EIR12

FILED

MAR 12 1997

RICHARD D. DEAN, County Clerk
By: Ardele Carcia
Deputy County Clerk

POSTED

031 13197 - 04125197
RICHARD D. DEAN, County Clerk

By: Janet S. Spencer
Deputy

HEARING DATE: February 13, 1997

APPROVAL DATE: February 18, 1997

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PLANNING DIVISION CONDITIONS:

NOTICE TO PERMIT HOLDER: Failure to abide by and faithfully comply with any conditions for the granting of this Permit shall constitute grounds for one or more of the following actions in accordance with the County's adopted Schedule of Enforcement Responses:

- Public reporting of violations to the Planning Commission;
- Suspension of permit operations;
- Modification of permit conditions; and/or
- Revocation of the permit.

It is the permittee's or his successors in interest, responsibility to be aware of and to comply with the permit conditions described below and the rules and regulations of all jurisdictions having authority over the use described herein.

HISTORY: The original permit for the Krishnamurti Foundation of America (KFA) to establish an adult educational center and religious retreat, including living quarters for not more than five permanent staff members and six guests, was approved by the Planning Commission on July 7, 1977, subject to 24 conditions of approval. This project included an 800 square foot archive room. In July, 1987, KFA was granted a permit adjustment for the extension of their permit for another ten years.

On October 18, 1996, an application was submitted on behalf of KFA to request: 1) a 20 year time extension, 2) removal of a condition of their permit requiring the rezoning of their property, since the property was recently rezoned through the Ojai Valley Area Plan Update process, and 3) construction of a new 4000 s.f. archive building to replace the existing non-functional archive building.

During the presubmittal meetings, it was determined that a Parcel Map Waiver - Lot Line Adjustment would be required before any modifications to this project could be constructed. There are five legal lots within the CUP boundary, however, existing structures and septic systems were placed over lot lines. Therefore, PMW - lot line adjustment #840 was submitted on December 17, 1996, in order to remedy the problems identified.

The application was deemed complete in January, 1997, and on February 3, 1997, the project was discussed at the Ojai Valley Municipal Advisory Committee (OVMAC) meeting. After explanation of the lot line adjustment by staff and discussion of the project, the OVMAC voted unanimously to support the project with the recommendation that native plants be used in the landscaping of the archive building.

1. Permitted Land Uses:

- 12703
- a. This permit modification is granted for the continued use of the land as an adult educational center and religious retreat, including living quarters for not more than five permanent staff members and six guests. It includes a 2,184 s.f. library, a 3,144 s.f. primary residence, a 420 s.f. cottage, a 600 s.f. dwelling above the library, a 1,555 s.f. guest cottage, three garages and an 800 s.f. archive room. This modification will allow for a 4,000 s.f. archive building to be added and the existing archive room will become a storage room.

CONDITIONS FOR: Conditional Use Permit CUP 3697-1

APPLICANT: Krishnamurti Foundation

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- c. The Building Permit expires prior to completion of construction.

Based on evidence presented in writing by the applicant of a substantial hardship or other extenuating circumstances, the Planning Director may reactivate this permit modification if such request is made within three years of the permit approval date.

6. Regulations on Approved Use:

- a. Prior to issuance of the Zoning Clearance for Construction, PMW-Lot Line Adjustment #840 must be recorded.

7. Building Design Regulations:

- a. Prior to the issuance of the Zoning Clearance for Construction, a color board for the archive building shall be submitted to and approved by the Planning Director or his designee. The proposed color(s) and materials for the building and roof shall be shown.
- b. Prior to the issuance of the Zoning Clearance for Construction, all roof mounted equipment (vents, stacks, blowers, air conditioning equipment, etc.) shall be shown on the plot plan and elevations, and shall be enclosed on all sides by suitable screening of similar color and material used in the construction of the building on which the equipment is located.

8. Parking Area Regulations:

- a. Parking areas shall be designed and maintained at all times for safe, convenient, and easy use by vehicles and pedestrians in accordance with Article 8 of the Zoning Ordinance.
- b. A minimum of 14 uncovered parking spaces shall be provided as shown on the plot plan (Exhibit "B").
- c. Handicapped parking spaces and ramps shall be provided to serve all buildings and they shall be appropriately marked.
- d. No portion of a parking space shall be located within ten (10) feet of a driveway entrance or exit.
- e. One-lane curb cuts and driveways shall be a minimum of 16 feet wide, and two-lane curb cuts and driveways shall be a minimum of 25 feet wide.
- f. Parking lots shall be surfaced and maintained with asphalt or concrete.

9. Miscellaneous Property Regulations:

- a. The property area covered by this permit shall be maintained in a neat and orderly manner at all times during the life of the permit.

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Foundation

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resolution of confirmed violations. Costs will be billed at the contract rates in effect at the time enforcement actions are required.

- d. The permittee shall reimburse the County within 30 days of invoicing by the County. Failure to pay the required bill or maintain the required deposit fee balance shall be grounds for suspension or revocation of this Permit.
- e. As a condition of issuance and use of this Permit, including adjustment, modification or renewal of the Permit, the permittee agrees to:
 - 1) defend, at the permittee's sole expense, any Action brought against the County by a third party challenging either its decision to issue this permit or the manner in which the County is interpreting or enforcing the conditions of the permit; and
 - 2) indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of or resulting from any such action.

Upon demand from the County, the permittee shall reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action the permittee defended or had control of the defense of the suit. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this condition.

- f. If any of the conditions or limitations of this Permit are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth.

In the event that any condition contained herein is determined to be in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by Code of Civil Procedures Section 1094.6 or other applicable law, this Permit shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the permittee has, in the interim, fully complied with the fee, exaction, dedication or other mitigation measure being challenged.

If any condition is invalidated by a court of law, and said invalidation would change the findings and/or the mitigation measures associated with the approval of this permit, the project may be reviewed, at the discretion of the Planning Director, by the Planning Commission and substitute feasible conditions/mitigation measures may be imposed to adequately address the subject matter of the invalidated condition. The determination of adequacy shall

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15. Change of Ownership:

No later than ten days after a change in property ownership or change of lessee of this property, the Planning Director shall be notified, in writing, of the new name and address of the new owner or lessee. The same letter shall state that the new owner or lessee has read all conditions pertaining to this permit and agrees with said conditions.



ENVIRONMENTAL HEALTH DIVISION CONDITIONS:

- 16. The storage, handling, and disposal of any potentially hazardous material/waste shall be in compliance with applicable state regulations.
- 17. Only domestic waste, as defined in the Ventura County Building Code, shall be discharged into the onsite septic system.
- 18. Condensate disposal shall be in a manner which does not create potential vector (mosquito) breeding.

PUBLIC WORKS AGENCY CONDITIONS:

- 19. Prior to the issuance of a Building Permit, unless determined by the Public Works Agency that a Grading Permit is not necessary, the permittee shall submit to the Public Works Agency for review and approval, a grading plan; and shall obtain a Grading Permit.

If the amount of grading is greater than 1,000 cubic yards, the grading plan shall be prepared by a Registered Civil Engineer. Grading involving less than 1,000 cubic yards shall not require a Registered Civil Engineer to prepare, unless the permittee chooses to have the grading performed by a Civil Engineer, or, the building official determines that special conditions or unusual hazards exist.

- 20. If it is determined that a Grading Permit is required, the Public Works Agency may request a Geology Report, the permittee shall, upon our request, submit to the Public Works Agency for review and approval, a Geology Report with the submittal of the Grading Plans.

The grading plan shall incorporate the recommendations of the approved report.

- 21. If it is determined that a Grading Permit is required, the Public Works Agency may request a Soils Engineering Report, the permittee shall, upon our request, submit to the Public Works Agency for review and approval, a Soils Engineering Report with the submittal of the Grading Plans.

The grading plan shall incorporate the recommendations of the approved report.

- 22. For the building plan check, a letter should be prepared by Advanced Geotechnical Services, Inc. indicating that they have reviewed the Earth Systems Report and verify the laboratory tests results. The reports contain different laboratory results for the same type of materials (see expansion index test).

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APPLICANT: Krishnamurti
Foundation

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- C. Fire hydrants shall be spaced 300 feet on center and so located that no structure will be farther than 150 feet from any one hydrant.
 - D. Fire hydrants shall be set back in from the curb face 24 inches on center.
34. The minimum fire flow required shall be determined by the type of building construction, proximity to other structures, fire walls, and fire protection devices provided, as specified by the 1994 Uniform Fire Code Appendix III-A and adopted Amendments. Given the present plans and information, the required fire flow is approximately 1250 gallons per minute at 20 psi. The applicant shall verify that the water purveyor can provide the required volume at the project.
 35. Plans for any fire alarm system shall be submitted to the Fire District for plan check.
 36. If any building(s) is to be protected by an automatic sprinkler system, plans shall be submitted, with payment for plan check, to the Fire District for review.
 37. Fire extinguishers shall be installed in accordance with National Fire Protection Association Pamphlet #10. The placement of extinguishers shall be subject to review by the Fire District.
 38. Plans for the installation of an automatic fire extinguishing system (such as halon or dry chemical) shall be submitted to the Fire District for plan check.
 39. All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to framing, according to the Ventura County Fire Protection Ordinance.
 40. Applicant shall obtain VCFD Form #126 "Requirements For Construction" prior to obtaining a building permit for any new structures or additions to existing structures.
 41. Submit three copies of site plans with VCFD #126 (#77 above) showing road width, surface type, and location of new fire hydrant.

AIR POLLUTION CONTROL DISTRICT CONDITIONS:

42. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e. greater than 20 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.
43. All active portions of the site shall be either periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.

**Ventura County Planning Commission Hearing
Meeting October 17, 2024
Major Modification Case No. PL17-0012
Krishnamurti CUP Permit 3697
Public Comment**

Krishnamurti Foundation of America (KFA) facility is an eleven-acre property at 1098 McAndrew Road, Ojai, CA that has been a Retreat for the past fifty years. KFA requests to change the land use of their facility from an adult educational center and religious Retreat to a Camp. This land use designation change is of great concern to the neighbors because it opens up the possibility of uncontrolled expansion.

The county's definition of a "Retreat" is a facility which (a) provides opportunities for small groups to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

Section 8107-17 of the Ventura County Non-Coastal Zoning Ordinance defines a "Camp" as a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which are used for temporary leisure, recreational or study purposes and provides for the enjoyment or appreciation of the natural environment. Leisure and recreational activities does not seem to be consistent with that of an education center and religious Retreat.

The KFA property had been previously zoned as Rural Agricultural. For some reason, KFA had the zoning changed to Rural Exclusive. Section 8107-17.2.2 permits a Camp zoned Rural Exclusive that limits of overnight guests and staff to a formula of lot size times 10.24; or in KFA case 11 acres times 10.24 equals 112 people for overnight use and twice that number or 225 for daytime use. Although the major modification of the CUP does not request the full expansion of land use to those levels, it is not impossible that future modifications will be requested to increase the self-imposed limits.

Project Description includes Table 4 on page 6 of the Staff Report that outlines various daytime events of 10-40 attendees, several days per week, 52 weeks a year. Once per week and monthly on weekends, attendees will be onsite until 10 pm. KFA also plans to hold a three-day annual conference (Friday through Sunday) with up to 64 attending each day.

The total property usage requested in the Staff Report for daily and overnight visitor activity would permit over **7,000** people coming and going to the property over a year's time. That is nearly equal to the entire population of the city of Ojai. This is a significant

increase in the current permitted land use that will undoubtedly have a serious impact on the peace and serenity of the neighborhood.

The modification to the existing CUP No. 3697 does not mention two ongoing profit-making ventures taking place on the property and advertised in their websites. Earth Island Herbal School operates a 22-week course using the KFA gardens and Yoga + Inquiry operates weekend retreats at the Yoga Studio that include room accommodations.

In the modified Conditional Use Permit, KFA is requesting permission to construct new building housing a kitchen, dining hall and sleeping accommodations for up to 18 resident scholars who will be full-time residents for 30-days onsite. According to the description on page 5 of the Staff Report, nine of the resident scholars will be on-site for 44 weeks and eighteen will be on-site for an 8-week period each year. How does KFA plan to utilize the vacant nine rooms during those 44 weeks that they are empty? Will they rent them out to short-term visitors? Given their past violations of operating an unauthorized Bed and Breakfast, how will this be policed?

KFA has, for the most part, successfully coexisted with its neighbors for the past fifty years and kept our piece of paradise as a “quiet, sparsely-populated and a natural environment.” Please help us keep it that way.

I urge the Commissioners to:

- Recommend that KFA submit a report to the County Planning Department each quarter of the number of all daytime visitors, overnight guests and resident scholars that were actually present onsite each day.
- Return the zoning of the property as Rural Agricultural instead of Rural Exclusive to better reflect the limits on population density in this agricultural/residential neighborhood.
- Recommend that the Major Modification of CUP 3697 be allowed to use the Retreat land use designation specified in the Ventura County Non-Coastal Zoning Ordinance, Section 8107-18.
- Require a condition be added to the new CUP specifically stating that none of the new 18 sleeping accommodations are allowed to be made available for short-term guest rentals.
- Recommend a limit on the number of events held on the property to no more than once per week and not extend past 7:00 pm.

Thank you for your consideration in this very important matter for our neighborhood.

Michael Weaver
1240 McAndrew Road
Ojai, CA 93023

