AGENDA

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, AUGUST 5, 2026, 6:00 PM

CITY HALL CHAMBERS, 401 S. VENTURA STREET, OJAI, CA 93023

VIEWING & ACCESS

Public participation is encouraged! The meetings are conducted in a hybrid model, providing both in-person attendance and virtual public comment via the Zoom link below. Virtual attendance via Zoom is the only way to remotely provide public comment. Pre-registration is not required for public comment via Zoom. Instead, Zoom participants will utilize the "hand-raise" function to indicate their desire to speak on an item. The meeting is also livestreamed on the City's website at ojai.ca.gov/525/2968/Public-Meetings, on YouTube at youtube.com/@ojaicity, and on Spectrum Channel 10. See "Public Comment Options" below for further instruction.

ZOOM LINK - August 5, 2026 - Regular Meeting

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMUNICATIONS

Public Communications is the time set aside during the Planning Commission meeting for members of the public to address the Planning Commission on items of City business other than scheduled agenda items. Matters raised at this time may be briefly discussed by the Commission and will generally be referred to staff and/or placed on a subsequent agenda. Under State law, other than for emergency items, no action can be taken at this meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine and will be enacted by one motion in the form listed. There will be no discussion of these items unless, before the Planning Commission votes on the motion to adopt, specific items are removed from the Consent Calendar for separate motions.

1. **Minutes of the Regular Meeting of Planning Commission July 15, 2026**
   RECOMMENDATION: Approved as submitted.
   Planning Commission Minutes - July 15, 2026

2. **Planning Commission Approved Appeal with revised Conditions of Approval of Director Decision (MISC 26-016) | Regarding penalties imposed by the Community Development Director pursuant to Section 4-11.13 (Enforcement) of the City of Ojai Municipal Code, for violation related to removing a protected coast live oak without benefit of permit, located at 52 Krotona Street, aka 12401 N. Ventura Avenue within in the IR3 Zoning District. Assessor's Parcel Number: 018-0-050-120. Representative/Arborist: Bill Mellett, Landscape and Design. Property Owner: Krotona Institute Theosophy. Appellant: Elena Dovalsantos**
   RECOMMENDATION:
   1. Open the public hearing, accept public testimony, and close the public hearing; and
   2. Adopt Planning Commission Resolution approving the appeal with revised conditions of approval for Tree Permit (T 2107956), in accordance with Section 4-11.13 (Enforcement) of the Ojai Municipal Code.
   Administrative Report - Approval of Tree Appeal
   Attachment A - Revised Resolution Approving Tree Appeal

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS
Commissioners to provide disclosure of site visits and ex-parte contacts for items on the agenda.

PUBLIC HEARING ITEM(S)

3. **Minor Conditional Use Permit (MCUP 26-002) – Regarding a request for modifications to existing conditions of approval to the previous Directors Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001) for an outdoor dining facility, including Tivoli lights and on- and off-site sale and consumption of beer and wine (formerly Tipple & Ramble) for the established business 'Ojai Roots' located at 315 North Montgomery Street, Assessor's Parcel Number 021-0-081-430. The subject site has a General Plan Designation of General Commercial (GC) and the Zoning Classification of the site is General Commercial (C-1). Property Owner: Fairmont 1 LLC. Applicant: Reiana Onglengco**
   RECOMMENDATION:
   1. Open the public hearing, accept public testimony, and close the public hearing; and
   2. Consider approving the attached modification to Resolution 23-03 which includes modification to the existing Conditions of Approval for an outdoor dining facility, including Tivoli lights and on- and off-site sale and consumption of beer and wine located at 315 North Montgomery Street (Ojai Roots) through Directors Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001).
   Administrative Report - Ojai Roots revision to conditions
   Attachment A - PC Resolution
   Attachment B - PC Resolution 23-03 Tipple&Ram, Outdr Dining
   Attachment C - Photos of Ojai Roots

4. **Design Review Permit (DRP 25-011), Conditional Use Permit (CUP 26-005), Zone Change (ZC 25-002), General Plan Amendment (GPA 25-001) | Regarding the Adaptive Reuse of a Former Online College/Office Use to a Health Spa & Wellness Center Use, Zone Change from Public, Quasi-Public (P-L) to Village Mixed Use (VMU), and General Plan Land Use Amendment from Public/Quasi-Public (P) to Village Mixed Use (VMU); located at 107 North Ventura Street (Formerly: World University) – Assessor's Parcel No. 021-0-106-040 and currently residential use at 107 W. Matilija Street Assessor's Parcel No. 021-0-106-030. The existing General Plan Land Use Designation of the subject site is Public/Quasi-Public (P) and existing Zoning Classification of the subject site is Public, Quasi-Public (P-L). Property Owner: 107 Ventura LLC. Applicant/Representative: Jeremy McBride**

   RECOMMENDATION:

   1. Receive the information and presentation and ask clarifying questions of the applicant and staff;
   2. Open the matter for public comment; and
   3. Consider the resolution (Attachment A) and associated conditions recommending approval to the City Council of the proposed zone change, general plan amendment, and change in use on an existing 0.6-acre lot located at 107 North Ventura Street.

   Administrative Report - Health Spa and Wellness Center
   Attachment A-PC Resolution
   Attachment B - Historic Resources Report
   Attachment C - Traffic & Parking Analysis
   Attachment D - Project Description
   Attachment E - Materials Board
   Attachment F - Map Change Visuals
   Attachment G - Plans

INFORMATIONAL ITEM(S)

5. **Future Agenda Items**

   RECOMMENDATION: Review and file.
   Future Agenda Item list

DIRECTOR'S REPORT

COMMISSION MEMBER REPORTS

CITY COUNCIL LIASION

ADJOURNMENT
The next regular meeting of the Planning Commission is August 19, 2026.

Posted July 30, 2026 at 5:00 p.m.
Shari Herbruck, Principal Planning and Building Technician
shari.herbruck@ojai.ca.gov

WRITTEN PUBLIC COMMENTS
All written public comments will be published here for public access. Please see "Public Comment Options" below for detailed instructions on how to submit.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (805) 646-5581. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

If you feel that a language interpreter is necessary for you to participate in this meeting, notification 48 hours prior to the meeting will enable the City to make reasonable arrangements for an interpreter to assure your participation/understanding of this meeting.

Si considera que un intérprete de idiomas es necesario para participar en esta reunión, la notificación 48 horas antes de la reunión le permitirá a la Ciudad hacer arreglos razonables para que un intérprete asegure su participación/comprensión de esta reunión del Concejo Municipal.

Para Español por favor llame al (805) 646-5581 ext. 100 o por correo electronico a cityclerk@ojai.ca.gov.

PUBLIC PARTICIPATION

Agenda reports and other disclosable public records related to agenda items are available on the City's website at ojai.ca.gov/525/2968/Public-Meetings and at City Hall located at 401 S. Ventura Street, Ojai, California, during regular business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m.

PUBLIC COMMENT OPTIONS

Written Comments: In order for staff to provide written public comments timely to the legislative body, written/emailed public comments must be submitted no later than 3:00 p.m. on the day before the meeting.

You may always submit written comments to the City via mail, in person at City Hall, or via email to **the email address listed above (under Adjournment).** If your written comment is received by 3:00 p.m. on the day before the meeting date, your comments will be distributed to the legislative body and recorded on the City website. Written comments received after 3:00 p.m. may not be distributed or recorded on the City website until after the meeting.

Verbal Comments: Verbal Comments will be received on any item on the agenda at the time the agenda item is heard. Comments may be made in person at the meeting or through Zoom, via the link at the top of the Agenda. Pre-registration is not required for public comment via Zoom. Instead, Zoom participants will utilize the hand-raise function to indicate their desire to speak on an item.

IMPORTANT NOTES:
All materials related to an item on this agenda, including written public comments, will be available for public inspection in the City Clerk's Office at City Hall, and following the meeting, will be accessible on the City of Ojai's website at ojai.ca.gov.

As a government agency, the City of Ojai is subject to the California Public Records Act (Government Code § 6250 et seq.). Please be advised that all communications submitted to City officials and staff are subject to public disclosure under the California Public Records Act. There are limited exceptions that allow the City to redact personal information under the California Public Records Act. If you have concerns regarding privacy, please do not include your personal identifying information, such as your name, e-mail, phone number, and home address in your correspondence to the City, including, but not limited to, public comment.

If you challenge the actions of this Commission/Committee in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the public notices, or in written correspondence delivered to the Commission/Committee at, or prior to, the public hearing (California Government Code Section 65009).

Any legal action by an applicant seeking to obtain a judicial review of the Commission/Committee's decision on a Hearing listed on this Agenda may be subject to the 90-day filing period of and governed by Code of Civil Procedure Section 1094.6.

LEVINE ACT WARNING

Applicants and their agents before this Commission/Committee are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Commissioner/Committee member may accept, solicit, or direct a contribution of more than $500 from any party or agent for 12 months subsequent to the date a final decision is rendered by the City. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

A party to a City proceeding, which includes both applicants and agents, shall disclose on the record of the proceeding any contribution of more than $500 made to any Commissioner/Committee member by the applicant or agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a Commissioner/Committee member during the proceeding and for 12 months following the date a final decision is rendered by the City.

Prior to rendering a decision on a City proceeding, any Commissioner/Committee member who received a contribution of more than $500 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding and shall be disqualified from participating in the proceeding. However, if any Commissioner/Committee member receives a contribution that otherwise would require disqualification and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the Commissioner/Committee member shall be permitted to participate in the proceeding.

If you believe that these provisions apply to you or a Commissioner/Committee member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

***DRAFT* MINUTES**
OJAI PLANNING COMMISSION
July 15, 2026

Call to Order

Chair Murphy called the *regular* meeting of the Ojai Planning Commission to order on Wednesday, July 15, 2026, at 6:00 p.m. (In-person and via teleconference).

Roll Call

On a call of the roll, the following Planning Commissioners were present in person: Chair Murphy, Vice Chair Chesley, and Commissioners Hanson, Rice Schmidt and Steward.
Absent:
City staff present: Lucas Seibert, Community Development Director, Shari Herbruck, Principal Planning and Building Technician.

Pledge of Allegiance Commissioner Hanson

Approval of the Agenda The Commission approved the agenda as submitted.

Public Communication None

Consent Item(s)

1. Minutes of the Regular Meeting of Planning Commission July 1, 2026

Motion: Commissioner Hanson moved and Commissioner Steward seconded the motion to approve July 1, 2026, regular PC meeting minutes as submitted.
The motion passed as follows:
AYES: Hanson, Murphy, Rice Schmidt, Steward
ABSTAIN: Chesley

Disclaimer of Site Visits and Ex-parte Contacts
All five Commissioners reported

Public Hearing Item(s)

2. Appeal of Director Decision (MISC 26-016) | Regarding penalties imposed by the Community Development Director pursuant to Section 4-11.13 (Enforcement) of the City of Ojai Municipal Code, for violation related to removing a protected coast live oak without benefit of permit, located at 52 Krotona Street, aka 12401 N. Ventura Avenue within in the IR3 Zoning District. Assessor's Parcel Number: 018-0-050-120. Representative/Arborist: Bill Mellett, Landscape and Design. Property Owner: Krotona Institute Theosophy. Appellant: Elena Dovalsantos.

   Chair Murphy opened the item and turned the time over to staff
   Staff –Principal Planner Macaluso presented the staff report.

Chair Murphy invited the Krotona applicants and representatives to speak.
Ryan Blatz, Attorney, Bill Mellett, Landscape Architect & Arborist, Elena Dovalsantos, President, Krotona Institute, Maria Parisen, Secretary, Krotona Institute, Liz, Krotona resident.

Chair Murphy opened for public comments
Speakers: Bill Miley.
Chair Murphy closed the public comment period

Questions for staff
The Commission asked staff questions.

The Commission deliberated and discussed details with the project Arborist and made a modification to the original decision.

Motion: Commissioner Rice moved seconded the motion to grant the appeal and deny the director's decision to require penalties as specified in the Conditions of Approval with the new condition the applicant plant one new 15-gallon oak tree and pay an additional tree permit fee, and the planting be under the supervision of a licensed arborist. The motion failed without a second to the motion.

There was further discussion by the commission, staff, project attorney, and city attorney.

Motion: Chair Murphy moved and Commissioner Steward seconded the motion to grant the appeal and revise the Conditions of Approval to bring back a new revised resolution requiring the applicant to plant two new 24-inch box coast live oak trees and pay an additional tree permit fee of $225.00, and the planting be under the supervision of a licensed arborist.
The motion passed as follows:
AYES: Chesley, Hanson, Murphy, Steward
NOES: Rice Schmidt

Discussion Item(s)

3. Design Review Permit (DRP 25-011), Conditional Use Permit (CUP 26-005), Zone Change (ZC 25-002), General Plan Amendment (GPA 25-001) | Regarding the Adaptive Reuse of a Former Online College/Office Use to a Health Spa & Wellness Center Use, Zone Change from Public, Quasi-Public (P-L) to Village Mixed Use (VMU), and General Plan Land Use Amendment from Public/Quasi-Public (P) to Village Mixed Use (VMU); located at 107 North Ventura Street (Formerly: World University) – Assessor's Parcel No. 021-0-106-040 and currently residential use at 107 W. Matilija Street Assessor's Parcel No. 021-0-106-030. The existing General Plan Land Use Designation of the subject site is Public/Quasi-Public (P) and existing Zoning Classification of the subject site is Public, Quasi-Public (P-L). Property Owner: 107 Ventura LLC. Applicant/Representative: Jeremy McBride.

Chair Murphy opened the item and turned the time over to staff
Staff –Director Seibert presented the staff report.

Chair Murphy invited the owners/applicants to speak.
Jeremy McBride, owner, spoke and explained details of the proposal. Joe Andrulaitis, Architect, explained further.

The Commission had a question and answer discussion with staff, Mr. McBride and Mr. Andrulaitis.

Speakers: Chair Murphy opened public comments

In person, Bill Miley, Larry Steingold.

Virtually: Ginger Anderson, Brownstein Hyatt Farber Schreck, Law Firm for the owners, spoke about the proposed lot merger and zone change.
Chair Murphy closed the public comment period

Questions for staff
The Commission asked staff questions and staff responded.

The Commission provided comments.

Informational Item(s)

4. Future Agenda Items
   The Commission received a report from Director Seibert.

Director's Report – Director Seibert reported on weekly meeting he is holding with the General Plan Consultant and some of the Elements will be coming to the Planning Commission for review and comment.

Commission Member Report - None

Adjournment

There was no further business being brought before the Commission, Chair Murphy adjourned the meeting 9:21 p.m.

Respectfully submitted by: _____
Shari Herbruck, Planning Commission Secretary

Reviewed by: _____
Lucas Seibert, Community Development Director

Approved by
the Planning Commission: _____
Judy Murphy, Planning Commission Chair

Administrative Report

CONSENT ITEM

TO: PLANNING COMMISSION

FROM: Maura Macaluso, Principal Planner

MEETING DATE: August 5, 2026

SUBJECT: **Planning Commission Approved Appeal** with revised Conditions of Approval of Director Decision (MISC 26-016) | Regarding penalties imposed by the Community Development Director pursuant to Section 4-11.13 (Enforcement) of the City of Ojai Municipal Code, for violation related to removing a protected coast live oak without benefit of permit, located at 52 Krotona Street, aka 12401 N. Ventura Avenue within in the IR3 Zoning District. Assessor's Parcel Number: 018-0-050-120. Representative/Arborist: Bill Mellett, Landscape and Design. Property Owner: Krotona Institute Theosophy. Appellant: Elena Dovalsantos.

Recommendation(s):
That the Planning Commission:

1. Open the public hearing, accept public testimony, and close the public hearing; and

2. Adopt Planning Commission Resolution approving the appeal with revised conditions of approval for Tree Permit (T 2107956), in accordance with Section 4-11.13 (Enforcement) of the Ojai Municipal Code.

Summary and conclusion
On July 15, 2026, the Planning Commission approved an appeal and revised penalties determined by the Community Development Director, related to removal of a protected tree without benefit of permit.

Pursuant to Section 4-11.13 (Enforcement) of the Ojai Municipal Code, the Director may determine any or all of the following penalties, of which the Director determined all:

(1) Replace the oak, sycamore, heritage or other designated mature tree or trees so removed or damaged by the donation of or by replanting two or more of such trees of reasonably equivalent size and value to the tree damaged or removed. The number, size and location of said equivalent replacement tree shall be determined by the Director.
(2) Pay double the customary tree permit application fee and provide for replacement of the damaged

or removed trees in an amount that is double their value using the appraisal standards of the ISA or other method of valuation acceptable to the Director.

After receiving a written and verbal report by staff and hearing from the applicant, the Planning Commission made a decision to approve the appeal and revise the penalties. A Motion was made by Chair Murphy and seconded by Commissioner Steward. The Motion passed with a 4 to 1 vote to grant the appeal and revise the Conditions of Approval and bring back a new revised resolution to the Planning Commission for approval. The revised penalties include the following:

1. The applicant shall plant two new 24-inch box coast live oak trees; and
2. The applicant shall pay an additional tree permit fee of $225.00; and
3. Planting of the replacement coast live oaks shall be under the supervision of a licensed arborist.

Prepared and Submitted by: Maura Macaluso, Principal Planner

Attachment(s):
A – PC Resolution

CITY OF OJAI
PLANNING COMMISSION RESOLUTION NO. 26-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OJAI, CALIFORNIA, TO OVERRIDE THE DIRECTOR'S DECISION TO ISSUE PENALTIES AS LISTED IN THE VIOLATION LETTER FOR TREE PERMIT (T 2107956), APPROVE THE APPEAL (MISC 26-016) AND REVISE PENALTIES FOR TREE REMOVAL WITHOUT BENEFIT OF PERMIT LOCATED AT 52 KROTONA (AKA, 12401 N. VENTURA AVENUE) ASSESSOR'S PARCEL NUMBERS: 018-0-050-120

WHEREAS, on April 21, 2026, the applicant, Bill Mellett Design, submitted Tree Permit application (T 2107956) on behalf of the property owner, Krotona Institute of Theosophy, Elena Dovalsantos, to remove one protected oak at a property located in an I-R-3 zoning district at 52 Krotona, aka 12401 N. Ventura Avenue.

WHEREAS, on May 29, 2026, the Community Development Department issued a Notice of Violation letter with penalties related to the removal of a protected oak prior to issuance of a permit.

WHEREAS, on June 12, 2026, the applicant submitted an appeal letter, which was filed within the 10-day appeal period as MISC 26-016 pursuant to Section 4-11.07(f) (Appeal process) of the Ojai Municipal Code, to appeal the Director's Decision to impose penalties, arguing that the tree is "hazardous" and therefore exempt from mitigation requirements pursuant to Section 4-11.07(e)(3).

WHEREAS, on June 12, 2026, the property owner paid the required fee, signed the appeal form, and were deemed complete by Staff, and were scheduled for Planning Commission hearing and review on July 15, 2026.

WHEREAS, On July 15, 2026, a public hearing was held by the Planning Commission, for consideration of the appeal (MISC 26-016) to the Director's determination regarding penalties for a protected tree removed without benefit of permit; and

WHEREAS, after taking public testimony and hearing evidence from the City staff and the applicant, the Planning Commission approves the appeal (MISC 26-016) and revises the penalties determined by the Director; and

WHEREAS, based upon the foregoing facts and findings for MISC 26-016, in compliance with Section 4-11.04 (When permits are required) of the Ojai Municipal Code, removal of a protected tree requires Community Development Director review and consideration of a Tree Permit, the Planning Commission hereby determines as follows:

The appeal centers on application of Section 4-11.04 (When permits are required) of the Ojai Municipal Code, specifically imposing penalty for the removal of a protected tree without the benefit of a permit. The Ojai Municipal Code establishes clear criteria for the removal of protected trees and the imposition of mitigation requirements as well as penalties for removal without benefit of permit. Section 4-11.07(e)(1) authorizes the Director to approve or deny tree removal permits and to require mitigation as a condition of approval. The Code further provides a specific exemption from mitigation for hazardous trees under Section 4-11.07(e)(3).

The Planning Commission, after reviewing the appeal and considering testimony from both the applicant and City staff, revised the penalties required by the Director, and required the following:

1. The applicant shall plant two new 24-inch box coast live oak trees; and
2. The applicant shall pay an additional tree permit fee of $225.00; and
3. Planting of the replacement coast live oaks shall be under the supervision of a licensed arborist.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF OJAI DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission determines that the above set forth findings are true and correct in regards to Miscellaneous Permit (MISC 26-016), which facts and findings are incorporated herein.

SECTION 2. The Planning Commission hereby overrides the Director's decision and revises the penalties of Tree Permit No. 2107956 pertaining to Miscellaneous Permit (MISC 26-016). The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 10-2.30 (Appeals) of the Ojai Municipal Code.

PASSED, APPROVED and **ADOPTED** this 5th day of August 2026.

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Judy Murphy, Planning Commission Chair

ATTEST:

_____
Lucas Seibert, Community Development Director

_____ _____
Krotona Institute Theosophy. Appellant: Elena Dovalsantos Date

Administrative Report

PUBLIC HEARING

TO: PLANNING COMMISSION

FROM: Lucas Seibert, Community Development Director
Maura Macaluso, Principal Planner

MEETING DATE: August 5, 2026

SUBJECT: Minor Conditional Use Permit (MCUP 26-002) – Regarding a request for modifications to existing conditions of approval to the previous Directors Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001) for an outdoor dining facility, including Tivoli lights and on- and off-site sale and consumption of beer and wine (formerly Tipple & Ramble) for the established business 'Ojai Roots' located at 315 North Montgomery Street, Assessor's Parcel Number 021-0-081-430. The subject site has a General Plan Designation of General Commercial (GC) and the Zoning Classification of the site is General Commercial (C-1). Property Owner: Fairmont 1 LLC. Applicant: Reiana Onglengco

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Recommendations

That the Planning Commission:

1. Open the public hearing, accept public testimony, and close the public hearing; and

2. Consider approving the attached modification to Resolution 23-03 which includes modification to the existing Conditions of Approval for an outdoor dining facility, including Tivoli lights and on- and off-site sale and consumption of beer and wine located at 315 North Montgomery Street (Ojai Roots) through Directors Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001).

Staff Discussion

The applicant is requesting modifications to the existing conditions of approval (COA) for an existing outdoor dining facility associated with an existing restaurant and wine bar. The current applicant/tenant received Community Development Director approval for a transfer of the existing conditions of approval on February 6, 2024, when they established their business (Ojai Roots) at the project site, from the previous tenant, (Tipple and Ramble). Below are the current conditions of approval, the applicant requested modifications, followed by staff discussion. Additionally, staff has clearly identified two added conditions of approval in the recommended draft Planning Commission Resolution that are standard in other outdoor venues.

Current COA No. 1
The approval allows for the configuration of outdoor tables and chairs which include tables, chairs, and sofa seating for 35 patrons. The approval also includes 4 umbrellas and outdoor Tivoli lights with 4.5-inch covers as indicated on the site plan approved on February 2, 2022 with modifications provided to the Community Development Department on April 4, 2022, that includes bicycle parking.

Applicant request:
The request is for removal of the fixed occupancy limit or base occupancy on maximum established by life-safety requirements. The request also includes request to remove numerical limits on umbrellas and furniture configuration.

Staff Discussion
Staff recommends the Planning Commission maintain the existing condition of approval regarding number of seats in the outdoor dining facility as well as basic configuration. The limit imposed on the number of occupants as well as the configuration for the previous outdoor dining facility at this location was based on the applicant's requested seating arrangement and the specific project area. A design review permit was reviewed and considered by the Planning Commission at the time. While the project site is in the Village Mixed Use (VMU) zone, it is bordered to the north and west by residential uses in a mixed use zone, and although the site adjacent to the south is zoned General Commercial (C-1) it is developed with a single family residence. Residential uses and zones are considered "sensitive" when considering adjacent non-residential uses. Occupancy limits and other approval conditions ensure that the outdoor dining facility remains compatible with the surrounding neighborhood. Regarding the configuration of the seating, staff believes the intent of the condition of approval was for the number and general layout of seats as long as they remain within the patio area bordered by a low stucco wall to the east and south and the associated structure to the north. The western edge of the outdoor dining area is bordered by a fence and parking lot

Current COA No. 2
This approval allows outdoor dining facilities, with the exception of minors per Alcohol Beverage Control Type 42 permit, for the consumption of beer and wine, for 35 patrons.

Applicant request:
Remove any reference to minors. Replace with: 'Alcohol sales and service shall comply with all applicable California Department of Alcoholic Beverage Control requirements.' Remove any reference to a specific ABC license. If the City determines such a reference is necessary, the CUP should expressly permit the applicant to obtain a Type 41 or Type 47 ABC license without further discretionary approval or review beyond this CUP modification.

Staff Discussion
The applicant has submitted a request to the ABC for a Type 41 License. The applicant has also discussed the possibility of a Type 47 License in the future. Staff recommends the Planning Commission revise the existing condition of approval to include reference to the currently requested Type 41 ABC License and include the ABC language describing the license as part of the approval.

A change in ABC License Type requires Director approval of a zone clearance application. For the Planning Commission's awareness, the Director will not approve a Type 47 License (distilled spirits) at this location due to potential impacts on surrounding sensitive uses.

Pursuant to Section 10-2.503 (Commercial and manufacturing district land uses and permit requirements) of the Ojai Municipal Code, the sale of alcoholic beverages and on-site consumption is a permitted use. The outdoor dining component requires a Conditional Use Permit (CUP) to operate. The specific ABC License type is critical for the Planning Commission's consideration, as it specifies how the outdoor dining space will function. While the applicant currently holds a Type 42 License and has applied for a Type 41 License, they are also considering a Type 47 License for future use. The details of the different types of licenses are below for the Commission's information while considering the outdoor dining facility and the conditions of approval. As part of the Planning Commission Resolution and conditions of approval, specific details may be repetitive, however, are ultimately available for efficient reference and compliance review.

- **Type 42** is issued to bars and taverns. Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain. Food service is not required.

- **Type 41** is issued to restaurants. Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

- **Type 47** is issued to restaurants. Authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises. Authorizes the sale of beer and wine for consumption off the licensed premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

<u>Current COA No. 3</u>
The approval allows the applicant to include a hosted event a maximum of once a month within the current permit conditions including seating capacity, hours of operation and noise restrictions. Types of events include community meetings, pop-up shops with local makers, trivia night, and guest chef or winemaker education classes.

<u>Applicant request:</u>
Remove the monthly limitation. Allow normal restaurant and community events consistent with approved hours, occupancy, and the City's noise standards.

Staff Discussion
Staff recommends the Planning Commission consider maintaining the monthly limitation on outdoor events. Pursuant to Section 10-2.503 (Commercial and manufacturing district land uses and permit requirements), of the Ojai Municipal Code, outdoor uses are permitted subject to review and consideration of a conditional use permit. All outdoor uses are unique and reviewed as well as conditioned accordingly. Surrounding uses are a major consideration when evaluating proposed outdoor events. The surrounding uses in this case are residential which are considered sensitive uses.

Staff also recommends adding language indicating that a "hosted" event is one where the venue is closed to the public, and including *weddings, or other events as determined by the Community Development Director to be appropriate*, in the types of events permitted.

Current COA No. 4
The hours of operation approved through this Minor Conditional Use Permit and Director's Exemption shall be as follows: Wednesday through Friday from 4:00 pm to 9:00 pm, Saturday from 12:00 pm to 9:00 pm, and Sunday from 12:00 pm to 9:00 pm.

Applicant request:
Expand approved hours of operation to allow operation every day of the week from 7:00 a.m. to 10:00 p.m. This does not mean the business will be open during all of those hours, but the applicant requests the flexibility to operate within that range without requiring future Planning Commission review each time operating hours change.

Staff Discussion
Staff recommends the Planning Commission consider maintaining the existing condition of approval related to hours of operation for the approved outdoor dining facility including on-site alcoholic beverages, and outdoor events. A "limitation" on hours is an attempt at an effective measure to ensuring compatibility with the surrounding sensitive uses.

COA No. 5
As a condition of receiving and maintaining the Director's Exemption and Minor Conditional Use Permit, the applicant shall remove the existing trailer from the premises once the ABC Type 42 License Covid-19 extension has been expired by the California Department of Alcohol Beverage Control (ABC).

Applicant request:
Delete.

Staff Discussion
Staff recommends the Planning Commission consider removing the condition to remove the trailer as the trailer has been removed.

COA No. 7
Amplified entertainment is not permitted as part of this Director's Exemption and Minor Conditional Use Permit approval.

Applicant request:
Open for discussion. Applicant requests reasonable flexibility or clarification regarding limited amplified uses if appropriate

Staff Discussion
Staff recommends the Planning Commission maintain the existing condition of approval not to allow amplified entertainment at the subject site as the site is surrounded by sensitive uses. This condition is an attempted measure to ensure compatibility with the surrounding sensitive uses. Staff recommends adding "live" music to the not permitted entertainment type and background speaker music is permitted subject to Title 5 Chapter 11 (Noise Standards and Regulations) of the Ojai Municipal Code.

COA No.14
The Community Development Director verified violations to these conditions of approval shall require Planning Commission Resolution No. 23-03 to be scheduled before the Planning Commission for review and consideration of the violations within 60-days from the third verified violation. The Community Development Director shall provide written information as to the specific violations, and, if available, the approximate time and date of said violation(s) to the conditions of approval. Note – sound monitoring shall be taken at the northern property line, directly across the driveway from the rear outdoor seating area.

The matter shall be scheduled before the Planning Commission with notification to include property owners within a 300'-0" radius of the subject site at least 10-days prior to the scheduled meeting.

Applicant request:
Delete Condition 14 in its entirety.

Staff Discussion
Staff recommends the Planning Commission maintain the condition of approval requiring Planning Commission review of this conditional use permit if there are three verified violations. Outdoor dining facilities are conditionally permitted, and this particular site is located adjacent to sensitive uses. If there are multiple (three) violations, it is prudent for the staff and the Planning Commission to evaluate the use and its appropriateness for the conditionally approved location.

Background
Pursuant to Section 10-2.2403 (Applicability) of the Ojai Municipal Code, outdoor dining facilities on private property may be allowed subject to the approval of a minor conditional use permit. A review of the Department of Alcoholic Beverage Control (ABC) records in 2021 revealed that a wine bar with an outdoor dining facility had operated on the subject site since 2013. Consequently,

the business had been active without the required Minor Conditional Use Permit and Director's Exemption for outdoor dining and a Zone Clearance for the on- and off-site sale and consumption of beer and wine. The City discovered this unpermitted use following community complaints regarding smoking, noise, and unpermitted signage blocking the sidewalk.

A public forum was held by the Community Development Director on September 28, 2021 due to neighbor concerns. Ultimately, the Director chose to forward the discretionary permit requests to the Planning Commission for review and consideration due to public concern.

On February 2, 2022, the Planning Commission approved Directors Exemption (DE 21-015) and Minor Conditional Use Permit (MCUP 21-003) for an outdoor dining facility, including Tivoli lights and on- and off-site sale and consumption of beer and wine subject to conditions of approval. The discretionary permits were approved subject to conditions of approval specifically included to address concerns related to compatibility with adjacent sensitive uses.

The subject property is located in the C-1 zoning designation abutting the Village Mixed Use zoning designation set between residential uses and is operating as a wine bar with outdoor seating on the ground floor and retail trade indoors, and a single residential unit located on the second floor of the building. The hours of operation for the wine bar and outdoor dining area are Wednesday through Friday from 4:00 pm to 8:00 pm, Saturday from 12:00 pm to 8:00 pm, and Sunday from 12:00 pm to 6:00 pm; specified as part of their existing Alcohol Beverage License and carried over to the existing conditions of approval for their minor conditional use permit and design review permit.

The wine bar currently has an Alcohol Beverage Control (ABC) issued Type 42 license for the on- and off-site sale and consumption of beer and wine. The Type 42 license prohibits minors onsite.

There is a history of Code Compliance concerns related to the outdoor dining facility of the previous and current tenant. The concerns are varied however lend to the question of compatibility with adjacent sensitive uses. The existing conditions of approval were adopted by a Planning Commission body in an attempt to minimize potential nuisances. Staff recommends the Planning Commission maintain the majority of the conditions as they are written with the exceptions as included in this report and detailed in the attached draft Planning Commission Resolution.

Noticing

Public Notice for this meeting was given consistent with Section 10-2. 2902 (Hearing and notice) of the Ojai Municipal Code as follows:

1. The notice of the public hearing was published in the Ojai Valley News on July 24, 2026.

2. The notice of the public hearing was mailed on July 22, 2026, to owners of real property, as identified on the latest adjusted Ventura County Tax Assessor Roles, within three hundred (300) feet of the exterior boundaries of the assessor's parcel(s) subject to the hearing.

Environmental Review

The Planning Commission finds and determines the project is exempt per Article 19: Categorical Exemptions. The proposed Director's Exemption and Minor Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption pursuant to Section 15301 of the State Guidelines for the Implementation of CEQA. 15301 (Class 1: Existing Facilities) of the CEQA Guidelines because outdoor dining facilities are permitted through the Minor Conditional Use Permit and the current request is for modification of existing conditions of approval. No expansions to the existing facility are proposed. Therefore, no further environmental assessment is required.

Prepared by: Maura Macaluso, Principal Planner
Submitted for forwarding by: Lucas Seibert, Community Development Director

Attachments:

A – Modifications to Planning Commission Resolution 26-03
B – Planning Commission Resolution 22-03 and Site Plan approved on February 2, 2022
C – Photos of Ojai Roots

CITY OF OJAI

PLANNING COMMISSION RESOLUTION NO. 26-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OJAI, CALIFORNIA, APPROVING MODIFICATIONS TO PLANNING COMMISSION RESOLUTION 23-03 FOR AN EXISTING WINE BAR, ASSOCIATED RETAIL, AND OUTDOOR DINING ESTABLISHMENT (OJAI ROOTS) LOCATED AT 315 NORTH MONTGOMERY STREET ASSESSOR'S PARCEL NUMBER: 021-0-081-430 AND THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on March 1, 2023, the Planning Commission approved a Minor Conditional Use Permit (MCUP 23-001) and Director's Exemption (DE 23-004) to allow a combination of a Type 42 Alcohol License, Tivoli lights, and outdoor dining facilities within an existing outdoor dining facility for a wine bar and eating establishment located at 315 North Montgomery Street; and

WHEREAS, on February 6, 2024, Community Development staff approved a zoning clearance application for the transfer of existing conditions of approval to a new business owner for a new wine bar establishment (Ojai Roots); and

WHEREAS, on May 20, 2026, the applicant, Reiana Onglengco, submitted a request for Planning Commission approval of modifications to the existing conditions of approval, for the existing combination of a Type 42 Alcohol License, Tivoli lights, and outdoor dining facilities located at 315 North Montgomery Street; and

WHEREAS, after taking public testimony and hearing evidence from City staff and the applicant on August 5, 2026, the Planning Commission found, pursuant to the findings included in this Resolution and subject to the project's modified Conditions of Approval included in this resolution, that the proposal presented by staff to modify the existing conditions of approval is denied except for those conditions included as modified in this Resolution, the Director's Exemption and Minor Conditional Use Permit is consistent with the City's General Plan and City's Municipal Code; and

WHEREAS, based upon the foregoing facts for the Director's Exemption, the Planning Commission hereby determines the proposed modifications to the existing Director's Exemption inclusive of the on- and off-site sale and consumption of beer and wine for an indoor wine bar and outdoor dining facilities is conditionally allowed as modified within, and would not impair the integrity and character of the subject zoning district and complies with all of the applicable provisions of these Zoning Regulations. The subject zoning district is applied to areas appropriate for a range of community and tourist serving retail and service land uses; and

WHEREAS, based upon the foregoing facts for the Minor Conditional Use Permit, the Planning Commission hereby determines the proposed modifications to the conditions of approval for the Minor Conditional Use Permit for outdoor dining facilities with no minors permitted as required by the ABC Type 41 License, for the consumption of beer and wine, is conditionally allowed within, and would not impair the integrity and character of the subject zoning district and complies with all of the applicable provisions of these Zoning Regulations. The subject zoning district is applied to areas appropriate for a range of community and tourist serving retail and service land uses; and

WHEREAS, the Planning Commission finds and determines the project is exempt per Article 19: Categorical Exemptions. The proposed modifications to the existing conditions of approval for the existing Director's Exemption and Minor Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption pursuant to Section 15301 of the State Guidelines for the Implementation of CEQA. 15301 (Class 1: Existing Facilities) of the CEQA Guidelines because outdoor dining facilities are permitted through a Minor Conditional Use Permit.

WHEREAS, based upon the foregoing facts and findings for modifications to the existing conditions of approval for the existing Minor Conditional Use Permit (MCUP 23-001) and Director's Exemption (DE 23-004), the Planning Commission hereby determines as follows:

1. The outdoor dining facility, which includes tables and seating for 35 for the on- and off-site sale and consumption of beer and wine, is conditionally allowed and as designed would not impair the integrity and character of, the General Commercial (C-1) zoning classification and complies with all of the applicable provisions of Title 10, Chapter 2, Article 24 (Conditional Use Permit), as it relates to a Minor Conditional Use Permit for outdoor dining facilities.

2. The outdoor dining facility pursuant to Title 10, Chapter 2, Article 24 (Conditional Use Permit) is consistent with the General Plan Land Use designation of General Commercial. The primary purpose of areas designated as General Commercial is to provide appropriately located areas for the general shopping and commercial service needs of the area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of common retail and personal service uses, specialty, offices, highway oriented uses, financial institutions, hotels and motels, and art and studio facilities.

3. The design, location, size, and operating characteristics of the outdoor dining facilities are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City in that outdoor dining facility is conditionally approved in the General Commercial (C-1) zone.

4. There is adequate provision for public access, to ensure that the outdoor dining facilities would not be detrimental to public health and safety.

5. The outdoor dining facilities are not located within the public right-of-way and therefore will not affect current or future pedestrian or vehicular traffic function.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF OJAI DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission determines that the above set forth findings are true and correct in regards to modifications to the previously approved Director's Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001), and the associated CEQA exemption, which findings are incorporated herein.

SECTION 2. The Planning Commission hereby approves modifications as included below to the existing conditions of approval for the existing Director's Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001), as described in the staff report, presented at the August 5, 2026 hearing and as depicted in the plans submitted previously on April 4, 2022 for Director's Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001). The decision of the Planning Commission is final unless appealed in accordance with the provisions of the Ojai Municipal Code Section 10-2.30 (Appeals). The modifications to the existing conditions of approval are shown below with crossed out words recommended for removal and italicized words for additional language.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS – as MODIFIED from Planning Commission Resolution No. 23-03.

Condition of approval No. 2

This approval allows outdoor dining facilities, with ~~the exception of minors per~~ Alcohol Beverage Control Type ~~42~~ *41* permit, for the consumption of beer and wine, for 35 patrons. *Type 41 is issued to restaurants. Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.*

Condition of approval No. 3

The approval allows the applicant to include *hosted events where the venue is closed to the public*, a maximum of once a month within the current permit conditions including seating capacity, hours of operation and noise restrictions. Types of events include community meetings, pop-up shops with local makers, trivia night, guest chef or winemaker education classes, *weddings, or other events as determined by the Community Development Director*.

Condition of approval No. 5

~~As a condition of receiving and maintaining the Director's Exemption and Minor Conditional Use Permit, the applicant shall remove the existing trailer from the premises~~

~~once the ABC Type 42 License Covid-19 extension has been expired by the California Department of Alcohol Beverage Control (ABC).~~

Condition of approval No. 7
Amplified *and or live* entertainment is not permitted as part of this Director's Exemption and Minor Conditional Use Permit. *Background speaker music is permitted subject to Title 5 Chapter 11 (Noise Standards and Regulations) of the Ojai Municipal Code.*

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS – as recommended to be ADDED by staff.

- The applicant, as signed below, consents to the continued access to any event in an official capacity by the Police Department, Fire Department, City employees throughout the duration of any event for the purposes of routine observations, monitoring, and inspections for compliance. The Police, the Fire Department and Community Development Director his/her designee have the authority to shut down any event for any violations of the Condition of Approval, and violations of applicable law, or any concerns they deem as a threat to public health or safety.

- All remaining conditions of approval that were previously in place as required by the Planning Commission Resolution No. 23-03 and any other approvals for the subject site shall remain in effect unless otherwise modified or conditioned.

PASSED, APPROVED and **ADOPTED** this 5th day of August 2026.

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSE:

_____
Judy Murphy, Planning Commission Chair

ATTEST:

_____
Lucas Seibert, Community Development Director

_____
Applicant/Business Owner, Reiana Onglengco, Acceptance of All Conditions

CITY OF OJAI

PLANNING COMMISSION RESOLUTION NO. 23-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OJAI, CALIFORNIA, APPROVING THE RENEWAL OF MINOR CONDITIONAL USE PERMIT (23-001) AND DIRECTOR'S EXEMPTION (DE 23-004) FOR AN OUTDOOR DINING FACILITY, INCLUDING TIVOLI LIGHTS, AND ON- AND OFF-SITE SALE AND CONSUMPTION OF BEER AND WINE LOCATED AT 315 NORTH MONTGOMERY STREET ASSESSOR'S PARCEL NUMBER: 021-0-081-430 AND THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on July 2, 2021, the Applicant and Business Owner, Suné Goldsteen, submitted an application for a Minor Conditional Use Permit and Director's Exemption to allow a combination of a Type 42 Alcohol License, Tivoli lights, and outdoor dining facilities within an existing outdoor patio on their associated private property located at 315 North Montgomery Street; and

WHEREAS, a public meeting was held by the Community Development Director on September 28, 2021, to receive public comments regarding the request for approval of a Minor Conditional Use Permit and Director's Exemption. The meeting was not required to be noticed. However, a meeting notice was sent to immediately adjacent neighbors on each side and to the rear of the subject property to announce a public forum to discuss the proposed use; and

WHEREAS, after taking public testimony and hearing evidence from City staff and the applicant on September 28, 2021, the Community Development Director announced the request for a Minor Conditional Use Permit and Director's Exemption would be scheduled for a Planning Commission consideration and request for approval; and

WHEREAS, the approval of this project is pursuant to 10-2.2003(a)(5) (Applicability) of the Ojai Municipal Code, which states, "Any exterior alteration (whether or not a building permit is required) that modifies the structure, architectural details or visual characteristics, such as paint color, surface texture, grading and paving, of any property located within the General Commercial (C-1) zone; provided, however, that the foregoing provisions of this subsection shall not apply to routine maintenance of existing structures." Additionally, pursuant to Section 10-2.2003(a)(4) (Applicability) of the Ojai Municipal Code which states, "A change in use of an existing commercial or industrial building which will require additional parking;" and

WHEREAS, after taking public testimony and hearing evidence from City staff and the applicant on February 2, 2022, the Planning Commission found, pursuant to the findings included in this resolution and subject to the project's Conditions of Approval included in this resolution, that the proposal presented by staff to modify the proposal submitted by the applicant, to include outdoor dining facilities inclusive of the consumption of beer and wine and Tivoli lights, the Director's Exemption and Minor Conditional Use Permit is consistent with the City's General Plan and City's Municipal Code, with condition of approval No. 13 requiring review and consideration of renewal after one year of operation; and

WHEREAS, on February 1, 2023 the Community Development Director provided a written extension letter to the applicant/business owner for the business located at 315 North Montgomery Street; and

WHEREAS, in compliance with Planning Commission Resolution No. 22-03 condition of approval no. one, on February 1, 2023, the Applicant/Business Owner Sune Goldsteen, submitted an application for a Minor Conditional Use Permit (MCUP 23-001) and an application for a Director's Exemption (DE 23-004) to continue to allow for a combination of a Type 42 Alcohol License, Tivoli lights, and outdoor dining facility within an existing outdoor patio on their associated private property located at 315 North Montgomery Street; and

WHEREAS, after taking public testimony and hearing evidence from City staff and the applicant on March 1, 2023, the Planning Commission finds, pursuant to the findings included in this resolution and subject to the project's Conditions of Approval included in this resolution, that the proposal presented by staff to renew the Director's Exemption and Minor Conditional Use Permit previously conditioned to return to the Commission for an annual renewal is appropriate for renewal with this revised resolution, as included herein, and with the specific elimination of the condition of approval No. 13 requiring annual renewal, an increase in closing hours to 9:00 pm Wednesday through Sunday, and addition of event hosting once a month, described as community meetings, pop up shops with local makers, trivia night, guest chef or winemaker education classes; and

WHEREAS, based upon the foregoing facts for the Director's Exemption, the Planning Commission hereby determines the proposed Director's Exemption inclusive of the on- and off-site sale and consumption of beer and wine for an indoor wine bar and outdoor dining facilities is conditionally allowed within, and would not impair the integrity and character of the subject zoning district and complies with all of the applicable provisions of these Zoning Regulations. The subject zoning district is applied to areas appropriate for a range of community and tourist serving retail and service land uses; and

WHEREAS, based upon the foregoing facts for the Minor Conditional Use Permit, the Planning Commission hereby determines the proposed Minor Conditional Use Permit for outdoor dining facilities with no minors permitted as required by the ABC Type 42 License, for the consumption of beer and wine, is conditionally allowed within, and would not impair the integrity and character of the subject zoning district and complies with all of the applicable provisions of these Zoning Regulations. The subject zoning district is applied to areas appropriate for a range of community and tourist serving retail and service land uses; and

WHEREAS, the Planning Commission finds and determines the project is exempt per Article 19: Categorical Exemptions. The proposed Director's Exemption and Minor Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption pursuant to Section 15301 of the State Guidelines for the Implementation of CEQA. 15301 (Class 1: Existing Facilities) of the CEQA Guidelines because outdoor dining facilities are permitted through a Minor Conditional Use Permit.

The proposed Director's Exemption and Minor Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 2 Exemption pursuant to Section 15302 of the State Guidelines for the Implementation of CEQA. 15302 (Class 2: Replacement or Reconstruction) of the CEQA Guidelines because the establishment is not an expansion of the existing structure.

The proposed Director's Exemption and Minor Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 3 Exemption pursuant to Section 15303 of the State Guidelines for the Implementation of CEQA. 15303 (Class 3: New Construction or Conversion of Small Structures) of the CEQA Guidelines because the project is conversion of an existing structure from culinary school to restaurant where only minor modifications were made in the exterior of the structure. Therefore, no further environmental assessment is required; and

WHEREAS, based upon the foregoing facts and findings for Minor Conditional Use Permit (MCUP 23-001) and Director's Exemption (DE 23-004), the Planning Commission hereby determines as follows:

1. The outdoor dining facility, which includes tables and seating for 35, with no minors permitted as required by the ABC, for the on- and off-site sale and consumption of beer and wine, is conditionally allowed and as designed would not impair the integrity and character of, the General Commercial (C-1) zoning classification and complies with all of the applicable provisions of Title 10, Chapter 2, Article 24 (Conditional Use Permit), as it relates to a Minor Conditional Use Permit for outdoor dining facilities.

2. The outdoor dining facility pursuant to Title 10, Chapter 2, Article 24 (Conditional Use Permit) is consistent with the General Plan Land Use designation of General Commercial. The primary purpose of areas designated as General Commercial is to provide appropriately located areas for the general shopping and commercial service needs of the area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of common retail and personal service uses, specialty, offices, highway oriented uses, financial institutions, hotels and motels, and art and studio facilities.

3. The design, location, size, and operating characteristics of the outdoor dining facilities are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety,

convenience, or welfare of the City in that outdoor dining facility is conditionally approved in the General Commercial (C-1) zone.

4. There is adequate provision for public access, to ensure that the outdoor dining facilities would not be detrimental to public health and safety.

5. The outdoor dining facilities are not located within the public right-of-way and therefore will not affect current or future pedestrian or vehicular traffic function.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF OJAI DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission determines that the above set forth findings are true and correct in regards to Director's Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001), and the associated CEQA exemption, which findings are incorporated herein.

SECTION 2. The Planning Commission hereby approve Director's Exemption (DE 23-004) and Minor Conditional Use Permit (23-001), as described in the staff report, presented at the March 1, 2023 hearing and as depicted in the plans submitted on April 4, 2022 for Director's Exemption (DE 23-004) and Minor Conditional Use Permit (MCUP 23-001), subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of the Ojai Municipal Code Section 10-2.30 (Appeals).

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS

1. The approval allows for the configuration of outdoor tables and chairs which include tables, chairs, and sofa seating for 35 patrons. The approval also includes 4 umbrellas and outdoor Tivoli lights with 4.5-inch covers as indicated on the site plan approved on February 2, 2022 with modifications provided to the Community Development Department on April 4, 2022.

2. This approval allows outdoor dining facilities, with the exception of minors per Alcohol Beverage Control Type 42 permit, for the consumption of beer and wine, for 35 patrons.

3. The approval allows the applicant to include a hosted event a maximum of once a month within the current permit conditions including seating capacity, hours of operation and noise restrictions. Types of events include community meetings, pop-up shops with local makers, trivia night, and guest chef or winemaker education classes.

4. The hours of operation approved through this Minor Conditional Use Permit and Director's Exemption shall be as follows: Wednesday through Friday from 4:00 pm to 9:00 pm, Saturday from 12:00 pm to 9:00 pm, and Sunday from 12:00 pm to 9:00 pm.

5. As a condition of receiving and maintaining the Director's Exemption and Minor Conditional Use Permit, the applicant shall remove the existing trailer from the premises

once the ABC Type 42 License Covid-19 extension has been expired by the California Department of Alcohol Beverage Control (ABC).

6. All furnishings must be maintained by the applicant in good condition without signs of deterioration.

7. Amplified entertainment is not permitted as part of this Director's Exemption and Minor Conditional Use Permit approval.

8. The applicant/business owner shall be responsible for maintaining and operating the outdoor dining facility. The applicant/business owner of the establishment shall be responsible for supervising and controlling behavior of patrons within the outdoor dining facility. Behavior that disturbs the general public or passersby, or allow refuse/debris on the sidewalk may be subject to suspension or revocation of their outdoor dining facilities permit/approval.

9. Per Ojai Municipal Code Section 5-10.03(15) (Prohibition of smoking in public places) (Restaurants, including outdoor seating areas) smoking is prohibited in the wine bar and in the outdoor seating area.

10. All outdoor lighting, including Tivoli lights, shall be fully shielded per Ojai Municipal Code Section 10-2.16.503 (Applicability).

11. The applicant shall comply with the City's noise standards per Ojai Municipal Code Section 5-11.04 (Noise standards and limits). Noise complaints received shall be measured at the property line of 315 North Montgomery Street for compliance with the noise standards and limits.

12. Prior to commencing any construction, a building permit shall be obtained from the building department. All conditions of the building department shall be met in conformance with Title 9 (Building Regulations) of the Ojai Municipal Code.

13. Per Ojai Municipal Code Section 10-2.2413 (Conditional use permit to run with the land) This minor conditional use permit, granted in compliance with the provisions of this article shall continue to be valid upon a change of ownership of the site, business, service, use, or structure which was the subject of the permit application. The new owner/operator shall file for and receive a zoning clearance, and agree in writing to all applicable conditions and operating standards before reuse/reopening under the new ownership. All conditional use permits shall be recorded with the office of the County's Recorder.

14. The Community Development Director verified violations to these conditions of approval shall require Planning Commission Resolution No. 23-03 to be scheduled before the Planning Commission for review and consideration of the violations within 60-days from the third verified violation. The Community Development Director shall provide written information as to the specific violations, and, if available, the approximate time and date of said violation(s) to the conditions of approval. Note – sound monitoring shall be taken

at the northern property line, directly across the driveway from the rear outdoor seating area.

The matter shall be scheduled before the Planning Commission with notification to include property owners within a 300'-0" radius of the subject site at least 10-days prior to the scheduled meeting.

15. Legal requirements:

a. The owner/applicant, on behalf of itself and its successors and assigns, shall defend and hold harmless the City of Ojai, its officers, boards, commissions, agents and employees, and each of them from and against any claims, demands, actions, suits, liabilities and judgments of every kind and nature regardless of the merit of the same arising out of or related to the exercise and enjoyment of the approval of the City of the development permits necessary to the project including costs of investigations, attorney fees and court costs in the defense of any actions.

b. If the City believes that it is entitled to indemnification pursuant to this Condition, the City shall give the applicant prompt and written notice thereof. Any such notice shall set forth in reasonable detail and to the extent then known the basis for such claim for indemnification. Each such claim for indemnification shall expressly state that the applicant shall have only the thirty (30)-day period referred to in the next sentence to dispute or deny such a claim. The applicant shall have thirty (30) days following its receipt of such notice either to (I) acquiesce in such claim and its responsibilities to indemnify the City in respect thereof in accordance with the terms of this Condition by giving the City written notice of such acquiescence or (ii) object to the claim by giving the City written notice of the objection. If the applicant does not object to such claim for indemnification within such thirty (30)-day period, the applicant shall be deemed to have acquiesced in such claim and its responsibilities to indemnify the City in respect thereof in accordance with the terms of this Condition. If the applicant objects to such claim for indemnification within such thirty (30)-day period but it is subsequently determined that the City is entitled to indemnification from the applicant, interest shall be deemed to have accrued on the unpaid amount of such indemnification, including cost to defend, from the date on which the judgment or other final order is entered against the City until full payment of the amount of such indemnification at a rate of ten percent (10 percent) per annum and the City shall be entitled to payment of such interest from the applicant.

c. In connection with any claim which may give rise to indemnity under this Condition resulting from or arising out of any claim or proceeding against the City, the applicant shall (unless the City elects not to seek indemnity hereunder for such claim) assume the defense of such claim or proceeding if the applicant acknowledges to the City the City's right to indemnity pursuant hereto in respect to the entirety of such claim or proceeding if the applicant acknowledges to the City the City's right to indemnity pursuant hereto in respect of the entirety of such claim and provide assurances reasonably satisfactory to the City, that the applicant will be financially able to satisfy

the amount of such claim in full if such claim or proceeding is decided adversely.

If the applicant assumes the defense of any such claim or proceeding, the applicant shall select counsel reasonably acceptable to the City to conduct the defense of such claim or proceeding, or shall pay for the defense of such claim or proceeding by the City's attorneys, shall take all steps reasonably necessary in the defense or settlement thereof, shall at all times diligently and promptly pursue the resolution thereof and shall bear all costs and expenses in connection with defending against such claim or proceeding.

If the applicant shall have assumed the defense of any claim or proceeding in accordance with this Condition, the applicant may consent to a settlement of, or the entry of any judgment arising from, any such claim or proceeding only with the prior written consent of the City; provided, that the applicant shall pay or cause to be paid all amounts arising out of such settlement or judgment either concurrently with the effectiveness thereof or shall obtain and deliver to the City prior to the execution of such settlement a general release executed by the person not a party hereto, which general release shall release the City from any liability in such matter; provided, further, that the applicant shall not be authorized to encumber any of the assets of the city or to agree any restriction that would apply to the City or to its conduct of business; provided, further, that a condition to any such settlement shall be a complete release of the City, its council, board, commissions, officers, employees, consultants and agents with respect to such claim. The City shall be entitled to participate in (but not control) the defense of any such action, with its own counsel and at its own expense. The City shall, and shall cause each of its officers, employees, consultants and agents to cooperate fully with the applicant in the defense of any claim or proceeding being defended by the applicant pursuant to this Condition.

PASSED, APPROVED and **ADOPTED** this 1st day of March 2023.

AYES: Bennett, Murphy, Quilici, Starkweather
NOES: None
ABSTAIN: None
ABSENT: None
RECUSE: Trent

Steve Quilici, Planning Commission Chair

ATTEST:

Lucas Seibert, Community Development Director

4/3/2023

Applicant/Business Owner, Suné Goldsteen, Acceptance of All Conditions

the amount of such claim in full if such claim or proceeding is decided adversely.

If the applicant assumes the defense of any such claim or proceeding, the applicant shall select counsel reasonably acceptable to the City to conduct the defense of such claim or proceeding, or shall pay for the defense of such claim or proceeding by the City's attorneys, shall take all steps reasonably necessary in the defense or settlement thereof, shall at all times diligently and promptly pursue the resolution thereof and shall bear all costs and expenses in connection with defending against such claim or proceeding.

If the applicant shall have assumed the defense of any claim or proceeding in accordance with this Condition, the applicant may consent to a settlement of, or the entry of any judgment arising from, any such claim or proceeding only with the prior written consent of the City; provided, that the applicant shall pay or cause to be paid all amounts arising out of such settlement or judgment either concurrently with the effectiveness thereof or shall obtain and deliver to the City prior to the execution of such settlement a general release executed by the person not a party hereto, which general release shall release the City from any liability in such matter; provided, further, that the applicant shall not be authorized to encumber any of the assets of the city or to agree any restriction that would apply to the City or to its conduct of business; provided, further, that a condition to any such settlement shall be a complete release of the City, its council, board, commissions, officers, employees, consultants and agents with respect to such claim. The City shall be entitled to participate in (but not control) the defense of any such action, with its own counsel and at its own expense. The City shall, and shall cause each of its officers, employees, consultants and agents to cooperate fully with the applicant in the defense of any claim or proceeding being defended by the applicant pursuant to this Condition.

PASSED, APPROVED and **ADOPTED** this 1st day of March 2023.

AYES: Bennett, Murphy, Quilici, Starkweather
NOES: None
ABSTAIN: None
ABSENT: None
RECUSE: Trent

Steve Quilici, Planning Commission Chair

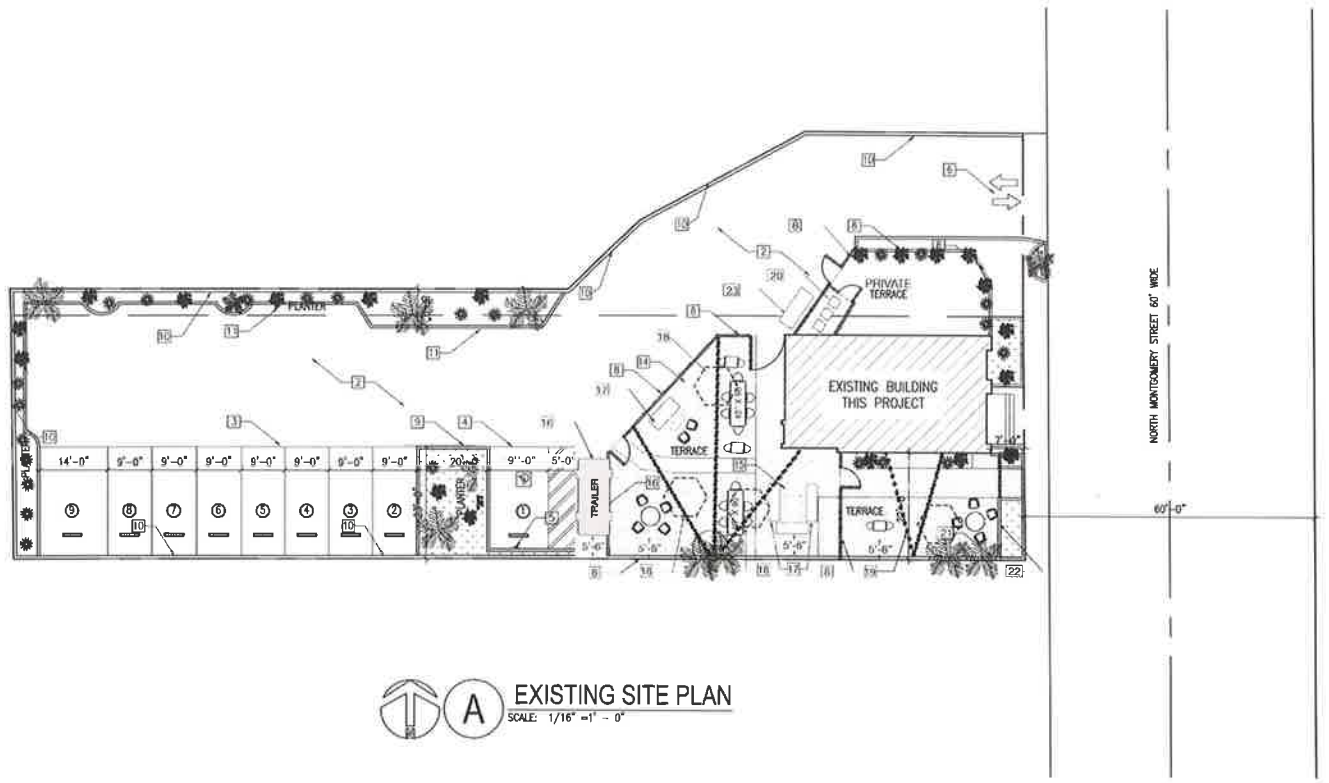
ATTEST:

Lucas Seibert, Community Development Director

4/3/2023

Applicant/Business Owner, Suné Goldsteen, Acceptance of All Conditions

Reiana Onglenglo 2/6/2024



A EXISTING SITE PLAN
SCALE: 1/16" =1' - 0"

AREA OF WORK

KEYNOTE LEGEND

16. VINTAGE TRAILER FOR STORAGE AND ORDERS (NO FOOD SERVICE) l: 13' x w: 6' 6" x h: 7'
17. SOFA SEATING - 5' 0" FROM PROPERTY LINE.
18. SUNBRELLA COMMERCIAL GRADE UMBRELLA l: 9' x w: 9 x h: 8' 9"
19. OUTDOOR COMMERCIAL GRADE WEATHERPROOF TRIVOLI STRING LIGHTS WITH COVERS
20. COVERED TRASH ENCLOSURE
21. (E) EXISTING WOOD FENCE - 3' TALL
22. (E) EXISTING ADOBE FENCE - 3' TALL
23. BIKE RACK



Metal Bike Rack

KEYNOTE LEGEND

1. (E) BUILDING; FOOTPRINT TO REMAIN UNALTERED
2. (E) PARKING LOT ASPHALT OR CONCRETE PAVING TO REMAIN.
3. EXISTING PARKING
4. (E) 9'-0" WIDE ACCESSIBLE PARKING STALL
5. POST-MOUNTED ACCESSIBLE PARKING SIGN PER DETAIL 2/-
6. EXISTING DRIVE WAY TO REMAIN .
7. 4 NO. OF COMPACTED CAR PARK 8'X20'.
8. EXISTING WOODEN FENCE TO REMAIN . - 6' TALL
9. EXISTING LARGE PLANTER 20' WIDE TO REMAIN.
10. (E) EXISTING MASONRY WALL TO REMAIN. - 8' TALL
11. (E) EXISTING PLANTER TO REMAIN.
12. (E) EXISTING PLANTER TO BE REMOVED FOR PARKING ARRANGEMENTS.
13. (P)PROVIDE ENTRANCE SIGNAGE AS PER DETAIL 1/-.
14. (E)GRAVEL FLOOR TO REMAIN.
15. (E)CONCRETE FLOOR TO REMAIN.

SYMBOL LEGEND

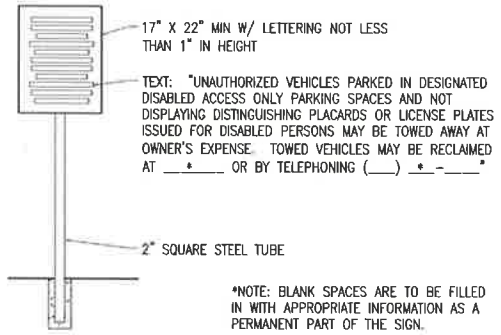
INDICATES "UNIVERSAL ACCESS PATH OF TRAVEL:" ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". PATH OF TRAVEL COMPLIES WITH CBC 1133B.

GENERAL NOTES

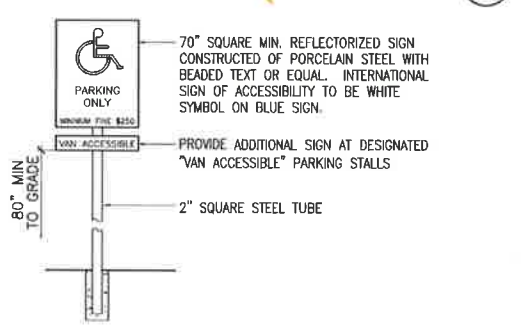
1. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION MUST FULLY COMPLY PER CBC SEC. 1134B.2.1.
2. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN AS EXISTING ARE NOT GUARANTEED. CONTRACTOR SHALL INDEPENDENTLY VERIFY PRESENCE OF PIPELINES AND CONDUITS.
3. FOR WALKWAY SLOPES, REFER TO "PATH OF TRAVEL" NOTE THIS SHEET.



OUTDOOR STRING TRIVOLI LIGHT COVER 4.5" DIA



PARKING LOT ENTRANCE SIGN 1
SCALE: NOT TO SCALE



ACCESSIBLE PARKING SIGNAGE 2
SCALE: NOT TO SCALE





ADJACENT PROPERTIES

J.E. ARMSTRONG
ARCHITECT, INC
LICENSE C22059
2300 KNOLL DRIVE, SUITE A
VENTURA, CA. 93003
805-644-8180

LICENSED ARCHITECT JAMES E. ARMSTRONG No. C-22059 REN. MAY 31, 2027 STATE OF CALIFORNIA

PROJECT TITLE:

TIPPLE AND RAMPLE
315 N. MONTGOMERY STREET
OJAI, CA.
93023

SHEET TITLE:

EXISTING SITE PLAN

NOT FOR CONSTRUCTION

REVISIONS:
1
2
3
4
5

OWNERSHIP OF DOCUMENTS:
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF J.E. ARMSTRONG, ARCHITECT INC., AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.
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DATE:	FILENAME:
08-020-2010	A010.DWG
JEA'S PROJECT #:	DRAWN BY:
1434	SA
CONSULTANT'S #:	REVIEWED BY:
N/A	JEA

THE ORIGINAL SIZE OF THIS SHEET IS 30" x 42" IF THE CURRENT SIZE IS OTHER THAN 30" x 42" ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY

A1.0
SHT. 3 OF 5

RECEIVED
MAY 20 2026
Community Development Department

QJAI ROOTS 315 N. Montgomery St.

Qiai Roots 315 N. Montgomery St.



RECEIVED
MAY 22 2026
Community Development
Department

OTA: Roots 315 N. Montgomery St.



CHAI ROOTS 315 N. Montgomery St



QUAI Roots



RECEIVED
MAY 22 2026
Community Development
Department

OJAI Roots

Thai Roots

tapas



marinated olives

douro almonds

sourdough bread & butter

manchego & quince

greenhouse veggie plate
w/ hummus

pickled plate

smoked salmon plate

charcuterie

empanadas

RECEIVED
MAY 22 2026
Community Development
Department

Browse our farmshop fridge + pantry

OJAI ROOTS

Administrative Report

PUBLIC HEARING

TO: PLANNING COMMISSION

FROM: Lucas Seibert, Community Development Director

MEETING DATE: August 5, 2026

SUBJECT: Design Review Permit (DRP 25-011), Conditional Use Permit (CUP 26-004), Zone Change (ZC 25-002), General Plan Amendment (GPA 25-001) | Regarding the Change in Use From an Office Use to a Health Spa & Wellness Center Use, Zone Change from Public, Quasi-Public (P-L) to Village Mixed Use (VMU), and General Plan Land Use Amendment from Public/Quasi-Public (P) to Village Mixed Use (VMU); located at 107 North Ventura Street (Formerly: World University) – Assessor's Parcel No. 021-0-106-040 and currently residential use at 107 W. Matilija Street Assessor's Parcel No. 021-0-106-030. The existing General Plan Land Use Designation of the subject site is Public/Quasi-Public (P) and existing Zoning Classification of the subject site is Public, Quasi-Public (P-L). Property Owner: 107 Ventura LLC. Applicant/Representative: Jeremy McBride.

Recommendation

The Planning Commission:

1. Receive the information and presentation and ask clarifying questions of the applicant and staff;
2. Open the matter for public comment; and
3. Consider the resolution (Attachment A) and associated conditions recommending approval to the City Council of the proposed zone change, general plan amendment, and change in use on an existing 0.6-acre lot located at 107 North Ventura Street.

SUMMARY

The site had been home for many years to an internet based private educational facility referred to as the World University of America. The property housed a bookstore, chapel, administrative offices and classrooms and was the primary building for the university. The building was generally used for administrative functions, whilst most course instruction was provided to students through a virtual platform around the country. This use required a conditional use permit and variance for reduced onsite parking which was issued in 2006.

At the July 15, 2026, Planning Commission meeting, the commission discussed the project and provided input while receiving input from the community. The input focused on several key points which are itemized below and further discussed. These points include, Court-yard shared-use, Fencing/barrier application along the Eastern Edge of site, cross-walk discussion [mid-block], Way Finding Signage Connecting Hotel El Roblar to the Spa, Landscaping Considerations, Shared Parking Situation, Spa Ownership beyond Hotel El Roblar, Lot Merger/Voluntary Merger, Zone Change and General Plan Amendment analysis/benefit.

DISCUSSION | Responses to Input Received

At the July 15 Planning Commission meeting, the commission reviewed the proposed project, received public input, asked clarifying questions, and provided comments. At the conclusion of the input and comment period staff noted several questions and comments for the developer and staff to consider and discuss and consider prior to the next Planning Commission meeting. Staff noted specific questions and inquiries which were more suited for staff to research and provide a response. These questions and comments have been captured below in bold and numbered with responses provided below. They are as follows:

1. Any Consideration to Treat the Court-Yard as a Communal Area For Spa Guests?

Yes. Staff discussed this point at a recent virtual follow-up meeting with the applicant and their design team. The applicant is considering creative options to take advantage of this outdoor space to balance the aura of this space while also maintaining a connection to the public. The fence or barrier application is being reimagined based on comments received during the July 15 Planning Commission meeting. During July meeting comments came in from the community and commission to find alternative paths forward which do not create a wall or barrier to the street. Instead the community and commission leaned in on the opportunity to find a creative, living, and perhaps artist solution which marries all of these design alternatives into an outdoor space which can be enjoyed by the patrons of the health spa and wellness center.

2. Could Ventura Street Include a Cross-walk [mid-block]?

Maybe. Professional input, recommendations, and reports are required, as Section 3-2.1702 (Crosswalks) delegates discretion to the Director of Public Works.

The Ojai Municipal Code (OMC) together with the California Vehicle Code (CVC) details California's regulatory and legal framework for the establishment of crosswalks. Section 3-2.1702(b) of the OMC stipulates that mid-block crosswalks must be recommended by a qualified traffic engineer, and acknowledges those created before August 25, 1987, as approved. Section 3-2.1702(c) of the OMC indicates that painted crosswalks at intersections should only be implemented when necessary to designate the safest pedestrian route. CVC Section 21106(a) authorizes local jurisdictions to establish crosswalks between intersections via ordinances or resolutions. CVC Section 21949 affirms the state's policy to promote safe and accessible pedestrian routes, urging all levels of government to enhance pedestrian passage across streets and highways. CVC Section 21950 requires motorists to yield to pedestrians within any marked crosswalk, including those situated at mid-block locations. Section 21953(b) further clarifies that marked crosswalks may be installed where pedestrian tunnels or overhead crossings exist, thereby

granting broad authority to local jurisdictions in the creation of marked crosswalks at non-intersection sites.

3. How Could Way Finding Signage be applied to Connect Hotel El Roblar to the Spa?

Staff discussed this point at a recent virtual follow-up meeting with the applicant and their design team. The design team have included visuals in the revised project plans, as Attachment G. The applicant will provide a narrative and walkthrough of this approach during the meeting.

4. Was a Historic Resources Report Prepared for this Site?

Yes. Architectural Resources Group (ARG) prepared the Historic Resources Report (HRR) in 2025 and finalized the report recently. The report was prepared for the City of Ojai Community Development Department in connection with the proposed project to rehabilitate the former World University building at 107 North Ventura Street for use as a health spa and wellness center associated with Hotel El Roblar.

Built by Ojai First Baptist Church from 1949–1951 for offices and social use, the building later served as Ojai City Hall, Police Department, and Chamber of Commerce until the mid-1970s. In 1976, Dr. Benito F. Reyes and Dominga Reyes bought it to establish World University, a New Age, Theosophy, and liberal arts institution, operating from 1977 to 2017 before being shut down due to lack of accreditation. Hotel El Roblar's owners purchased the site in 2023–2024 with the intentions of transforming the site into a spa and wellness center.

The office building at the subject site appears eligible for listing in the California Register of Historical Resources and as a City of Ojai Landmark. Because its historic period of significance (1976-1992) occurs within the last 50 years, the building does not meet the age threshold for consideration on the National Register of Historic Places at this time. Since the building appears eligible under local and state registration programs, it meets the definition of a historical resource for the purposes of the California Environmental Quality Act.

ARG conducted an analysis of the Project and evaluated its potential to impact historical resources. ARG finds that the Project would not cause physical impairment to 107 N. Ventura Street in such a way that it would no longer be eligible for state or local designation. The building would retain all of its character-defining features and would continue to retain sufficient integrity to convey its significance following the completion of the Project. Furthermore, the building's proposed rehabilitation complies with the Secretary of the Interior's Standards for Rehabilitation. Thus, the proposed work would not result in any impacts to historical resources on the Project Site.

Because the proposed project does not involve the addition of square footage to the subject building, and exterior site improvements are limited to the replacement of a paved parking lot with landscaping and other items supporting the new use at the rear (to the west) of the subject building, which has minimal to no visibility from the public right-of-way, the scale and nature of the proposed improvements would not materially impair the Site's existing setting. Thus, the potential area of impact is limited to the subject site, and the proposed

project would not result in any indirect impacts to historical resources in the vicinity of the Site. For this reason, further evaluation of indirect impacts is not included. The full report prepared by ARG is provided as Attachment B.

5. What are the Intentions of the Landscaping for this Site?

No changes to the established landscaping onsite. However, the removal of the parking area towards the western portion of the property is proposed to include landscaping materials intended to function and enhance the health spa and wellness center experience. Title 10, Chapter 2, Article 12 (Landscaping Standards) provides compliance measures for projects which include less than 2,500 square feet of aggregate landscape area. This site includes less than 2,500 square feet of aggregate landscape area and thus the applicant is required to comply with the standards identified with the Landscaping Ordinance related to water usage, microclimate zones, erosion control, and fire clearance from structures. The commission is provided a concept landscaping plan. A conditions of approval is included within the draft resolution to maintain compliance with Title 10, Chapter 2, Article 12 (Landscaping Standards). If the commission identifies concerns related to the concept landscaping plan, the commission may provide recommendations for consideration before the City Council.

6. What is the Parking Demand for this Site and Associated Hotel?

A Traffic, Parking, and Vehicle Miles Traveled Analysis for the subject site and proposed use was prepared by Associated Transportation Engineers. The report builds off the Stantec report which was prepared for Hotel El Roblar located directly to the east. In the Stantec report a parking demand analysis was conducted which accounted for the proposed spa use. The review proposes to use the Hotel El Roblar's parking supply but also provides eight parking spaces on-site, thus satisfying the parking requirements for the proposed change in use at the site.

Note, no valet parking is proposed at the subject site or is part of this proposal.

7. What Happens when the Health Spa & Wellness Center is sold by the Current Owner?

The proposed Health Spa & Wellness Center requires a conditional use permit (CUP), which allows uses that would otherwise be prohibited within the zoning regulations.

A CUP granted under Title 10, Chapter 2, Article 24 (Conditional Use Permit) continues to be valid upon a change of ownership of the site, business, service, use, or structure that was the subject of the permit application, ensuring long-term certainty for property owners and future buyers. Approved CUPs may be modified in compliance with Title 10, Chapter 2, Article 31 (Changes to an Approved Project) of the Ojai Municipal Code, with minor modifications potentially being approved by the Director without requiring a return to the full Commission.

Conditions of approval for a CUP can be specifically tailored to address site-specific concerns whilst still enabling the proposed use. Ojai's Planning Commission has used CUPs to approve a broad range of uses, including wine tasting rooms, outdoor dining, farmers markets, fitness studios, hotel event uses, and food processing facilities, which illustrates the permit's adaptability

and flexibility. Conditions of approval have been included in the resolution to address these points.

8. Why is a Lot Merger/Voluntary Merger Required for this Proposed Project?

When a physical change to our code is proposed or a proposed map is contemplated by the applicant, the City of Ojai can require conditions of approval on right-of-way dedications or lot mergers. In this case, the site contains two separate lots with a lot line which goes directly over an existing building. Staff's analysis of this site identifies that the change in use and zone change to the property provide a clear nexus to afford the opportunity for right-of-way dedication as well as the merging of the two lots. This provides for consistency between the two uses on the site (residential and commercial) and future consistency with the proposed zoning of the property to village mixed-use (VMU).

9. Why does the Project Include Zone Change and General Plan Amendment?

The subject site includes a proposed land use designation modification (General Plan Amendment) from Public (P) to Village Mixed-Use (VMU), and a Zoning Map change from Public/Quasi-Public (P-L) to VMU. The applicant's proposed modification in land use and zoning would still require a conditional use permit, which requires a public hearing process as a *health/fitness facility* use or through a *community center* use with the proposed change in zoning and general plan.

Pursuant to Section 10-2.3602(c)(8) Community Centers, means multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for communal activities (e.g., meetings, parties, receptions, and dances). Pursuant to Section 10-2.3602(h)(2) Health/fitness facilities means fitness centers, gymnasiums, health and athletic clubs, including any of the following indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities.

The existing Public, Quasi-Public district in question, is applied to areas appropriate for public facilities, government offices, and cultural facilities. Maximum building intensity varies, and determined through the development review process, on a case-by-case basis. The P-L zoning district is consistent with the public/quasi-public land use designation of the General Plan.

The village mixed-use district is applied to areas suitable for the development of mixed-use residential and commercial land uses that support pedestrian or bicycle transportation modes and community interaction. In considering this proposal modifying the land use and zoning the VMU zoning district is consistent with the Village Mixed-Use land use designation of the General Plan land use designation.

Questions and comments were also raised during the July 15 Planning Commission meeting related to the proposed zoning changes and general plan amendment being a loss of public owned land. The clarification on this statement is that while the property is identified as public/quasi-public that does not mean the land is under public ownership. Instead, these sites are zoned for

the use and application of public facilities, government offices, golf course, schools, religious facilities, medical services, public utilities and cultural facilities. The zoning allows for these types of uses but does not mean that the lots are owned by the City, County, or public agency.

10. What level of CEQA Analysis is required for the Proposed Project?

When a project is exempt from the California Environmental Quality Act (CEQA), the traditional, extensive environmental analysis—such as an Initial Study, Negative Declaration, or Environmental Impact Report (EIR)—is entirely by passed. Instead, the analysis shifts to a highly focused preliminary review phase. The main goal of this analysis is to document that the project fits the criteria under the specific exemption(s).

The Community Development Director has the project described to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15301 – Class 1 – (Existing Facilities) and Section 15303 – Class 3 – (New construction or conversion of small structures).

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure(s). As described above, the project does not involve an expansion, but does include minor alternations to the site including the removal of onsite parking spaces and trash enclosure. However, a parking demand analysis performed by Associate Traffic Engineers (a traffic engineering firm) identified sufficient parking between the Hotel El Roblar and the subject site; both under the same ownership and control. Furthermore, the site does include a change in use from office to health/fitness facility. The change in use does not include the expansion of any of the existing structures and the existing residential use onsite would remain unchanged.

Pursuant to CEQA Guidelines Section 15300.2 (Exceptions), a categorical exemption is not allowed if the project would have one of the following impacts: 1) cumulative impact; 2) significant effect; 3) impact to scenic highways; 4) hazardous impact due to project being located on any hazardous materials list compiled pursuant to Section 65962.5 of the Government Code; and 5) impact on historical resources. The proposed project has been reviewed under Section 15300.2 for any characteristics or circumstances that might invalidate findings that the project is exempt under Section 15301 (Class 1) and Section 15303 (Class 3). As substantiated and discussed in detail in the attached supplemental information (Attachment B) associated with historic resources Architectural Resources Group (ARG) prepared a historic resources report which identified the site as being eligible for local and state landmark status, and further identified the project would not cause physical impairment to 107 North Ventura Street in such a

way that it would no longer be eligible for state or local designation. The building would retain all of its character-defining features and would continue to retain sufficient integrity to convey its significance following the completion of the project. Furthermore, the proposed project would not have a significant impact, and exceptions under Section 15300.2 would not prohibit the use of an exemption for this project. Therefore, no further environmental review is necessary.

Noticing

Notification for this meeting was given through the United States Postal Service mailing on July 2, 2026, to owners of real property, as identified on the latest adjusted Ventura County Tax Assessor Roles, within three-hundred (300) feet of the exterior boundaries of the assessor's parcel(s) for 107 North Ventura Street and 103 West Matilija Street. Additionally, this matter was also posted in the Ojai Valley News, a paper of local circulation on July 3, 2026, consistent with Section 10-2.2902 (Hearing and notice) of the Ojai Municipal Code.

Prepared and Submitted by: Lucas Seibert, Community Development Director

Attachments:

- A – Planning Commission Resolution
- B – ARG - Historic Resources Report
- C – ATE - Traffic and Parking Analysis
- D – Project Description
- E – Materials Board
- F – Mapping Change Visuals
- G – Project Plans

CITY OF OJAI
PLANNING COMMISSION RESOLUTION NO. 26-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OJAI, CALIFORNIA, RECOMMENDING APPROVAL OF DESIGN REVIEW PERMIT (DRP 25-011), CONDITIONAL USE PERMIT (CUP 26-004), ZONE CHANGE (ZC 25-002), AND GENERAL PLAN AMENDMENT (GPA 25-001) FOR THE CHANGE IN USE FROM AN OFFICE USE TO A HEALTH SPA & WELLNESS CENTER USE, ZONE CHANGE FROM PUBLIC, QUASI-PUBLIC (P-L) TO VILLAGE MIXED USE (VMU), AND GENERAL PLAN LAND USE AMENDMENT FROM PUBLIC/QUASI-PUBLIC (P) TO VILLAGE MIXED USE (VMU); LOCATED AT 107 NORTH VENTURA STREET (FORMERLY: WORLD UNIVERSITY) – ASSESSOR'S PARCEL NO. 021-0-106-040 AND CURRENTLY RESIDENTIAL USE AT 107 W. MATILIJA STREET ASSESSOR'S PARCEL NO. 021-0-106-030, THE EXISTING GENERAL PLAN LAND USE DESIGNATION OF THE SUBJECT SITE IS PUBLIC/QUASI-PUBLIC (P) AND EXISTING ZONING CLASSIFICATION OF THE SUBJECT SITE IS PUBLIC, QUASI-PUBLIC (P-L). PROPERTY OWNER: 107 VENTURA LLC. APPLICANT/REPRESENTATIVE: JEREMY MCBRIDE, AND THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on December 11, 2025, Jeremy McBride (107 Ventura LLC), Applicant submitted an application for a Design Review Permit, Zone Change, General Plan Amendment regarding the change in use from an office use to a health/fitness facility use [Health Spa & Wellness Center], Zone Change from Public, Quasi-Public (P-L) to Village Mixed-Use (VMU), and General Plan Land Use Amendment from Public (P) to Village Mixed-Use (VMU), addressed 107 North Ventura Street – Assessor's Parcel No. 021-0-106-040 and -030; and

WHEREAS, incompleteness letter(s) were provided to the applicant regarding the project on January 12, 2026 and May 22, 2026; and

WHEREAS, on April 24, 2026 and June 11, 2026 the applicant resubmitted information in response to the incompleteness letter(s) issued and staff deemed the project complete for processing shortly thereafter; and

WHEREAS, on June 6, 2026, Conditional Use Permit (CUP 26-004) was submitted regarding the proposed change in use from Office to Health Spa & Wellness Center at the subject site as the Health/fitness facility use requires a conditional use permit within the Village Mixed-Use designation pursuant to Section 10-2.503 [Table 2-4]; and

WHEREAS, a zoning map amendment and general plan amendment are required for the proposed change in use from Office to Health Spa & Wellness Center from Public Quasi/Public to Village Mixed-Use; and

WHEREAS, on July 15, 2026, the Planning Commission reviewed this matter, received public comments, and provided comments to the applicant for consideration; and

WHEREAS, pursuant to Ojai Municipal Code Section 10-2.2003(a)(5) (Applicability) and Section 10-2.3102 (b) (Procedures) of the Ojai Municipal Code, a duly noticed public hearing was held by the Planning Commission on August 5, 2026, for review and consideration of Design Review Permit (DRP 25-011), Zone Change (ZC 25-002), General Plan Amendment (GPA 25-001) and Conditional Use Permit (CUP 26-004), pursuant to notice of said hearing sent to all property owners within a 300'-0" radius of the subject property and published in the *Ojai Valley News* at least 20 days prior to the public hearing; and

WHEREAS, after taking public testimony and hearing evidence from City staff and the applicant, the Planning Commission recommended approval of the proposed Design Review Permit (DRP 25-011), Zone Change (ZC 25-002), General Plan Amendment (GPA 25-001), and Conditional Use Permit (CUP 26-004) citing consistency with the Ojai Municipal Code; and

WHEREAS, based upon the foregoing facts and findings for Design Review Permit (DRP 25-011) and Conditional Use Permit (CUP 26-004), the Planning Commission hereby determines as follows:

Findings for Design Review Permits Section 10-2.2009 (Findings and Decision):

a. All basic provisions of these Zoning Regulations are complied with.

Justification: The proposed zoning district, Village Mixed-Use is complied with as Health Spa & Wellness Center Uses are an allowed use subject to a design review permit and conditional use permit approval.

b. The following are designed and arranged so that traffic congestion is avoided, pedestrian and vehicular safety and welfare are provided and no adverse effect of any type on surrounding property will result:

Justification: The proposed Health Spa & Wellness Center and associated onsite improvements included in this project will have no adverse effect on pedestrian and vehicular safety as all of the proposed site modifications are limited to the designated courtyard areas and on the subject private property. Consistent with the Traffic, Parking, and Vehicle Miles Traveled Analysis for the subject site and proposed use was prepared by Associated Transportation Engineers. The report builds off the Stantec report which was prepared for Hotel El Roblar located directly to the east. In the Stantec report a parking demand analysis was conducted which accounted for the proposed spa use. The review proposes to use the Hotel El Roblar's parking supply but also provides eight parking spaces on-site, thus satisfying the parking requirements for the proposed change in use at the site.

There will be no adverse impact on vehicular ingress, egress and internal circulation as this project does not include an addition or removal of a vehicular ingress or egress. Internal circulation will not be adversely impacted as modifications to the site are mainly tied to courtyard areas. The modifications are within the designated site and will continue to provide vehicular and pedestrian circulation.

Setbacks will not be adversely impacted as the subject site is developed, and the project does not include structure/building additions/modifications which could impact existing setbacks.

The height of buildings will not be adversely impacted as there are no additional enclosed structures nor alterations to the buildings contemplated or included in this proposal for approval. The tallest feature of the existing building, including the parapet reaches a height of approximately 18'-0", which is within the height requirement of the Village Mixed-Use zoning district.

Fencing and architectural features included in the project are consistent with the property development standards of the municipal code and will therefore not pose an adverse impact.

The preliminary landscaping included in the project is intended to complement the proposed Health Spa & Wellness Center use and is less than 2,500 square feet in improved area and thus no adverse impact will be posed.

c. The proposed lighting is so arranged as to be directed away from adjoining properties.

Justification: The proposed lighting is directed away from adjoining properties as the proposed wall sconces will be capped directing the light downward and compliant with the required lighting standards.

d. The proposed signs shall not, by size, location, color or lighting, interfere with traffic, limit visibility or be so directed as to adversely affect surrounding properties or be in conflict with any provision of these Zoning Regulations; and

Justification: No signs are proposed as part of this review and consideration.

e. In approving a design review permit for a development with direct access to a State highway as shown on the circulation element of the Ojai General Plan or any applicable and adopted specific plan, the Commission shall make the following supplemental findings:

Justification: Existing open space and scenic vistas that can be viewed from State Highway 150 will remain protected as there are no structural alterations or height increases

included in the project.

Findings for Conditional Use Permits Section 10-2.2406 (Findings and Decision):

a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of these Zoning Regulations;

   Justification: The proposed Health Spa & Wellness Center use is conditionally allowed within the Village Mixed-Use zoning district and would therefore not impair the integrity and character of the subject zoning district as the proposed project complies with all applicable provisions of these Zoning Regulations. Zoning regulations pertaining to development standards do not apply as there are no building additions included or anticipated with the project.

b. The proposed use is consistent with the General Plan;

   Justification: The proposed project is consistent with the intent of the General Plan (VMU) as the General Plan encourages a busy pedestrian atmosphere within the Town Center area of Ojai. Key design concepts for new development in the Town Center identified in Figure 10 of the Land Use Element of the General Plan include a pedestrian design focus and creating lively spaces for both visitors and residents. The provision of Health Spa & Wellness Center use includes hours of operation for visitors tied to Hotel El Roblar as well as hours of operation open to the general public which are important components for providing and furthering the continued creation of lively and usable space in and near the downtown area.

c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

   Justification: The subject site would operate as a Health Spa & Wellness Center and said use will operate under conditional provisions to ensure compatibility with existing and future land uses. The project includes interior modifications as well as modifications to a parking area to allow for the Health Spa & Wellness Center to provide further amenities tied to the proposed use and therefore will not impact traffic significantly with the negligible amount of new trips. Given no expansion of building footprint there will be no adverse impact on public interest, health, safety, convenience, or welfare.

d. The subject site is physically suitable for the type and density and intensity of use being proposed;

   Justification: The subject site is physically suitable for the type and density of use as the use does not anticipate or proposed expansion to the square footage of the building. The conversion of the parking into a tranquil spa area will be able to accommodate the proposed Health Spa & Wellness Center use, as the proposed use will not infringe on

existing public walkways, paths-of-travel, and other amenities along Ventura Street or Matilija Street. Pedestrian access to the building will remain and accessible from Matilija Street.

e. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;

Justification: As the site has been used as an office and school for a number of years and changing to a Health Spa & Wellness Center, connections to water, sanitation, and services have already been established. Those connections will continue to be utilized, and improved as needed. No additional measure regarding public access is needed as the site exists and remains connected to pedestrian facilities [sidewalks] and public parking lots within the downtown commercial district.

f. The proposed project has been reviewed in compliance with the provisions of CEQA and/or the City's environmental review procedures; and

Justification: The Planning Commission hereby recommends the City Council find the project as described to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15301 – Class 1 – (Existing Facilities) and Section 15303 – Class 3 – (New construction or conversion of small structures).

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure(s). As described above, the project does not involve an expansion, but does include minor alterations to the site including the removal of onsite parking spaces and trash enclosure. However, a parking demand analysis performed by Associate Traffic Engineers (a traffic engineering firm) identified sufficient parking between the Hotel El Roblar and the subject site; both under the same ownership and control. Furthermore, the site does include a change in use from office to health/fitness facility. The change in use does not include the expansion of any of the existing structures and the existing residential use onsite would remain unchanged.

Pursuant to CEQA Guidelines Section 15300.2 (Exceptions), a categorical exemption is not allowed if the project would have one of the following impacts: 1) cumulative impact; 2) significant effect; 3) impact to scenic highways; 4) hazardous impact due to project being located on any hazardous materials list compiled pursuant to Section 65962.5 of the Government Code; and 5) impact on historical resources. The proposed project has been reviewed under Section 15300.2 for any characteristics or circumstances that might

invalidate findings that the project is exempt under Section 15301 (Class 1) or Section 15303 (Class 3). As substantiated and discussed in detail in the attached supplemental information associated with historic resources Architectural Resources Group (ARG) prepared a historic resources report which identified the site as being eligible for local and state landmark status, and further identified the project would not cause physical impairment to 107 North Ventura Street in such a way that it would no longer be eligible for state or local designation. The building would retain all of its character-defining features and would continue to retain sufficient integrity to convey its significance following the completion of the project. Furthermore, the proposed project would not have a significant impact, and exceptions under Section 15300.2 would not prohibit the use of an exemption for this project. Therefore, no further environmental review is necessary.

g. There would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a statement of overriding considerations is adopted by the applicable review authority.

Justification: There will be no potential significant negative effects upon environmental quality as the site is developed, and the proposed project does not include any building/structural modifications. Therefore, there will be no changes to the effects on the surrounding environment as the proposed use will also remain the same.

Findings for Zoning Map and General Plan, Pursuant to Section 10-2.2707 (Findings and decision) of the Ojai Municipal Code an amendment to the General Plan and the Zoning Map may be approved only if the following findings are made, as applicable to the type of amendment in compliance with State law (Government Code Section 65800, et. seq.). The Planning Commission hereby determines as follows:

(a)(1) The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with these Zoning Regulations, in the case of an amendment of these Zoning Regulations.

Justification: The proposed General Plan amendment and Zone Change ensure and maintain internal consistency with the actions, goals, objectives, and policies of the General Plan and Zoning Ordinance, and would not create any inconsistencies. In the case of this amendment to the General Plan Land Use Designation from Public Quasi-Public (P) to Village Mixed-Use (VMU), the designation is being amended to be consistent with the requested Zoning Map Change from Public, Quasi-Public (P-L) to Village Mixed-Use (VMU) to accommodate a Health Spa & Wellness Center.

(a)(2) The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City.

Justification: The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City. The project site is developed and the request is a General Plan Land Use Designation change from Public Quasi-

Public (P) to Village Mixed-Use (VMU), the designation is being amended to be consistent with the requested Zoning Map Change from Public, Quasi-Public (P-L) to Village Mixed-Use (VMU). The site allows for continued accommodate and conditionally allows a change in use from Office to Health Spa & Wellness Center use which promotes amenities for guest staying at Hotel El Roblar as well as Ojai residents use and allows for reasonable transitions in land uses as the community's needs change, thereby avoiding stagnant land uses and long-term vacant buildings within the city.

(a)(3) The proposed project has been reviewed in compliance with the provisions of CEQA and/or the City's environmental review procedures.

Justification: The proposed project has been reviewed in compliance with the provisions of CEQA and the City's environmental review procedures and has been found to be Categorically Exempt per CEQA Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures) and 15300.2 (Exceptions). More detail is provided under subsection (f) of the conditional use permit facts and findings.

(b) Additional finding for Zoning Map amendments. The site(s) is/are physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s)

Justification: The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development because the site has been previously developed with a structure and all utilities as well as appropriate vehicular and pedestrian access as the structure was previously used as a school and office and is proposed to maintain the residential use together with the commercial use.

WHEREAS, the Planning Commission hereby recommends the City Council find the project as described to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15301 – Class 1 – (Existing Facilities) and Section 15303 – Class 3 – (New construction or conversion of small structures).

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure(s). As described above, the project does not involve an expansion, but does include minor alternations to the site including the removal of onsite parking spaces and trash enclosure. However, a parking demand analysis performed by Associate Traffic Engineers (a

traffic engineering firm) identified sufficient parking between the Hotel El Roblar and the subject site; both under the same ownership and control. Furthermore, the site does include a change in use from office to health/fitness facility. The change in use does not include the expansion of any of the existing structures and the existing residential use onsite would remain unchanged.

Pursuant to CEQA Guidelines Section 15300.2 (Exceptions), a categorical exemption is not allowed if the project would have one of the following impacts: 1) cumulative impact; 2) significant effect; 3) impact to scenic highways; 4) hazardous impact due to project being located on any hazardous materials list compiled pursuant to Section 65962.5 of the Government Code; and 5) impact on historical resources. The proposed project has been reviewed under Section 15300.2 for any characteristics or circumstances that might invalidate findings that the project is exempt under Section 15301 (Class 1) and Section 15303 (Class 3). As substantiated and discussed in detail in the attached supplemental information associated with historic resources Architectural Resources Group (ARG) prepared a historic resources report which identified the site as being eligible for local and state landmark status, and further identified the project would not cause physical impairment to 107 North Ventura Street in such a way that it would no longer be eligible for state or local designation. The building would retain all of its character-defining features and would continue to retain sufficient integrity to convey its significance following the completion of the project. Furthermore, the proposed project would not have a significant impact, and exceptions under Section15300.2 would not prohibit the use of an exemption for this project. Therefore, no further environmental review is necessary.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF OJAI DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission determines that the above set forth findings are true and correct in regards to Design Review Permit (DRP 25-011), Conditional Use Permit (CUP 26-004), Zone Change (ZC 25-002), General Plan Amendment (GPA 25-001) and the associated CEQA exemptions, which findings are incorporated herein.

SECTION 2. The Planning Commission hereby recommends approval of Design Review Permit (DRP 25-011), Zone Change (ZC 25-002), General Plan Amendment (GPA 25-001) and Conditional Use Permit (CUP 26-004) in the staff report, as discussed at the July 15, 2026 Planning Commission meeting and further clarified at the August 5, 2026 Planning Commission public hearing, and as depicted in the on the plans subject to the following conditions. The decision of the Planning Commission shall be forward to the City Council for final decision on this proposed project.

CONDITIONS OF APPROVAL

Project Specific Conditions

1. The project recommended approval constitutes the City's authorization of the following:

a. An amendment to the land use map of the general plan from Public, Quasi-Public (P) to Village Mixed-Use (VMU);

b. An amendment to zoning map from Public, Quasi-public (P-L) to Village Mixed-Use (VMU); and

c. Change in use from *office* to *health/fitness facility* [Health Spa & Wellness Center].

2. The use herein, shall remain as described in the application description (included herein as Exhibit 1) recommended for approval by Planning Commission, unless and until an amendment to the Conditional Use Permit is approved as set forth in Ojai Municipal Code Title 10, Chapter 2, Article 24 (Conditional Use Permits). No conditional use may be changed to a type of conditional use different than that use proposed and location described in this permit.

3. The applicant shall comply with all requirements of the California Department of Alcoholic Beverage Control (ABC) as well as the Ojai Municipal Code.

4. The applicant shall comply with all requirements of the Ventura County Fire Department.

5. The applicant shall comply with all requirements of the Ventura County Environmental Health Division.

6. If the health/fitness facility [health spa & wellness center] is discontinued for a period of six months, then the use shall be discontinued without further notice.

7. If the property is sold the conditions of this use shall be signed by the new owner prior to continued operation of the facility.

8. The Architectural Resource Group (ARG) has prepared a historic resources report which determines the site/building qualifies for both local and state landmark designation. The property owner may pursue landmark status in the future; should a formal application and accompanying documentation be submitted, the request for landmark status will be promptly forwarded to the Historic Preservation Commission for preliminary review and comment, concurrent with the Community Development Staff's assessment of the application's completeness.

9. Once a voluntary merger process is codified through the Ojai Municipal Code, the property owner shall submit an application + associated fee together with accompanying document for process of APN No.'s 021-0-106-030 and -040 to be merged and for that voluntary merger to follow the process outlined within the Ojai Municipal Code.

<u>Community Development Standard Conditions</u>

10. Discretionary conditions of approval shall be included on the first page of the building plans submitted to the Building Department for the project's building permit.

11. Within 180 days of design review permit approval, the permit shall be exercised in compliance with Title 10, Chapter 2, Article 32 (Time Limits and Extension) of the Ojai Municipal Code or the permit shall be deemed void, unless such approval is extended by the Commission for good cause either before or after the expiration of such time limit.

12. Within 180 days of a conditional use permit approval, the permit shall be exercised in compliance with Title 10, Chapter 2, Article 32 (Title Limits and Extensions) or the permit shall be deemed void. Discontinuance of the use permitted by the conditional use permit for a period of six months shall cause the Permit to be deemed void.

13. If noise levels associated with project construction exceed State standards as cited in the City's Noise Element of the General Plan and the Uniform Building Code, applicant/property owner will provide for mitigation of noise generation to State standards and maintain consistency with Title 5, Chapter 11 (Noise Standards and Regulations).

14. Prior to commencing construction, a building permit shall be obtained from the building division. All conditions of the building division shall be met in conformance with Title 9 (Building Regulations) of the Ojai Municipal Code.

15. All conditions of the City Engineer shall be met in conformance with Title 7 (Public Works) of the Ojai Municipal Code including the property dedication as identified on the approved plans.

16. Any proposed outdoor lighting shall comply with Title 10, Chapter 2, Article 16.5 (Exterior Lighting Standards) of the Ojai Municipal Code.

17. Compliance with the public arts ordinance within Title 4, Chapter 16 (Public Arts) of the Ojai Municipal Code.

18. Compliance with the Landscaping Standards with Title 10, Chapter 2, Article 12 (Landscaping Standards) of the Ojai Municipal Code.

19. During construction, short-term dust impacts shall be mitigated by sufficiently watering all excavated or graded materials to prevent excessive amounts of dust. Watering shall occur twice daily with complete coverage, preferably in the late morning and after work is completed for the duration of construction.

20. To reduce potential short-term, construction-related noise impacts associated with this project, construction work shall be limited to occur between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday and prohibited on weekends and holidays; consistent with Title 5, Chapter 11 (Noise Standards and Regulations) of the Ojai Municipal Code.

21. All rubbish, trash and garbage shall be regularly removed from the property and shall not be allowed to accumulate thereon. Applicant/property owner shall take advantage of all recycling programs offered by the City's contract rubbish hauler and shall provide space for storage of containers for this purpose.

22. No structure of a temporary or permanent character, trailer, camper, boat or equipment, or materials, supplies, inventory or work in progress or any similar property shall be permitted to remain upon the exterior portion of the lot after completion of construction/final inspection.

23. The applicant/property owner are prohibited from using any portion of the subject property for short-term, transient, or vacation rentals for any period of time less than 30 days in exchange for any form of compensation as this land use is not permitted by Ojai Municipal Code Section 10-2.402, Table 2-2, which lists all allowable land uses in residential zones. This prohibition shall remain in place unless and until the Ojai Municipal Code is amended to permit this land use. Violation of this condition of approval may result in revocation of this permit, in compliance with all applicable laws.

24. Legal requirements:
    a. The owner/applicant, on behalf of itself and its successors and assigns, shall defend and hold harmless the City of Ojai, its officers, boards, commissions, agents and employees, and each of them from and against any claims, demands, actions, suits, liabilities and judgments of every kind and nature regardless of the merit of the same arising out of or related to the exercise and enjoyment of the approval of the City of the development permits necessary to the project including costs of investigations, attorney fees and court costs in the defense of any actions.

    b. If the City believes that it is entitled to indemnification pursuant to this Condition, the City shall give the applicant prompt and written notice thereof. Any such notice shall set forth in reasonable detail and to the extent then known the basis for such claim for indemnification. Each such claim for indemnification shall expressly state that the applicant shall have only the thirty (30)-day period referred to in the next sentence to dispute or deny such a claim. The applicant shall have thirty (30) days following its receipt of such notice either to (i) acquiesce in such claim and its responsibilities to indemnify the City in respect thereof in accordance with the terms of this Condition by giving the City written notice of such acquiescence or (ii) object to the claim by giving the City written notice of the objection. If the applicant does not object to such claim for indemnification within such thirty (30)-day period, the applicant shall be deemed to have acquiesced in such claim and its responsibilities to indemnify the City in respect thereof in accordance with the terms of this Condition. If the applicant objects to such claim for indemnification within such thirty (30)-day period but it is subsequently determined that the City is entitled to indemnification from the applicant, interest shall be deemed to have accrued on the unpaid amount of such indemnification, including cost to defend, from the date on which the judgment or other final order is entered against the City until full payment of the amount of such indemnification at a rate of

ten percent (10 percent) per annum and the City shall be entitled to payment of such interest from the applicant.

c. In connection with any claim which may give rise to indemnity under this Condition resulting from or arising out of any claim or proceeding against the City, the applicant shall (unless the City elects not to seek indemnity hereunder for such claim) assume the defense of such claim or proceeding if the applicant acknowledges to the City the City's right to indemnity pursuant hereto in respect to the entirety of such claim or proceeding and provide assurances reasonably satisfactory to the City, that the applicant will be financially able to satisfy the amount of such claim in full if such claim or proceeding is decided adversely.

   If the applicant assumes the defense of any such claim or proceeding, the applicant shall select counsel reasonably acceptable to the City to conduct the defense of such claim or proceeding, or shall pay for the defense of such claim or proceeding by the City's attorneys, shall take all steps reasonably necessary in the defense or settlement thereof, shall at all times diligently and promptly pursue the resolution thereof and shall bear all costs and expenses in connection with defending against such claim or proceeding.

   If the applicant shall have assumed the defense of any claim or proceeding in accordance with this Condition, the applicant may consent to a settlement of, or the entry of any judgment arising from, any such claim or proceeding only with the prior written consent of the City; provided, that the applicant shall pay or cause to be paid all amounts arising out of such settlement or judgment either concurrently with the effectiveness thereof or shall obtain and deliver to the City prior to the execution of such settlement a general release executed by the person not a party hereto, which general release shall release the City from any liability in such matter; provided, further, that the applicant shall not be authorized to encumber any of the assets of the city or to agree any restriction that would apply to the City or to its conduct of business; provided, further, that a condition to any such settlement shall be a complete release of the City, its council, board, commissions, officers, employees, consultants and agents with respect to such claim. The City shall be entitled to participate in (but not control) the defense of any such action, with its own counsel and at its own expense. The City shall, and shall cause each of its officers, employees, consultants and agents to cooperate fully with the applicant in the defense of any claim or proceeding being defended by the applicant pursuant to this Condition.

PASSED, APPROVED and **ADOPTED** this 5th day of August 2026.

AYES:
NOES:
ABSTAIN:
ABSENT:



107 N. Ventura Street
Ojai, California 93023

Historic Resources Report - DRAFT

Prepared for:

City of Ojai, Community Development Department

Prepared by:

Architectural Resources Group

April 2, 2025

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1. Executive Summary

1.1. Introduction

Architectural Resources Group (ARG) has prepared this Historic Resources Report (HRR) related to the proposed development project ("the Project") at 107 N. Ventura Street, in the City of Ojai. The Project Site comprises two adjacent rectangular parcels (APNs 021010604 and 021010603) at the southwest corner of N. Ventura and W. Matilija streets. The Site is developed with two buildings:

- A one-story institutional building located at 107 N. Ventura Street, which comprises the eastern parcel and a portion of the western parcel (completed 1951; formerly World University of America or World University, 1976-2017)
- A one-story single-family residence, which is located at the northwest corner of the western parcel (107 W. Matilija Street; built 1939)

The Project includes the rehabilitation of the former World University building for use as a hotel spa associated with the Hotel El Roblar property, which is located across Ventura Street from the Site, at 122 E. Ojai Avenue. It proposes the replacement of a paved area behind (to the west of) 107 N. Ventura Street with a landscaped courtyard, new interior finishes and fixtures, and minimal exterior changes to the subject building. See *Section 6.3*, for a more detailed description of the Project.

Because the Project is limited to the former World University building and its surrounding hardscape, and no work is being proposed on the residence (107 W. Matilija Street) on the Site, further evaluation of the residence is not included in this report.

The purpose of this report is to fulfill the requirements of the California Environmental Quality Act (CEQA) as they relate to historical resources. CEQA states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."[1] An evaluation of potential impacts under CEQA includes both a determination of whether, and the extent to which, historical resources as defined by CEQA are present on and adjacent to the Site and, if so, the identification of potential impacts to historical resources caused by the Project.

In summary, the subject building at 107 N. Ventura Street appears eligible for listing in the California Register of Historical Resources and as a City of Ojai Landmark. Because its historic period of significance (1976-1992) occurs within the last 50 years, the building does not meet the age threshold for consideration on the National Register of Historic Places at this time. Since the building appears eligible under local and state registration programs, it meets the definition of a historical resource for the purposes of CEQA.[2]

ARG conducted an analysis of the Project and evaluated its potential to impact historical resources. ARG finds that the Project would not cause physical impairment to 107 N. Ventura Street in such a way

[1] California Public Resources Code, Section 21084.1.

[2] California Code of Regulations Section 15064.5(a)(1-3).

that it would no longer be eligible for state or local designation. The building would retain all of its character-defining features and would continue to retain sufficient integrity to convey its significance following the completion of the Project. Furthermore, the building's proposed rehabilitation complies with the *Secretary of the Interior's Standards for Rehabilitation*. Thus, the proposed work would not result in any impacts to historical resources on the Project Site.

Because the Project does not involve the addition of square footage to the subject building, and exterior site improvements are limited to the replacement of a paved parking lot with landscaping at the rear (to the west) of the subject building, which has minimal to no visibility from the public right-of-way, the scale and nature of the proposed improvements would not materially impair the Site's existing setting. Thus, Project's potential area of impact is limited to the Project Site, and the Project would not result in any indirect impacts to historical resources in the vicinity of the Site. For this reason, further evaluation of indirect impacts is not included herein.

1.2. Methodology

Preparation of this report included the following tasks related to research, documentation, and analysis:

- Visited the Site on January 31, 2025, to observe and document the property.
- Reviewed federal and state technical bulletins, local ordinances, and other materials related to the evaluation of historical resources.
- Conducted research related to the history and development of the property.
- Identified applicable historic contexts and themes.
- Evaluated the property against eligibility criteria for listing in the National and California Registers and as an Ojai Landmark.
- Reviewed the Project and evaluated its potential to impact historical resources under CEQA.

Research materials were culled from the following sources: the archives of the Ojai Valley Museum and Museum of Ventura County; the archives of the *Ventura County Star* and other periodicals; building permits obtained from the Ojai Community Development Department; historic aerials accessed through historicaerials.com and UCSB Frame Finder; and other online repositories. A complete list of sources is included at the end of this report.

1.3. Preparer Qualifications

This report was prepared by Evanne St. Charles, Senior Associate, and Brannon Smithwick, with oversight provided by Katie Horak, Principal. Ms. Horak, Ms. St. Charles, and Ms. Smithwick meet the *Secretary of the Interior's Professional Qualifications Standards*, 36 CFR Part 61, in the discipline of Architectural History.[3] Research and project support were provided by Kiara Hosseinion, Architectural Historian.

[3] National Park Service, "Professional Qualifications Standards," accessed March 2025, https://www.nps.gov/articles/sec-standards-prof-quals.htm.

2. Property Description and Development

2.2. Site and Setting

The subject property that comprises the Project Site is situated near the west end of Downtown Ojai, just north of the National Register-listed Downtown Ojai Historic District. The property comprises two rectangular-shaped parcels at the southwest corner of N. Ventura and W. Matilija streets. It is surrounded by low-scale commercial and institutional buildings along Ojai Avenue and Matilija Street, including the El Roblar Hotel property, at the northeast corner of N. Ventura Street and E. Ojai Avenue, and a commercial building and the Ojai Valley Museum, on adjacent parcels to the south. Residential neighborhoods extend to the north of the property. The majority of the property is developed with a one-story building, 107 N. Ventura Street, which was completed in 1951 as offices for Ojai First Baptist Church and was most recently occupied by World University (1976-2017). A single-family residence, built in 1939 and located at 107 W. Matilija Street, occupies the northwest corner of the parcel, and a paved parking lot runs along the northern edge of the property, fronting W. Matilija Street.

The property's landscaping, which was added between 2018-2019,[4] features young palo verde and olive trees and decorative low plantings. Its hardscaping was also replaced in the last five years and includes concrete walkways and pavers along the Ventura Street setback and concrete paving and raised planters in the building's central courtyard. Low stone piers, which appear to be older, are spaced uniformly along the perimeter of the property's parking lot.

[4] Noted alterations to the landscaping are based on review of Google Street View images.



Aerial view of the Project Site, outlined in dashed red line (Google Maps; adapted by ARG, 2025). Note the current landscaping and hardscaping is not reflected in the aerial view.

Existing Conditions Photographs



View southeast of 107 N. Ventura Street. Note new plantings (ARG, 2025).



View east of the landscape courtyard. Note new concrete paving and planters (ARG, 2025).



View east of the parking lot to the north of the subject building (original site of First Baptist Church sanctuary) (ARG, 2025).



View south of the residence (107 W. Matilija Street) at the west end of the property (no work proposed on this building under the Project) (ARG, 2025).

2.3. 107 N. Ventura Street

Completed in 1951, the subject building features a U-shaped footprint with two one-story wings running east-west, connected at the west end by a double-height central volume. The wings and the central connector volume face a landscaped courtyard, which opens onto N. Ventura Street (described above). A one-story rear addition extends from the south end of the building's west elevation.

The building has a concrete foundation and its roof is flat, likely covered in rolled asphalt. The one-story wings have wide eaves with wood fascia boards; faux wood-slatted enclosures conceal air conditioning units and equipment on the wing rooftops. The rear/west addition includes both a flat roof and a shed roof, with the latter finished in clay tile. The building's walls, including the addition, are constructed of painted concrete masonry units (CMU). Fenestration includes original multi-light double-hung wood windows and a few original multi-light wood doors, vinyl replacement windows, and replacement wood and metal doors.

Constructed in 1991, the rear addition can be accessed either from the interior or through the parking lot. The addition is topped with both a flat roof and a shed roof, which extends to form a covered porch supported by wood posts along its north elevation. The exterior is clad in painted CMU. Fenestration includes vinyl sliding windows and metal doors.

The interior of the building is largely utilitarian in appearance, with painted CMU and plain plaster walls, unfinished concrete floors, and exposed ceilings. The interior has been remodeled over the years and does not retain any significant features or finishes.

North Wing

The north wing is a narrow, rectangular volume. Its north elevation aligns flush with a concrete walkway, which is bordered by the property's paved parking lot and in-ground planters featuring a

variety of drought-resistant plantings. The elevation is finished with painted CMU laid in a running bond pattern. It features three multi-light wood doors with metal hardware. Modern metal light fixtures are positioned beside both the westernmost and easternmost doors. No windows are present on this elevation. A paved breezeway separates the two westernmost doors from the easternmost door, providing access to the central courtyard. On the east wall of the breezeway is another five-light door with metal hardware. A modern metal light fixture is centrally located on the ceiling of the breezeway.

The north wing's south elevation faces the central landscaped courtyard and is fronted by triangular planters and concrete paving. The elevation is clad in the same painted CMU as seen on the north elevation. Fenestration includes grouped two-over-two light, double-hung wood windows, which flank the breezeway. An AC unit replaced a light in one of the windows. At the west end of the elevation is a tripartite wood window, featuring a fixed two-light window flanked by single-light double-hung windows. A modern metal light fixture is mounted to the wall to the west of the breezeway.

The north wing's east elevation fronts N. Ventura Street. It is aligned with a landscaped planter and concrete pathway. The exterior wall is finished in the same painted CMU cladding. Fenestration on this elevation includes the two-over-two light double-hung wood windows. A painted metal pipe is attached to the elevation, to the south of the window.

South Wing

The south wing is broader than the north wing and is roughly rectangular in plan. Its north elevation aligns with the interior courtyard. The elevation is clad in painted CMU, same as the north wing. The windows are paired, two-over-two light double-hung wood windows, which are partially obscured by bushes. This elevation also features two doors. The east entrance (closest to N. Ventura Street) is a six-light double door with metal hardware. The west entrance comprises an aluminum door flanked by an aluminum sidelight.

The south elevation faces an unassociated paved parking lot and landscaped plant bed. The exterior wall is clad in the same painted CMU as seen on the north elevation. The center of the elevation is inset to form a small rectangular courtyard enclosed by a wood-slatted fence and gate. Windows looking onto the courtyard are grouped fixed and sliding vinyl windows.

The east elevation faces N. Ventura Street and aligns with a concrete pathway and a landscaped planter bed. The exterior wall is finished with the same painted CMU. Fenestration includes a six-light wood door with metal hardware, flanked by two, two-over-two light double-hung wood windows, all of which feature frosted lower panes for privacy. AC units have been installed in the lower sashes of two of the windows, and a modern metal light fixture hangs above the door.

Central Wing

The central wing is oriented in the north-south direction, and the north and south wings are connected to its east elevation. Its east elevation opens onto the central courtyard and is accessible via N. Ventura Street. The elevation is clad in painted CMU, same as the north and south wings. Three

one-over-one light windows line the top half of the elevation. The primary entrance is bound by two painted CMU pilasters and consists of two sets of aluminum doors, each flanked by an aluminum sidelight. A modern metal light fixture is mounted above the two doors, centered on the elevation.

The north elevation is flush with a concrete walkway, which is bordered by the property's paved parking lot and modern, in-ground planters featuring various drought-resistant plantings. The elevation is finished with the same painted CMU as seen on the east elevation. The entrance comprises an aluminum door flanked by an aluminum sidelight. A modern metal light fixture and a metal canopy are mounted above the door.

The west elevation faces a portion of the parking lot and residence on the property. The exterior wall is clad in the same painted CMU as seen on the north elevation. Three painted CMU pilasters are spaced between the windows. Fenestration consists of single and grouped single-hung vinyl windows. Located on the south end is an aluminum door flanked by an aluminum sidelight with a modern metal light fixture mounted above the door.

Existing Conditions Photographs



View east of 107 N. Ventura Street (ARG, 2025).



View southeast of the north wing, north elevation (ARG, 2025).



View south of the north wing, north elevation (ARG, 2025).



View south of the south wing, north elevation, from the courtyard (ARG, 2025).



View northwest of the south wing, south elevation (ARG, 2025).



View northeast of the smaller courtyard along the south wing, south elevation (ARG, 2025).



View west of the central wing, east elevation (ARG, 2025).



View southeast of the central wing, north and west elevations (ARG, 2025).

2.4. Chronology of Development and Use

Following is a chronology of development and use of the subject property. Source materials include building records obtained through the City of Ojai Community Development Department, original drawings, historic newspaper articles, city directories, historic photographs, and aerial photographs.

1890s The land at the southwest corner of Ventura and Matilija Streets (subject property) was donated by Philip K. Miller to the Christian Church congregation, who subsequently built a church on the property (not extant).[5]

[5] Patricia L. Fry, *The Ojai Valley: An Illustrated History*, ed. Elise DePuydt and Craig Walker (Ojai Valley Museum, 2017), 88-89.

1909-18 First Baptist Church purchased the subject property from the Christian Church congregation. After the original church building burned down in the Matilija Canyon Fire, First Baptist Church built a new sanctuary building at the northeast corner of Ventura and Matilija streets (current location of the property's paved surface parking lot).[6]

1939 The residence located at 107 W. Matilija Street (originally 151 W. Matilija Street), on the parcel to the east of the church, was constructed (now part of the Project Site). Research did not indicate who the original owner/occupant of the house was.[7]

1942 Two lots south of First Baptist Church were purchased by the congregation in anticipation of the need for a larger Sunday School wing.[8]

Because the new office/classroom building spanned the adjacent parcel to the south and east of the church sanctuary, the existing residence (107 W. Matilija Street) may have been acquired by First Baptist and incorporated into the property around this time.

Based on city directory research, 107 W. Matilija Street appears to have been used as a residence for church pastors and their families as early as the 1940s.[9]

1949-51 The subject building at 107 N. Ventura Street was constructed to the south of the church sanctuary (not extant) by First Baptist Church for use as offices, classrooms, and a social hall.[10] Construction on the building began in 1949 and reached completion in 1951.[11]

1960-65 Ojai First Baptist Church listed the subject property for sale and made plans to move to its new site on Grand Avenue.[12] Its new church building at 930 Grand Avenue was dedicated in January 1965.[13]

1964-65 Ojai builder, Carl Dodge, purchased the subject property from First Baptist Church for $80,000.[14] Dodge subsequently demolished the sanctuary to make way for a parking lot.[15]

[6] Fry, *The Ojai Valley*, 91, 188; City of Ojai, Sanborn Map, November 1929.
[7] Ventura County Assessor Portal, accessed March 2025, https://assessor.venturacounty.gov/.
[8] "Quaint Little Church Gone," *Ojai Valley News*, December 9, 1993.
[9] The 1946 Ojai City Directory indicates that Rev. Ernest E. Nichols and his family occupied the house.
[10] "Ojai First Baptist Church," *Ventura County Star*, August 17, 1946; Ventura County Assessor Portal.
[11] Fry, *The Ojai Valley*, 91.
[12] "Ojai First Baptist Church," *Ventura County Star*, August 27, 1960.
[13] "New Ojai Church Sets Open House Dedication Event," *Ventura County Star*, January 23, 1965.
[14] "Ojai To Get Change to Rent Building," *Ventura County Star*, October 11, 1965.
[15] Fry, *The Ojai Valley*, 92.

1966-76 In March of 1966, the City of Ojai began leasing 107 N. Ventura Street, which served as an interim location for Ojai City Hall and later the Ojai Police Department and Chamber of Commerce. [16]

For at least a portion of this period, the residence on the Project Site (107 W. Matilija Street) was occupied by a foreman for the Ojai Public Works Department.[17]

1976 A conditional use permit was filed to allow the existing facilities on the subject property to be temporarily used as a college, including a lecture hall, library, classrooms, and administrative offices. [18] The applicant, as stated in the proof of publication notice, was Douglas J. Mahr, Vice President of The World University of America (also known as World University).[19]

1977 World University opened at the subject property.[20]

1983 World University had placed a sign for vegetarian cuisine in front of the residence (107 W. Matilija Street) without obtaining proper authorization.[21]

1991 Permit pulled to construct a one-story library addition which extends from the west elevation of 107 N. Ventura Street. Owner listed as World University of America. Contractor listed as Manchester Builders. Architect listed as Steve Bovee.[22]

2000-05 Permits pulled to repair roof. Owner listed as World University of America. Contractor listed as Kahler Construction.[23]

2005 World University outlined plans to expand the ancillary residence by incorporating vegetarian products, in addition to its use as a bookstore.[24]

2006 Permit pulled to re-roof and install new HVAC system. Owner listed as World University of America. Contractor listed as Mark L. Adams.[25]

2017-18 World University ceased operations and subsequently vacated the property.

Greenhawk LLC acquired the subject property, which was under management of The Becker Group, Inc.[26]

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[16] "Ojai Councilmen Cancel Plans for New City Hall," *Ventura County Star*, August 9, 1966; Fry, *The Ojai Valley*, 92.
[17] Ojai City Directories, 1971-1977.
[18] City of Ojai, Memorandum, 1976, on file at the City of Ojai Community Development Department.
[19] Notice, *Ojai Valley News*, August 8, 1976.
[20] "Our Story of Avasthology," World Institute of Avasthology, accessed January 2025, https://www.avastha.org/our-story.
[21] City of Ojai, Memorandum, July 7, 1983, City of Ojai Community Development Department.
[22] City of Ojai, Building Permit No. 1980, 3/8/1991.
[23] City of Ojai, Building Permit No. 3968, 8/16/2000.
[24] Thor Reyes, M.D., World University of America (Ojai), November 17, 2005.
[25] City of Ojai, Building Permit No. 6889, 6/27/2006.
[26] "Deed-restricted affordable housing passes on 4-1 vote," *Ojai Valley News,* October 20, 2022.

The building underwent renovations, including: exterior repainting; the addition of faux wood-slatted mechanical enclosures at the rooftop wings; landscape and hardscape alterations; some window and door replacements; and removal of an iron fence at the courtyard entrance.[27]

2023-24 Owners of Hotel El Roblar acquired the subject property and outlined plans to rehabilitate the building for use as a spa and wellness center.[28]

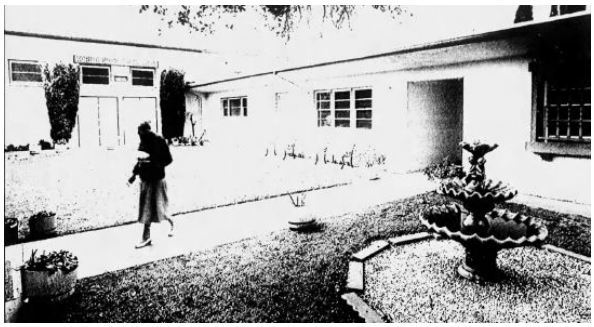
Historic Photographs



View of the World University campus from Ventura Street, 1979 (Los Angeles Times).



Benito and Dominga Reyes in the World University courtyard, 1981 (Los Angeles Times).



View of the World University courtyard, 1989 (Los Angeles Times).

[27] Noted exterior/site alterations are based on review of Google Street View images.

[28] "Hotel El Roblar owner seeks change of use for proposed site of spa and wellness center," *Ojai Valley News*, October 1, 2024.

3. Historical Background and Context

3.1. Pre-History and Early History of Ojai Valley

The area that would become the City of Ojai was originally occupied by the Chumash. Prior to the Euro-American occupation of the region, the Chumash inhabited a vast area including the Channel Islands as well as a coastal strip and inland valleys (including Ojai Valley) stretching from present-day Malibu to present-day Morro Bay. While the Chumash's first contact with European settlers occurred in the mid-1500s, it was not until the 1770s that the region was explored by Spanish missionaries, which led to the enslavement of the region's native inhabitants and destruction of their way of life.[29]

In 1837, approximately 17,700 acres of the Ojai Valley were granted to Fernando Tico for his services performed at Mission San Buenaventura. The land grant changed hands multiple times in the 1850s and '60s until speculator Royce Gaylord Surdam obtained several acres of the rancho in 1874 and platted a townsite he named Nordhoff. The original approximate townsite boundaries were Aliso Street to the north, Santa Ana Street to the south, N. Montgomery Street to the east, and Rincon Street to the west. Given the town's isolation from other parts of Ventura County, development did not begin in earnest until the late 1890s when the construction of the Ventura River and Ojai Valley Railroad branch line was completed through the area, connecting the town to the Southern Pacific Railroad's main line and increasing accessibility to the Ojai Valley.[30]

3.2. Ojai's Civic Development

The Ojai Valley's pastoral setting and benign climate made it a popular winter resort destination for wealthy Easterners beginning in the early 20th century. Around 1907, millionaire glass manufacturer Edward Drummond Libbey began wintering in the town and shortly thereafter commissioned architects Myron Hunt and Elmer Grey to design him a Craftsman residence at the intersection of Foothill and Palomar roads. In April 1914, Libbey and a group of other town leaders met to discuss various improvements to the valley and to form a new body known as the Ojai Valley Men's League (later the Chamber of Commerce), which would be responsible for implementing the planned improvements. The focus of redevelopment was along Ojai Avenue, the town's main thoroughfare.[31] In 1917, Libbey acquired the land on the south side of Ojai Avenue and developed Ojai Civic Center Park (now Libbey Park).[32] With the support of town leaders, Libbey commissioned architects Frank Mead and Richard Requa to create a Spanish/Mission Revival style redevelopment plan for downtown,

[29] "A Brief History of Ojai Valley," *Ojai Valley Museum*, accessed December 2021, https://www.ojaivalleymuseum.org/uploads/6/0/7/9/60799355/history_of_the_ojai_valley-museum_with_images-rvsd_july__2016.pdf.

[30] GPA Consulting, "Historical Resources Evaluation Report for the City of Ojai Ojai Ave/Maricopa Highway Pedestrian and Bicycle Safety Improvements Project," Ojai, California, April 2018, 15.

[31] Fry, *The Ojai Valley*, 220.

[32] San Buenaventura Research Associates, "Historic Context Statement for the City of Ojai," prepared for the City of Ojai, May 2009, revised and adopted June 2011, 19.

proposed for construction in phases between 1917 and 1919.[33] Plans included the construction of a "Spanish style"[34] arcade that would front the existing commercial storefronts on Ojai Avenue in order to create a sense of architectural cohesion (completed 1917, extended 1927; Ojai Landmark #5); construction of a pergola on the northern edge of the park, facing the Arcade (1917, demolished 1968, reconstructed 1999); and development of the Ojai Post Office and Tower (201 E. Ojai Avenue, built 1917, enlarged 1938 and 1949; Ojai Landmark #6). Other civic improvements included the paving of Ojai Avenue and the construction of sidewalks.[35] This initial phase of Mead and Requa's plan culminated in the renaming of the town to Ojai.[36]

Shortly after its renaming, Ojai residents began discussing the idea of incorporating. Prompted by the desire for an adequate sewer system, fire protection, and other services, residents officially voted to incorporate on August 5, 1921.[37] Additional municipal properties were built following incorporation, including the Ojai Fire Station (321 E. Ojai Avenue, Ventura County Landmark #62, built 1923) and the Ojai Library (111 E. Ojai Avenue, built in 1928).[38] Redevelopment of Ojai's town center was based on the cohesive urban planning ideals of the City Beautiful Movement and, "inspired other small towns in California to redevelop their civic centers using City Beautiful principles and Spanish architecture."[39]

Following incorporation, Ojai City Hall opened at 252 E. Ojai Avenue, in a former commercial storefront (Burke's realty office) in the Arcade. Glen H. Hickey served as Ojai's first mayor.[40] By 1939, City Hall had relocated to a former restaurant building just east of the Arcade, at 338 E. Ojai Avenue (later housed the Ojai Valley Museum and currently a restaurant).[41] The Ojai Police Department also moved into the building soon thereafter. Ojai City Hall and the Ojai Police Department operated out of this building until moving to 107 N. Ventura Street in 1966 and 1969, respectively.[42]

As with many cities in Southern California, Ojai experienced a population influx after World War II. The number of residents grew from 500 to 2,519 between its 1921 incorporation and 1950.[43] In 1960, a study reported that the population of Ventura County would more than double within 20 years and identified Ojai as ripe for new development due to its "recreational areas [that] would lure many vacationers."[44] By 1960, the population of Ojai Valley had risen to just under 22,000, and Ojai residents were increasingly concerned about what growth may mean for their quaint, pastoral

[33] GPA Consulting, "Historical Resources Evaluation Report for the City of Ojai Ojai Ave/Maricopa Highway Pedestrian and Bicycle Safety Improvements Project," 6.
[34] Fry, *The Ojai Valley*, 220
[35] GPA Consulting, "Historical Resources Evaluation Report for the City of Ojai Ojai Ave/Maricopa Highway Pedestrian and Bicycle Safety Improvements Project," 6.
[36] San Buenaventura Research Associates, "Historic Context Statement for the City of Ojai," 19.
[37] Ibid.
[38] GPA Consulting, "Historical Resources Evaluation Report for the City of Ojai Ojai Ave/Maricopa Highway Pedestrian and Bicycle Safety Improvements Project," 6.
[39] Fry, *The Ojai Valley*, 223.
[40] GPA Consulting, "Downtown Ojai Historic District," DPR District Record, 6; Fry, *The Ojai Valley*, 233.
[41] Ibid.
[42] Fry, *The Ojai Valley*.
[43] San Buenaventura Research Associates, "Historic Context Statement for the City of Ojai," 27.
[44] Gary Hachadourian, "Review of the Sixties — Part 3," *Ojai Valley News*, December 28, 1969.

community.[45] Ojai commissioned its first master plan in 1961 in an effort to control future development.[46] In October of 1963, City Council adopted the Ojai General Plan. Among the principal features of the plan included a town center closed to traffic; a scenic highway to take the through-traffic on Highway 150 and route it south of the city; a zoning plan designed to avoid crowded development; and a new civic center, including a new city hall, south of Ojai Avenue, between Signal and Montgomery streets.[47]

By the early 1960s, the City began exploring options for the relocation of Ojai City Hall, either to a new building or an existing facility.[48] In 1962, City Manager Michael Zambory described the existing municipal building at 338 E. Ojai Avenue as "seriously overcrowded and inadequate," having served as both Ojai City Hall and the Ojai Police Department since the 1930s.[49] While the 1963 Ojai General Plan proposed the construction of a new city hall building and civic center adjacent to Civic Center Park, the proposal was not without opposition. Opponents argued that it would be too costly to construct a new facility and that the City should rather explore options for leasing or buying an existing building. This sentiment was described by journalist Jack Smalley in a 1965 *Ventura County Star* article: "A controversy is currently raging on location of [the new city hall] site. Ojai has never, it seems, felt the need for much government. Something modest would suffice quite well."[50]

A referendum on the issue of whether to lease an existing property or construct a new facility continued for several months. In October of 1965, City Council officially voted to move forward with the development of an approximately seven-acre, city-owned site on S. Montgomery Street as the new city hall. In the following month, City Council selected Ojai architect Chalfant Head to design the new building.[51] Meanwhile, the City continued to look for temporary office space to offset crowded conditions in its existing facility. Among the temporary sites considered was the former First Baptist Church property at 107 N. Ventura Street. While City Council had voted to buy the former church property, in an October 6, 1965 referendum, Ojai residents voted against City Council's proposal in a narrow 642-to-662 vote.[52] Nonetheless, in March of 1966, Ojai City officials entered into an agreement with the property's then-owner, Carl Dodge, to rent approximately 1,000 square feet of office space and a meeting hall for council sessions on a temporary basis; they relocated to the site shortly thereafter.[53] On April 12, 1966, voters narrowly upheld the selection of the seven-acre property on S. Montgomery as the future site of a new city hall.[54] However, by August of the same year, City Council ordered the architect to stop work on plans for the new city hall building and instead

[45] Hachadourian, "Review of the Sixties."
[46] "Master Plan Approval Headlines '61 in Ojai," *Ventura County Star*, December 30, 1961.
[47] John A. Jones, "Ojai Adopts Master Plan to Keep Groves, Spanish Color, Limit Tracts," *Ventura County Star*, October 18, 1963.
[48] "Ojai Drops Push for New City Hall," *Ventura County Star*, October 9, 1962.
[49] "Ojai Weighs Plan to Lease New City Hall," *Ventura County Star*, October 6, 1962.
[50] Jack Smalley, "Inside Our Cities: The Ojai Story," *Ventura County Star*, December 18, 1965.
[51] "Chalfant Head Named to Design New Ojai City Hall," *Ventura County Star*, November 9, 1965.
[52] "Ojai to Get Chance to Rent Building," *Ventura County Star*, October 11, 1965; "Voters Reject Ojai City Hall Measure," *Ventura County Star*, October 6, 1965.
[53] "Ojai Officials Moving Into 'Rejected' City Hall," *Ventura County Star*, March 10, 1966.
[54] "Incumbents Win, City Hall Site Upheld in Ojai," *Ventura County Star*, April 13, 1966.

entered into negotiations with Dodge on a five-to-eight-year lease of 107 N. Ventura Street.[55] In late 1969, the Ojai Police Department joined City Hall at the 107 N. Ventura Street property, which the City continued to lease until the 1970s.[56] City Hall relocated to the former Smith-Hobson Estate, donated by Ojai resident Fred Smith, in 1976. A 1975 *Ventura County Star* article noted that there was little discussion about City Hall remaining at 107 N. Ventura given the "great dissatisfaction with the facility."[57] The Ojai Police Department continued to share space at 107 N. Ventura until the department was disbanded in 1979 when the City entered into an agreement with the County Sheriff's department.[58]

3.3. Religion and Spirituality in Ojai

Early 20th Century Religious Institutions

As with many nascent communities, churches were some of the first institutions established in Ojai Valley during its early development. The town's first congregation was the Presbyterian Church, which organized in 1877 and built its first sanctuary in 1884.[59] In 1900, the Presbyterian Church moved to Ojai Avenue and Montgomery Street, where it joined with the Congregational Church (established 1888).[60] In 1930, the Ojai Presbyterian Church constructed a new sanctuary at the corner of Foothill Road and Aliso Street, designed by architect Carleton Monroe Winslow. The congregation continues to hold services at this location. The old Presbyterian Church building was occupied by the Nazarene Church for 50 years; it now houses a meditation center.[61] Ojai's Catholic congregation built St. Thomas Aquinas Church in 1905 at the corner of Ojai Avenue and Blanche Street. After the original building was destroyed by the June 1917 fire originating in Matilija Canyon, a new Catholic Church building was constructed on the same site. Designed by noted architects Frank Mead and Richard Requa, the Mission Revival style building was occupied by the congregation until it moved to its new location at 185 St. Thomas Drive in 1963. The old church building at 130 W. Ojai Avenue (Ojai Historic Landmark #7, listed in the National Register) has been occupied by the Ojai Valley Museum since 1996.[62] Other early religious congregations that established sanctuaries in Ojai included Holiness Church, Liberal Catholic Church, and Church of Christ.

First Baptist Church

In the 1890s, a plot of land at the southwest corner of Ventura and Matilija streets (subject property) was donated by early Ojai resident Philip K. Miller to the Christian Church, which subsequently constructed a sanctuary (not extant).[63] In 1909, the First Baptist Church purchased the Christian

[55] "Ojai Councilmen Cancel Plans for New City Hall," *Ventura County Star*, August 9, 1966.
[56] "Memo to the City Desk: Ojai," *Ventura County Star*, September 28, 1969.
[57] Don Whitehead, "Issue of New City Hall Again Before Ojai Council," *Ventura County Star*, March 24, 1975.
[58] Dennis Wagner, "Ojai Council Says Farewell to City Police Department," *Ventura County Star*, November 14, 1979.
[59] Fry, *The Ojai Valley*, 84.
[60] Ibid, 85.
[61] Ibid, 87-88.
[62] Ibid, 90.
[63] Ibid, 88-89.

Church building. After the sanctuary building was destroyed by the June 1917 fire, First Baptist constructed a new sanctuary at the northeast corner of Ventura and Matilija in 1918. Between 1949-1951, the congregation developed a one-story concrete block building to the south of its sanctuary for use as offices, classrooms, and a social hall (107 N. Ventura Street, subject building).[64] First Baptist continued to own and occupy the sanctuary and office/classroom building until around 1965 when it moved to its current church building at 930 Grand Avenue.[65]

Theosophy and the New Age Movement

Because of its relative isolation and proximity to nature, Ojai has attracted a variety of non-traditional religious and spiritual organizations since the late 19th and early 20th centuries. Beginning in the 1920s, members of the spiritual organization known as the Theosophical Society established themselves in the Ojai Valley. The Theosophical Society is the organizational body of Theosophy, an esoteric religious movement founded in 1875 in New York by Colonel Henry Olcott and Russian Émigré Helena Petrovna Blavatsky. The objectives of the Theosophical Society are "to form a nucleus of the universal brotherhood of humanity, without distinction of race, creed, sex, caste, or colour; to encourage the study of comparative religion, philosophy, and science; and to investigate unexplained laws of Nature and the powers latent in human beings."[66] The organization placed an emphasis on Eastern teachings and played a prominent role in the introduction of Buddhism and Hinduism to America.[67] Helena Blavatsky was integral to the dissemination of Theosophical ideas across the country and abroad through her writings, including *Isis Unveiled: A Master-Key to the Mysteries of Ancient and Modern Science and Theology* (1877) and *The Secrete Doctrine: The Synthesis of Science, Religion and Philosophy* (1888).[68] After Blavatsky's death in 1891, the Theosophical Society split into various sects, two of which were located in Southern California: one in Point Loma, initially led by Katherine Tingley, and the other in in the Beachwood Canyon area of Hollywood, which was led by the Theosophical Society's president, Annie Besant.[69]

The Krotona Institute of Theosophy (also known as the Krotona Institute or the Krotona Colony) was first conceived of by lawyer and Theosophist Albert Powell Warrington in 1906. With the encouragement of Annie Besant, Warrington acquired 11 acres in the Beachwood Canyon area of Hollywood in 1912 to establish the colony, which served as the Theosophical Society's national headquarters until 1920.[70] Named after "Crotona," the ancient Greek colony and home of ancient mathematician Pythagoras, Krotona was developed between 1912 and 1919 and included an administration building, science building, residential buildings, including the extant Krotona Court

[64] "Ojai First Baptist Church," *Ventura County Star*, August 17, 1946; Ventura County Assessor Portal.
[65] Ibid, 92.
[66] J. Gordon Melton, "Theosophy," Encyclopedia Britannica, January 8, 2025, accessed February 2025, https://www.britannica.com/topic/theosophy.
[67] Daniel D. Paul, "New City of Mentalphysics Historic District," National Register of Historic Places Registration Form, 2022, 8-53.
[68] Lindsay Mulcahy, Los Angeles Conservancy, "Krotona Court and the Grand Temple of the Rosy Cross Historic-Cultural Monument Application," adopted 2024, 16.
[69] Paul, 8-53; Melton, "Theosophy."
[70] Mulcahy, "Krotona Court and the Grand Temple of the Rosy Cross Historic-Cultural Monument Application," 14, 18.

multi-family residence, and an auditorium and ritual space (the extant Grand Temple of the Rosy Cross). By 1918, Krotona had "300 or so residents who grew their own food, [and] practiced vegetarianism, meditation, and intellectual inquiry."[71] Theosophists continued to reside at Krotona until 1924 when they relocated to Ojai.[72]

By the early 1920s, practitioners at Hollywood Krotona began to perceive the urban locale as too congested and increasingly under the influence of the movie industry. In response, in 1924, the Krotona Institute of Theosophy relocated to a 118-acre site in the Ojai Valley purchased with funds from Besant.[73] The new Ojai Krotona was developed in the mid-1920s with a Spanish Colonial Revival style administration building and library designed by architect Robert Stacey Judd, in addition to several cottages. Besant referred to Ojai Krotona as "the cradle of the New Civilization in America."[74] The Ojai colony was "intended to be the world center of the teachings of Jiddu Krishnamurti," a young Indian man who Besant met on a trip to India in 1909 and who she and other Theosophists proclaimed to be the "new vehicle for the World Teacher."[75] Though Krishnamurti broke from the Theosophical Society in 1930, he continued to reside in a cottage on the land that Besant had acquired until his death in 1986.[76] The Krotona Institute in Ojai continues to operate to this day.

In 1927, Besant acquired additional property adjacent to the newly established Krotona Institute. The nearly 500-acre site, which Besant named Happy Valley, initially served as the home of the Order of the Star, an organization founded by Besant to promote the teachings of Krishnamurti. The organization's encampment comprised a kitchen, bathhouses, showers, and toilets. The organization held its "international congress" here in 1928 and 1929, during which over 1,000 people came from all over the world to hear Krishnamurti speak.[77] After Krishnamurti dissolved the Order of the Star and broke from Theosophy, the Happy Valley land remained undeveloped for years. In the mid-1940s, the remaining Star camp buildings were incorporated into the Happy Valley School, which was founded in 1946 and continues to operate as the Besant Hill School of Happy Valley.[78]

Though it has had a relatively small membership since its founding, the Theosophical Society had an immense impact on the promotion of Eastern spirituality in the West and inspired the creation of dozens of other esoteric religious movements, including the New Age movement.[79] The New Age movement emerged in the 1970s as a "blend of cross-cultural spiritualism and a new awareness of Eastern philosophy and ascetic practices that sought to provide a mantle that emphasized progressive

[71] Paul, 8-57.
[72] On February 5, 2025, Los Angeles City Council designated the Hollywood Krotona property as a Historic-Cultural Monument. "Krotona Court & Grand Temple of the Rosy Cross," Los Angeles Conservancy, accessed February 2025, https://www.laconservancy.org/learn/historic-places/krotona-court-grand-temple-of-the-rosy-cross/.
[73] Josef Woodard, "Serene Precursor to Mayan Audacity of Robert Stacy-Judd," *Los Angeles Times*, January 13, 1994.
[74] Paul, "New City of Mentalphysics Historic District," 8-57.
[75] Paul, "New City of Mentalphysics Historic District," 8-57; Fry, *The Ojai Valley*, 324.
[76] Paul, "New City of Mentalphysics Historic District," 8-57.
[77] "Order of the Star Meets in Ojai," *Ventura County Star*, April 6, 1928.
[78] Fry, *The Ojai Valley*, 327-329; "About," Besant Hill School of Happy Valley, accessed February 2025, https://www.besanthill.org/about/history-heritage/timeline/.
[79] Melton, "Theosophy."

change and the possibility of deep personal transformation."[80] Traditional occult practices such as yoga, meditation, astrology, and tarot reading were integrated into the movement as a means of assisting with personal transformation. Followers of the movement looked forward to a "New Age of heightened spiritual consciousness and international peace [which] would arrive and bring an end to racism, poverty, sickness, hunger, and war."[81] While the movement had lost its momentum by the end of the 1980s, it is considered to be "one of the West's most significant religious phenomena of the 20th century," attracting "hundreds of thousands of new adherents to one branch or other of the Western esoteric-metaphysical tradition."[82]

Origins of the New Age movement can be traced back to earlier Western esoteric movements, including Theosophy.[83] Ojai's early 20th century reputation as a hub for the Theosophical Society and other spiritual organizations attracted various New Age groups in the postwar period. A 2003 Ojai Valley Museum exhibit showcased a number of spiritual organizations, "whose leaders helped shape Ojai's reputation as a New Age mecca and haven for free thinkers."[84] Among the organizations included in the exhibit were Meher Mount, a 170-acre hilltop center created by Agnes Baron in 1946 and focused on the teachings of noted Indian spiritual leader Avatar Meher Baba; Meditation Mount, a meditation center developed in 1968 by Florence Garrigue, whose mission was to impart the teachings given to prominent Theosophist Alice Evens; the Krishnamurti Foundation, an organization founded in 1969 by Jiddu Krishnamurti to pass on his teachings; and the Ojai Foundation, an educational retreat founded in 1979 by anthropologist Joan Halifax to promote land stewardship and environmental awareness.[85]

World University of America

In 1973, noted academic and Theosophist Benito Reyes assumed the position as director of studies at the Krotona Institute in Ojai. At this time, Reyes, Annie Besant, and other local spiritual leaders began to discuss the possibility of building a college campus centered around esoteric religious studies.[86] In 1974, Reyes and his wife, Dominga, opened the World Institute of Avasthology[87] in the east wing of the Happy Valley School. Class offerings included seminars in consciousness, yoga, tai chi, meditation, philosophy, ethics, and other areas of spirituality.[88] Three years later, Benito and Dominga Reyes and a group of local Theosophy benefactors and students garnered enough financial backing to purchase the subject property at 107 N. Ventura Street for $180,000 for use as the headquarters of the World

[80] Michael A. Peters, "New Age Spiritualism, Mysticism, and Far-right Conspiracy," *Educational Philosophy and Theory* 55, no. 14 (2023): 1608-1616.
[81] J. Gordon Melton, "New Age Movement," Encyclopedia Britannica, January 30, 2025, accessed February 2025, https://www.britannica.com/topic/New-Age-movement.
[82] Ibid.
[83] Melton, "Theosophy;" Melton, "New Age Movement."
[84] Amy Bentley, "New-age Leaders Shaped Ojai," *Ventura County Star*, December 3, 2003.
[85] Ibid.
[86] "Krotona director to talk to grads at Happy Valley," *Ventura County Star*, June 7, 1973.
[87] According to the organization's website, "Avasthology" is the "study of states of consciousness." World Institute of Avasthology, accessed March 2025, https://www.avastha.org/.
[88] "Avasthology Institute to Reopen," *Ventura County Star*, September 1, 1974; "Ojai Consciousness Seminar," *Ventura County Star*, February 13, 1974.

Institute of Avasthology and its full-scale college campus, World University of America (also known as World University). The building complex was formerly the Ojai City Hall and Ojai Police Department headquarters from the mid and late 1960s until the 1970s.[89] Approximately $100,000 of the funding was donated by local Theosophist Ethel Stell to acquire the campus complex.[90] When asked why he chose Ojai to establish the university, Dr. Reyes explained that he believed Ojai "was destined to become 'the new Athens of the New Age,' referring to the Greek city where philosophy and wisdom flourished more than 2,500 years ago."[91] While other educational institutions with spiritual leanings, including Happy Valley School and Krishnamurti's Oak Grove School (established 1975), existed in Ojai at the time, World University appears to have been the first school of higher education.

As described in a 1989 *Los Angeles Times* article about the school, World University was a "degree-granting institute where students learn academic subjects alongside the [fundamentals of] New Age spirituality."[92] In alignment with New Age spiritual thought, the university applied an "East-West approach" to its curriculum, offering courses in science, philosophy, and religion in Eastern and Western cultures.[93] The objectives of the university were to "promote world peace and the well-being and understanding of all peoples," as well as to "promote spiritual growth and harmonious relations among individuals."[94] While rooted in New Age spiritual practices, "unlike some of Ojai's more experimental institutes, World University [was] not all crystals and channeling."[95] Classes in meditation and yoga were offered alongside more traditional university courses such as English composition and psychology.[96]

By 1981, the university had an enrollment of over 100 and a core staff of ten professors; it offered bachelor's, master's, and postdoctoral degrees[97] in various fields of the liberal arts, philosophy, psychology, and business, as well as vocational certificates in spiritual ministry, thanatology/astrology, and meditation/yoga. The school's Department of World Peace Studies, founded in 1980, quickly became the most popular curriculum track, drawing students from across California.[98] The addition of the Ecumenical Ministry of the Unity of All Religions Department, which examined the similarities between world religions, was also popular amongst the school's students.[99] By the early 1980s, plans

[89] City Hall relocated in 1976, and the Ojai Police Department continue to occupy a portion of 107 N. Ventura until 1979 when the department was disbanded.
[90] San Buenaventura Research Associates, "Taormina Historic District City Landmark Application," prepared for the Ojai Historic Preservation Commission, 2015, 32; Ojai Councilmen Cancel Plans for New City Hall," *Ventura County Star*, August 9, 1966; "Students Find Knowledge in City Hall," *Los Angeles Times*, December 15, 1981; Pat Flynn, "Tiny University in Ojai Dedicated to World at Peace," *Ventura County Star*, August 29, 1982.
[91] Denise Hamilton, "Studying for Peace: World University Marks 15th Anniversary Amid Ojai's Spiritual Diversity," *Los Angeles Times*, February 23, 1989.
[92] Ibid.
[93] Flynn, "Tiny University in Ojai Dedicated to World at Peace," *Ventura County Star*, August 29, 1982.
[94] Flynn, "Tiny University in Ojai Dedicated to World at Peace;" Hamilton, "Studying for Peace."
[95] Hamilton, "Studying for Peace."
[96] Ibid.
[97] While World University was an authorized, degree-granting institution under the State Department of Education, it never received accreditation from the Western Association of Schools and Colleges.
[98] Ad, "World University in America," *Los Angeles Times*, December 13, 1980; "Spiritual Healing Topic," *Thousand Oaks Star*, March 11, 1980; "World U. President Plans Lecture Tour," *Los Angeles Times,* May 24, 1980.
[99] "University Adds New Department," *Los Angeles Times,* August 1, 1981.

were under way for several new World University campus expansions in Florida, the Bahamas, South Korea, Canada, and Israel. However, none of these campus expansions appear to have actualized. Instead, Dr. Reyes continued to grow the curriculum, promote the school, and recruit new students for its main campus in Ojai on his extensive travels to conferences and speaking arrangements around the world.[100]

In 1988, World University supporter and Ojai resident Mima Porter died, willing the university her 10-acre estate near Downtown Ojai. While Reyes and school administrators prepared plans to use the land for classrooms, a dormitory, and possibly a museum, the expansion does not appear to have occurred. Around this time, the school had begun offering classes in Ventura and created the Center for Compassion to help feed local people in need. It had also established an exchange program with other non-traditional institutes around the world, including Zoroastrian College in Bombay, India, the Association of Religious Psychology in Tokyo, and Koh-e-nor University in Santa Monica (now University of Santa Monica).[101]

On September 8, 1992, Benito Reyes died at the age of 78.[102] Following her husband's death, Dominga Reyes assumed the position of university president.[103] While the university continued to operate at its 107 N. Ventura Street campus, the number of course offerings appears to have begun declining by the mid-1990s, and in later years, the school mainly offered distance learning programs.[104] After Dominga Reyes's death in 1999, the couple's son Rev. Dr. Thor L. Reyes was president of the university until its closure in 2017 when the institution was issued a letter from the Bureau of Private Postsecondary Education to cease operations of all its degree programs due to lack of accreditation.[105]

3.4. Benito F. Reyes

Born in Manila, Philippines in 1914, Benito Fernando Reyes became involved with the Philippine Theosophical Society as a teenager. At the age of 16 (ca. 1930), the young Theosophist was spiritually adopted by Theosophical followers John and Nell Regan, a childless couple from Ojai, California. The couple was called to the Philippines by a Theosophical Master who assured them that they would find a Filipino child to educate in the ways of Theosophy. There they met Reyes, who soon became recognized as an important member of the Theosophy Society for his involvement with the World Federation of Young Theosophers.[106] As such, the Regans financed Reyes's education at Far Eastern University in Manila, where he eventually obtained a Master of Arts and a Doctorate in Psychology by

[100] "World University Emphasizes Understanding Between People," *Los Angeles Times*, November 19, 1979.
[101] Hamilton, "Studying for Peace."
[102] "World University founder Reyes Dies at Ojai Home," *Oxnard Star Free Press*, September 11, 1992.
[103] "World University founder Reyes Dies at Ojai Home;" "Death To Be Topic of Seminar."
[104] Based on the reduced number of newspaper articles covering the university beginning in the mid-1990s, it is assumed that the university entered into a period of decline. Fry, *The Ojai Valley*, 81.
[105] "Dominga L. Reyes," *Ventura County Star*, February 19, 1999; "Order Suspending Approval to Operate Degree Granting Programs," Bureau for Private Postsecondary Education, State of California, July 29, 2017, accessed February 2025, https://www.bppe.ca.gov/enforcement/actions/worldu_suspended.pdf.
[106] The Theosophical Society, *The International Theosophical Year Book 1937* (India: Theosophical Publishing House, 1937), 172-73.

1948 with the publication of his 237-page thesis work titled "Scientific Proofs of the Existence of the Soul."[107]

After completing his education, Dr. Reyes immediately entered the field of academia where he became chairmen of the Department of Philosophy and Psychology at his alma mater Far Eastern University. He served in this role for approximately 21 years, during which time the Theosophist engaged in various guest lecturer opportunities and speaking engagements around the world, particularly on the American East Coast.[108] In 1951, Dr. Reyes was awarded a Fulbright-Smith-Mundt teaching position at Boston University's Philosophy Department for his 1948 thesis work. While on sabbatical in Boston, he also spoke at other notable institutions, including Harvard University, the Boston Theosophical Society, the Society for the Advancement of Science in Boston, and the Theosophical Society of Springfield.[109] In December of 1951, Dr. Reyes was awarded honorary degrees for his work as an author and lecturer in the field of Theosophy at the Besant Lodge of the Theosophical Society in Boston, which was named after his friend and contemporary Theosophist Annie Besant.[110] He completed his Fulbright position in Boston at the end of the 1952 academic year, after which he returned to his position in Manila.[111]

In June of 1952, Dr. Reyes made his first known visit to Ojai where he spoke on topics in his thesis at the Ojai Community Art Center. The event was sponsored by the Ojai Theosophical Society where John and Nell Regan were members. Around this time, he also received two honorary degrees from the University of Toronto for his academic achievements while serving as a visiting Fulbright lecturer at Boston University during the previous school year.[112] In 1965, Dr. Reyes was awarded his second Fulbright scholarship, this time as a Fulbright-Hays teaching scholar. The academic began a one-semester lecturing assignment in the fall at the State University of New York in Oswego where he became the first visiting Fulbright professor of philosophy. During his tenure at Oswego, Dr. Reyes also conducted public lectures on the cultures and religions of Asia across the state.[113] In 1967, Dr. Reyes submitted his 1948 thesis to Phoenix, Arizona Superior Judge Robert L. Myers who was conducting pre-trial hearings into the will of American miner James Kidd. Kidd was an eccentric Phoenix local who promised to bequeath his $200,000 estate to anyone who could prove the physical existence of the soul. He was one of 39 claimants who submitted their work for review, and was a finalist in the competition.[114] After gaining national notoriety in the academic branch of Theosophy as a result of the literary competition, Dr. Reyes published his first book in 1970, which expanded upon the

[107] Some sources refer to Reyes's thesis work as "Scientific Evidence of the Existence of the Soul." San Buenaventura Research Associates, "Taormina Historic District City Landmark Application," 32; "Ojai Valley Timeline," hosted on Squarespace, accessed February 2025, https://static1.squarespace.com/static/648e380bea69355090623aa9/t/6497edad1d655b245c136378/1687678381653/Ojai+Valley+Timeline.pdf; "Filipino Joins Soul Search," *Philadelphia Inquirer*, March 10, 1967.
[108] San Buenaventura Research Associates, "Taormina Historic District City Landmark Application," 32.
[109] "Soul is Topic Friday Night," *Morning Union*, November 22, 1951; "Dr. Benito Reyes to Lecture Here," *Morning Union*, March 12, 1952; "All Religions Join in Search for God, Speaker Declares," *Morning Union*, March 31, 1952.
[110] "Benito F. Reyes," *Boston Globe*, December 3, 1951.
[111] San Buenaventura Research Associates, "Taormina Historic District City Landmark Application," 32.
[112] "Philippine Educator Speaks Sunday in Ojai," *Ventura County Star*, June 14, 1952, 4.
[113] "Prof 'Visits' SUC Oswego," *Post-Standard*, October 1, 1965.
[114] "Filipino Joins Soul Search."

foundational work of his thesis. The book was also titled *Scientific Evidence of the Existence of the Soul*.[115]

By 1968, Dr. Reyes had left his position at Far Eastern University to become the first president of the University of the City of Manila (known locally as Pamantasan ng Lungsod ng Maynila or "PLM"), where he was a founding member of the board of regents. While president, Dr. Reyes helped expand the school's religion, philosophy, and psychology departments.[116] In the following years, he continued his involvement with the Philippine Theosophical Society and traveled extensively to lecture at institutions all over the world. His travels took the scholar back to California, where he consulted Pepperdine University's School of Business administrators about the role of sociology in the school's police management program in February 1970.[117] In 1972, Dr. Reyes left his position at PLM and permanently relocated to Santa Paula, California to work in nearby Ojai Valley, the longtime capital of the Theosophical Society in the United States.[118] One year later in 1973, Reyes took a position as the director of studies at the renowned Krotona Institute of Theosophy in Ojai. There he met with local leaders to discuss the possibility of building a local college campus centered on spiritual studies.[119]

After operating the World Institute of Avasthology out of Happy Valley School for three years, Dr. Reyes, his wife Dominga, and a group of local Theosophy benefactors and students purchased 107 N. Ventura Street for use as the headquarters of the World Institute of Avasthology and its college campus, World University of America, in 1976. In the years after its founding, World University flourished under Dr. Reyes's leadership, with a student population of over 100 and advanced courses in science, philosophy, and religion in Eastern and Western cultures.[120]

Simultaneously, Dr. Reyes continued his involvement with the global Theosophy community throughout the 1980s and early 1990s. In 1984, he and Dominga attended the Triennial Conference of the International Association of University Presidents (IAUP) in Bangkok where they meet with the King and Queen of Thailand.[121] The scholar remained heavily involved in the international academic community in the later decades of his career as well, including memberships with the Institute de la vie of France, the International Institute of Environment in England, and the Institute of Religious Psychology in Japan.[122] By 1990, Dr. Reyes had become a prolific writer, having published over a dozen books on spirituality, philosophy, and psychology, including *On World Peace* (1977), *Meditation: Cybernetics of Consciousness* (1978), *The Essence of All Religions: In Search of Meaning* (1983), and

[115] San Buenaventura Research Associates, "Taormina Historic District City Landmark Application," 32; Benito F. Reyes, *Scientific Evidence of the Existence of the Soul* (United States: Theosophical Publishing House, 1970).
[116] "Finding the Roots of the Origin of Our Alma Mater," Pamantasan ng Lungsod ng Maynila, accessed February 2025, https://web.archive.org/web/20091230022516/http:/www.plm.edu.ph/brief-history.html.
[117] "Tours Pepperdine," *Southwest Topics-Wave*, February 19, 1970.
[118] "Our Story of Avasthology;" Ventura County Directories, Ancestry.com, accessed February 2025, https://www.ancestry.com/search/?name=benito_reyes&event=_ojai-ventura-california-usa_69769&name_x=_1.
[119] "Krotona Director to Talk to Grads at Happy Valley," *Ventura County Star*, June 7, 1973; "A Series of Five Sunday Lectures," *Ventura County Star*, March 28, 1973.
[120] "World University Emphasizes Understanding Between People," *Los Angeles Times*, November 19, 1979.
[121] "Ojai Educator Attends Conference in Bangkok," *Thousand Oaks Star*, June 29, 1984.
[122] San Buenaventura Research Associates, "Taormina Historic District City Landmark Application," 32.

The Practice of Conscious Dying: Off-Ramp to Liberation and Freeway to Conscious Immortality (1990), among others.

In September of 1992, Dr. Benito Reyes died at the age of 78 at his home in Santa Paula. His obituary in the *Oxnard Free Press* described him as a "noted clinical physiologist from the Philippines and founder of the World University in Ojai."[123] Despite his myriad academic positions, publications, and speaking engagements throughout his decades-long career, the founding of World University at 107 N. Ventura Street in Ojai is arguably his most significant career achievement in terms of his contributions to the study of Theosophy and New Age spirituality. The campus provided Dr. Reyes the physical space where he was able to successfully centralize and expand his interdisciplinary Theosophical teachings to a new generation of spiritual leaders over the course of three decades in the later postwar years.

3.5. Mid-Century Modernism

The building at 107 N. Ventura Street is a very modest example of the Mid-Century Modern style. "Mid-Century Modern" is a broad term that is used to describe the various derivatives of Modern architecture that flourished in the post-World War II period. These include postwar adaptations of the chaste and machine-like International Style, the rational aesthetic associated with post-and-beam construction, and more organic and expressive interpretations of the Modern architectural movement. Mid-Century Modernism was popular between the mid-1940s and early 1970s.[124] It proved to be a remarkably versatile idiom that was expressed through a wide variety of property types ranging from single-family residences and commercial buildings to institutional properties and college campuses. Its aesthetic was deftly incorporated into both high-style buildings and the local vernacular, and was employed by architects, developer-builders, and lay contractors alike.

Different variants of the Mid-Century Modern style emerged as the movement gained traction and became more mainstream in the post-World War II period. The style was favored by large-scale institutional centers, as Mid-Century Modernism's emphasis on rational, economic buildings that could be produced en masse was well suited to institutions, which needed to expand quickly and within the confines of capital construction budgets. Industrial materials like cast concrete, steel structural frames, and laminated beams were used in lieu of extravagant materials from more ornate Period Revival styles, significantly reducing construction costs.[125]

Generally, the Mid-Century Modern style, expressed in the context of public institutional architecture, exhibits the following character-defining features:

- Simple, geometric building forms

[123] "World University Founder Reyes Dies at Ojai Home."
[124] City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context, L.A. Modernism, 1919-1980," prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources (2019).
[125] Ibid.

- Concrete, steel, and glass construction (larger buildings); wood construction (smaller buildings)
- Direct expression of the structural system
- Flat roofs, with or without eaves
- Flush-mounted metal frame windows (often expressed as curtain walls in larger buildings)
- Metal window screens (*brise soleil*), often comprising geometric patterns or motifs
- Minimal surface ornament and decorative details
- Integrated landscapes, often expressed as courtyards or plazas

4. Regulatory Framework

4.1 Definition of Historical Resources

Pursuant to Section 15064.5 of the California Code of Regulations (CCR), Title 14, Chapter 3, the following are considered historical resources for the purposes of CEQA:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the California Public Resources Code (PRC), or identified as significant in an historical resource survey meeting the requirements in Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (PRC SS5024.1; Title 14 CCR, Section 4852).

4.2. Federal, State, and Local Evaluation Criteria

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant,* and (2) retain sufficient *integrity* to convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria: [126]

A. Associated with events that have made a significant contribution to the broad patterns of our history;

[126] Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

B. Associated with the lives of significant persons in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource's "authenticity" as expressed through its physical features and extant characteristics. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

1. Location (the place where the historic property was constructed or the place where the historic event occurred);
2. Setting (the physical environment of a historic property);
3. Design (the combination of elements that create the form, plan, space, structure, and style of a property);
4. Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
5. Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
6. Feeling (a property's expression of the aesthetic or historic sense of a particular period of time);
7. Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a "yes or no" determination – that is, a resource either retains sufficient integrity or it does not.[127] Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource's placement within a historic context, integrity can be assessed only after it has been established that the resource is significant, and under which criteria.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

[127] Derived from NRB 15, Section VIII: "How to Evaluate the Integrity of a Property."

Criteria Consideration G

National Register Bulletin 15 explains that "fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places."[128]

However, the National Park Service acknowledges that on occasion, a resource less than 50 years of age (or a resource that has gained significance within the past 50 years) may merit consideration for listing in the National Register. Criteria Consideration G offers guidance related to the evaluation of properties that may have achieved significance within the past 50 years, setting forth the conditions under which these resources may be eligible for listing. It provides that exceptions to the age threshold may be granted if it can be demonstrated that the individual resource is: (1) of exceptional importance, or (2) an integral component of a National Register-eligible historic district whose other component parts are predominantly 50 years or older.[129]

In justifying exceptional importance for individual resources (*i.e.,* outside of the National Register-eligible historic district context), NRB 15 cites the necessity of comparative analysis. Specifically, it states that "it is necessary to identify other properties within the geographical area that reflect the same significance or historical associations and to determine which properties *best* represent the historic context in question." It continues, "Several properties in the area could become eligible with the passage of time, but few will qualify now as exceptionally important."[130]

California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."[131] The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be

[128] Derived from NRB 15, Section VII: "How to Apply the Criteria Considerations."
[129] The subject building is not an integral component of a National Register-eligible historic district whose other component parts are predominantly 50 years of age or older, therefore this report will not further evaluate the building under this consideration standard.
[130] NRB 15, Section VII: "How to Apply the Criteria Considerations."
[131] California Public Resource (CPR) Code, Section 5024.1 (a).

eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area state or the nation.[132]

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource."[133]

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.[134]

There is no prescribed age limit for listing in the California Register, although OHP technical assistance guidelines state that resources less than 50 years old may be considered for listing as long as sufficient

[132] California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.
[133] California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), "Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation." This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.
[134] California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

time has passed "to obtain a scholarly perspective on the events or individuals associated with the resource."[135]

City of Ojai Historic Preservation Law

The City of Ojai's Historic Preservation Law (Chapter 8, Section 4 *et seq.* of the Ojai Municipal Code) was established in 2019. The Law defines any Landmark as a property, structure, or site that meets one or more of the following criteria:

a) Its character, interest, or value as part of the historic development, heritage, or cultural characterization of the community;

b) Its identification with a person or persons who significantly contributed to the development of the community;

c) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

d) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;

e) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

f) Its embodiment of design elements that make it structurally or architecturally innovative;

g) Its unique location or singular physical characteristics that make it an established or familiar visual feature; and

h) Its suitability for preservation or restoration.

In addition to the above criteria, any structure, property, or site that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and/or workmanship to make it worthy of preservation or restoration.[136]

There is no prescribed age limit for listing as a City of Ojai Landmark. Typically, in the absence of age threshold language in local ordinances, California Register guidelines for age are utilized as best professional practices.

[135] California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3.
[136] City of Ojai Municipal Code, Chapter 8, Sec. 4-8.07.

5. Evaluation of Historical Significance

5.1. Previous Evaluations and Studies

The subject building at 107 N. Ventura Street is not currently listed in the National or California Registers, or as an Ojai Landmark. It was not identified in the County of Ventura Cultural Heritage Survey, Phase III – Ojai (San Buenaventura Research Associates, 1985) or the Ojai Historic Resources Reconnaissance Survey (San Buenaventura Research Associates, 2009). However, it was identified as potentially eligible as a contributor to the potential local Ojai Civic Center Historic District by the Ojai Historic Preservation Commission in 2019.[137]

5.2. Evaluation of Significance

The building at 107 N. Ventura Street appears individually eligible for listing in the California Register and as an Ojai Landmark for its association with World University and the development of Ojai as a hub for New Age spiritualism in the later postwar period. It also appears significant for its association with noted academic, philosopher, and Theosophist Dr. Benito Reyes. Its period of significance for these associations is 1976 to 1992, reflecting the period during which Dr. Reyes oversaw the foundation and development of the institution, prior to his death and the gradual decline of the university's influence beginning in the mid-1990s. Because the property achieved its significance less than 50 years ago, it does not appear to be eligible for individual listing in the National Register.

Because the residential building (107 W. Matilija Street) on the subject property is ancillary in nature, and its use/function appears to be related to supporting 107 N. Ventura Street since at least the 1940s, it is not evaluated herein for individual eligibility. Thus, further evaluation of the residential building is not included in this report.

Following is an evaluation of the former World University building (107 N. Ventura Street) against federal, state, and local eligibility criteria as well as an assessment of its historic integrity.

National Register of Historic Places and California Register of Historical Resources

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

The subject property was evaluated under National/California Register Criterion A/1 for its association with World University and Ojai's New Age spiritual movement of the 1970s and '80s.

Ojai's early 20th century reputation as a spiritual hub attracted various New Age groups to the area in the later postwar period. Founded in 1976, World University represented Dr. Reyes's and other Ojai Theosophical leaders' vision to build a local college campus centered around spiritual studies. While

[137] City of Ojai Administrative Report, Proposed Ojai Civic Center Historic District (OCCHD) Ad Hoc Committee's Progress Report, September 12, 2024, on file at the City of Ojai Community Development Department.

other educational institutions with esoteric religious leanings existed in the area during the time, World University appears to have been the first to focus on higher education. By 1981, the university had an enrollment of over 100 and a core staff of ten professors; it offered bachelor's, master's, and postdoctoral degrees in various fields of the liberal arts, philosophy, psychology, and business, as well as vocational certificates in spiritual ministry, thanatology/astrology, and meditation/yoga. By the late 1980s, the school had begun offering extension classes in Ventura and created the Center for Compassion to help feed local people in need. It had also established an exchange program with other non-traditional institutes around the world. Following Benito Reyes's death in 1992, Dominga Reyes assumed the position of president of World University. While the institution continued to operate at its 107 N. Ventura Street campus, the number of course offerings appears to have begun to decline, and in later years, the school mainly offered distance learning programs. World University closed in 2017 when the institution was issued a letter from the Bureau of Private Postsecondary Education to cease operations of all its degree programs due to lack of accreditation.

Though the property is significant for its association with the abovementioned contexts, it does not appear to be eligible under National Register Criterion A at this time. The property's period of significance begins in 1976, the date World University was founded, and ends in 1992, the year of Dr. Reyes's death, after which the university entered into a period of decline. National Register Bulletin 15 states that properties with a period of significance that extends into a period less than 50 years ago must meet Criteria Consideration G. The period of significance for the subject building falls outside the 50-year age threshold. While the university made important contributions to the proliferation of New Age spiritual thought and practice in an educational setting, it does not rise to the level of exceptional importance as defined by Criteria Consideration G. It was part of a trend of New Age spiritual establishments in Ojai in the late 1960s and '70s, but there is insufficient evidence supporting the conclusion that it was exceptionally significant within that context. It thus does not meet Criteria Consideration G.

However, the California Register does not have a strict 50-year age requirement as does the National Register. The subject property appears to be eligible for listing in the California Register under Criterion 1 for its association with World University and the development of New Age institutions in Ojai in the later postwar era.

National California Register Criteria B/2: associated with the lives of persons significant in our past.

The subject property was evaluated under National/California Register Criterion B/2 for its association with noted academic and Theosophist Benito Reyes, who founded World University at the property with his wife Dominga Reyes in 1976.

Born in Manila, Philippines in 1914, Benito Reyes became involved with the Philippine Theosophical Society through his work with the World Federation of Young Theosophers. In 1948, he graduated from Far Eastern University in Manila with a Master of Arts and a Doctorate in Psychology and was subsequently made chairmen of the school's Department of Philosophy and Psychology. He served in this role for approximately 21 years, during which time he engaged in various guest lecturer opportunities and speaking engagements around the world. During the 1950s and '60s, Dr. Reyes was awarded two Fulbright teaching positions—one from Boston University's Philosophy Department

(1951) and the other from State University of New York in Oswego (1965)—while he continued to guest lecture at other notable institutions. By 1968, Dr. Reyes had left his position at Far Eastern University to become the first president of the University of the City of Manila and helped to expand the school's religion, philosophy, and psychology departments. In the early 1970s, he relocated to Santa Paula to work as the director of studies at the Krotona Institute of Theosophy in Ojai, where he later founded World University in 1976. World University flourished under Dr. Reyes's leadership, with a student population of over 100 and advanced courses in science, philosophy, and religion in Eastern and Western cultures. Throughout the 1980s and until his death in 1992, Dr. Reyes continued to grow the curriculum, promote the school, and recruit new students on his extensive travels to conferences and speaking arrangements around the world.

Despite Dr. Benito Reyes's myriad academic positions, speaking engagements, publications, and leadership roles throughout his decades-long career, the founding of World University at 107 N. Ventura Street in Ojai is arguably his most significant career achievement in terms of his contributions to the study of Theosophy and New Age spirituality. The campus provided him the physical space where he was able to successfully centralize and expand his interdisciplinary Theosophical teachings to a new generation of spiritual leaders over the course of three decades.

Though the property is significant for its association with Dr. Reyes, as described in its evaluation under Criterion A/1, it does not appear to be eligible under National Register Criterion B because its period of significance (1976-1992) falls outside the National Register's 50-year age threshold. While Dr. Reyes appears to have been a significant academic and Theosophist who made important contributions to the advancement of New Age thought and learning, best conveyed through his founding and promotion of World University, the property's association with Reyes does not rise to the level of exceptional importance as defined by Criteria Consideration G.

However, as described under its Criterion A/1 evaluation, the California Register does not have a strict 50-year age requirement as does the National Register. The subject property appears to be eligible for listing in the California Register under Criterion 2 for its association with Dr. Benito Reyes as related to his founding and promotion of World University.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

Completed in 1951, the subject building was constructed for Ojai's First Baptist Church for use as classrooms, offices, and a social hall. Though it retains some characteristics of the Mid-Century Modern style (horizontal rectangular massing, flat roof with wide eaves, lack of applied ornamentation), it is a very modest interpretation of the architectural idiom and does not possess high artistic values. It was built using typical construction methods and materials from the period, including concrete block and wood windows and doors. It does not embody the distinctive characteristics of Mid-Century Modernism seen in more highly articulated institutional examples of the style, such as an expression of its structural system and flush-mounted windows, extensive use of glazing (i.e. curtain walls), and geometric patterned screens (*brise soleil*). Furthermore, its central landscaped courtyard,

which is a characteristic of Mid-Century Modern institutional properties, was heavily altered with new landscaping, planter beds, and concrete paths in 2017-2018. Though the original architect is unknown, given its modest design and construction, it is unlikely that the building represents the work of a master. For these reasons, the building does not appear to be eligible under National/California Register Criterion C/3.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

ARG did not observe any features on the property that appear likely to yield information important in prehistory or history. In addition, the property has been graded and developed, and its shallow subsurface is unlikely to yield such information. Therefore, based on what can be observed on the site, the property does not appear to be eligible under Criterion D or 4 of the National or California Registers.

City of Ojai Landmark

Local Criterion A: Its character, interest, or value as part of the historic development, heritage, or cultural characterization of the community.

As described in its evaluation against National/California Register Criterion A/1, the subject property appears eligible for its association with World University and the New Age spiritual movement of the 1970s and '80s. Ojai's early 20th century reputation as a spiritual hub attracted various New Age groups to the area in the later postwar period. Founded in 1976, World University represented Dr. Reyes's and other Ojai Theosophical leaders' vision to build a local college campus centered around spiritual studies. While other educational institutions with spiritual leanings existed in the area during the time, World University appears to have been the first to focus on higher education. By 1981, the university had an enrollment of over 100 and offered advanced degrees in a variety of liberal arts and esoteric studies. By the late 1980s, the school had expanded its class offerings to Ventura and established an exchange program with other non-traditional institutes around the world. Following Benito Reyes's death in 1992, the university appears to have entered a state of decline, eventually closing its doors in 2017.

For the above reasons, the subject building appears eligible under Local Criterion A.

Local Criterion B: Its identification with a person or persons who significantly contributed to the development of the community.

As described in its evaluation against National/California Register Criterion B/2, the subject building appears eligible for its association with noted academic and Theosophist Dr. Benito Reyes. Born in Manila in 1914, Dr. Reyes became involved with the Theosophical Society at a young age. He was a recognized as an academic in the fields of religion, philosophy, and psychology; he served as chairman of Far Eastern University's Department of Philosophy and Psychology and president of University of the City of Manila. He held Fulbright teaching positions in philosophy at Boston University and State University of New York in Oswego. After taking a position as director of studies at the Krotona Institute

of Theosophy in Ojai in the early 1970s, Dr. Reyes and his wife Dominga founded World University. Despite his various achievements throughout his decades-long career, the founding of World University at 107 N. Ventura Street in Ojai is arguably his most significant career achievement in terms of his contributions to the study of Theosophy and New Age spirituality in Ojai Valley.

For the abovementioned reasons, the subject property appears eligible under Local Criterion B.

Local Criterion C: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

As described in its evaluation against National/California Register Criterion C/3, the building represents a very modest interpretation of the Mid-Century Modern style. While it possesses some features of the style (horizontal rectangular massing, flat roof with wide eaves, lack of applied ornamentation), it does not embody the distinguishing characteristics of the architectural idiom (structural expression, flush-mounted windows, extensive use of glazing, *brise soleil*). Additionally, its central landscaped courtyard, which is a characteristic of Mid-Century Modern institutional properties, was heavily altered with new landscaping and hardscaping in 2017-2018. Lastly, it was built with undistinguished, typical construction methods and materials of the period (concrete block, wood windows and doors). For these reasons, 107 N. Ventura Street does not appear eligible under Local Criterion C.

Local Criterion D: Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community.

As described in its evaluation against National/California Register Criterion C/3, the building's original architect and builder are unknown. However, given its modest design and construction, it is unlikely that it represents the work of a master builder, designer, or architect. Thus, it does not appear eligible under Local Criterion D.

Local Criterion E: Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

As stated in its above evaluation against National/California Register Criterion C/3 and Local Criterion C, the building is a very modest example of the Mid-Century Modern style constructed with typical materials of the postwar period (concrete block, wood windows/doors). It does not embody the more distinctive elements of Mid-Century Modern design, detailing, materials, or craftsmanship that would render it architecturally significant. It thus does not appear eligible under Local Criterion E.

Local Criterion F: Its embodiment of design elements that make it structurally or architecturally innovative.

As described in its above evaluation against National/California Register Criterion C/3 and Local Criteria C and E, the building was constructed with typical postwar materials (concrete block, wood windows/doors) and Mid-Century Modern design elements (horizontal rectangular massing, flat roof with wide eaves, lack of applied ornamentation). It does not embody elements of Mid-Century Modern design that are structurally or architecturally innovative. Therefore, it does not appear eligible under Local Criterion F.

Local Criterion G: Its unique location or singular physical characteristics that make it an established or familiar visual feature.

The subject property is located at the corner of two smaller streets (Ventura and Matilija), off Ojai Avenue, the city's main commercial thoroughfare, and just outside of Ojai's downtown civic and commercial center. Furthermore, as described above, the building is very modest in terms of its design and visual appearance and lacks street presence. For these reasons, the property does not have a unique location or singular physical characteristics that make it an established or familiar visual feature. It does not appear eligible under Local Criterion G.

Local Criterion H: Its suitability for preservation or restoration.

The subject building has undergone relatively few alterations since its original construction (1949-1951) and its historic period (1976-1992). Though the property received all new landscaping and new concrete paths and planters/planter beds between 2017-2018, alterations to the building itself have been relatively minor and cosmetic, including replacement of some doors and windows, installation of a new mechanical screen at the rooftop, and removal of interior finishes. Thus, it is suitable for preservation and meets Local Criterion H.

5.3. Evaluation of Integrity

In order for a property to be eligible for listing as a City of Ojai Landmark, it must retain sufficient integrity to convey its historic significance. Set forth below is an evaluation of 107 N. Ventura Street under the seven aspects of integrity established as part of the National Register process.

Location

The building has not been moved from its original location, and therefore retains this aspect of integrity.

Design

Completed in 1951, the building largely reflects is original modest design from when it was constructed. Changes to the building are relatively minor and cosmetic, including the construction of a rear (west) addition, replacement of a few doors and secondary windows, the addition of a mechanical screen at the rooftop, removal of interior finishes, and new landscaping and hardscaping. The building retains the majority of its original design features, including its horizontal, rectangular massing, one-story height, U-shaped plan, flat roof with wide eaves, exposed concrete block exterior walls, and multi-paned wood windows and doors. Thus, it retains this aspect of integrity.

Setting

The building is located in Downtown Ojai, just north of Ojai Avenue, the city's main thoroughfare. The property's immediate setting was historically and is currently composed of low-scale commercial and

institutional properties dating from the 1910s to the post-World War II period. Postwar residential neighborhoods comprise the area further north of the property. The property retains this aspect of integrity.

Materials

While some of the building's materials have been replaced (some windows and doors) and new materials added (faux wood mechanical screen at the rooftop, new concrete paving and plants), the vast majority of the building's historic materials, including its painted CMU walls and most wood windows and doors, remain. Thus, it retains this aspect of integrity.

Workmanship

The building retains its physical features from its historic period, including its original design and most of its historic materials. Thus, the property retains integrity of workmanship.

Feeling

The property retains its character-defining features from its historic period and is recognizable as a postwar institutional/non-residential building. It therefore retains integrity of feeling.

Association

Because the building retains its historic character through its original location, design, most materials, workmanship, and feeling, it maintains its association with Dr. Benito Reyes, World University, and the continued development of Ojai as spiritual hub in the postwar period.

5.4. Character-Defining Features

Following is a list of character-defining features of 107 N. Ventura Street relating to its significance for its association with Dr. Reyes and World University:

- Central open courtyard (landscaping/hardscaping within the courtyard replaced)
- One-story height (double-height volume at the central wing)
- Horizontal, rectangular massing
- U-shaped plan
- Flat roof (including wide eaves at the north and south wings)
- Painted concrete block walls
- Paired and grouped multi-light double-hung wood windows
- Multi-light wood doors

6. Impacts Analysis

6.1. Summary of Historical Resource Findings

Pursuant to Section 15064.5(a)(2) of the State CEQA Guidelines (CEQA Guidelines), the term "historical resource" includes a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register). 107 N. Ventura Street is eligible for listing in the California Register and as an Ojai Landmark, which satisfies the definition of a historical resource as enumerated by the CEQA Guidelines. There are no other historical resources on the Project Site.

6.2. Significance Thresholds

According to California CEQA Guidelines, a project has the potential to impact a historical resource when the project involves a "substantial adverse change" in the resource's significance. Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[138]

The significance of an historical resource is materially impaired when a project:

a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register of Historical Resources; or

b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project by a preponderance of evidence that the resource is not historically or culturally significant; or

c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.[139]

A project that has been determined to conform with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (the Standards) shall generally be considered to be a project that will not cause a significant impact on a historical resource (Title 14 CCR, Section 15064.5(b)(3).

[138] *CEQA Guidelines,* Section 15064.5.
[139] Ibid.

The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historical resources. However, under California environmental law, compliance with the Standards does not necessarily determine whether a project would cause a substantial adverse change in the significance of a historical resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less than significant adverse impact on a historical resource.[140] As stated above, CEQA thresholds for material impairment to the significance of a historical resource is the alteration of the resource "in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register of Historical Resources" or in a local register.[141]

6.3. Project Description

The Project proposes the rehabilitation of the former World University building (107 N. Ventura Street) for use as a hotel spa. Proposed site work includes replacement of an asphalt paved parking area at the west end of the property (behind the subject building) with a landscaped courtyard. The Project would include interior remodeling of the building to accommodate dressing rooms, treatment rooms, a gym, steam/sauna rooms, and back of house/service areas. Rooms would receive compatible, contemporary fixtures and finishes, and the subject building's existing floor plan would generally remain the same. Exterior changes to the building would be limited to re-roofing and the removal of the non-original, faux wood mechanical screens on the lower roof wings; replacement of non-original metal light fixtures with new metal fixtures; the addition of a new fence enclosing the central courtyard; and repainting. During the roof replacement, rooftop mechanical equipment will either be relocated off the roof or consolidated and enclosed with a new mechanical screen. The Project does not propose any changes to the residence (107 W. Matilija Street) on the Site.

6.4. Analysis of Project Impacts

As noted above, a project has the potential to impact a historical resource if the project would result in a "substantial adverse change" to its significance. Generally speaking, substantial adverse change is defined as demolition or material alteration in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in a federal, state, and/or local register of historical resources.

As discussed above, the building at 107 N. Ventura Street appears eligible for listing in the California Register and designation as an Ojai Landmark. It therefore meets the definition of a historical resource under CEQA.

The Project would not result in the demolition of the subject building. The Project proposes certain changes to the exterior of the building, including re-roofing, removal of non-historic mechanical screens, replacement of non-historic light fixtures, and repainting. The building would continue to retain all of its character-defining features, as follows:

[140] *CEQA Guidelines*, section 15064.5(b)(3).
[141] *CEQA Guidelines*, Section 15064.5.

- Central open courtyard (landscaping/hardscaping within the courtyard replaced)
- One-story height (double-height volume at the central wing)
- Horizontal, rectangular massing
- U-shaped plan
- Flat roof (including wide eaves at the north and south wings)
- Painted concrete block walls
- Paired and grouped multi-light double-hung wood windows
- Multi-light wood doors

The Project would also retain the building's street frontage on Ventura and Matilija streets. Site improvements, including a new landscaped courtyard behind (to the west of) the building and new fencing/gates, would block any significant views of the property.

Because the Project would preserve the building's extant historic features, the building would retain the physical characteristics that account for its eligibility for listing under state and local registration programs.

Compliance with the Secretary of the Interior's Standards

Following is an analysis of all Project components against the Standards for Rehabilitation.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Project complies with Standard No. 1. The former World University building at 107 N. Ventura Street would be given a new use as a spa, which would require no change to any of its distinctive materials, features, spaces, or spatial relationships.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The Project complies with Standard No. 2. All of the building's distinctive materials and features, enumerated in the above list of character-defining features (*Section 5.4*), would be retained under the Project. The building would also retain its existing spatial relationships with the residence (107 W. Matilija Street) on the Site as well as its relationship with Ventura and Matilija streets. Thus, the historic character of the property would be retained and preserved.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project complies with Standard No. 3. No changes that create a false sense of historical development would be undertaken as part of the Project.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Standard No. 4 does not apply to the Project's impact on the subject building. The Project would remove non-historic mechanical screens and light fixtures, which were added in the last five to ten years and have not acquired significance in their own right.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The Project meets Standard No. 5. As described in its evaluation under Standard No. 2, the Project would preserve all of the building's distinctive materials, features, finishes, and construction techniques/examples of craftsmanship listed in *Section 5.4*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The Project complies with Standard No. 6. Any deteriorated historic features or materials (roof eaves, wood windows/doors, concrete block exterior walls) identified during the building's rehabilitation would be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials would be replaced in kind under the guidance of a historic architect meeting the Secretary of the Interior's Professional Qualification Standards.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Project meets Standard No. 7. Chemical and physical treatments will not likely be needed under the Project. However, should any such treatments be required during the building's rehabilitation, they would be undertaken using the gentlest means possible so as to minimize damage to historic fabric.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Standard No. 8 does not apply with regard to the Project's treatment of the subject building.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The Project meets Standard No. 9. Proposed site improvements include the addition of a new fence in front of the subject building's central courtyard off Ventura Street and replacement of a non-historic paved parking area to the west of the building with a new landscaped courtyard. The new fence and west landscaped courtyard would be compatible with the historic character of the property. The new landscaped courtyard would be minimally visible from the street so as to protect the integrity of the

property and its environment. Exterior alterations to the subject building are minimal, including re-roofing, removal of a non-historic mechanical screen, replacement of non-historic light fixtures, and repainting. All of the property's historic materials, features, and spatial relationships would be retained under the Project.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The Project meets Standard No. 10. If the new landscaped courtyard to the west/rear of 107 N. Ventura Street were removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

6.5. Summary of Continued Eligibility

The Project would not impair the significance of the former World University building at 107 N. Ventura Street. The subject building would retain all of its character-defining features under the Project that account for its eligibility for listing under state and local registration programs. Furthermore, the Project complies with the *Secretary of the Interior's Standards for Rehabilitation* with regard to its treatment of the subject building. For these reasons, the building would continue to be eligible for listing in the California Register and as an Ojai Landmark after the Project is completed.

7. Conclusion

In conclusion, the Project would not have a significant impact on the former World University building at 107 N. Ventura Street, a historical resource for the purposes of CEQA. The Project includes the rehabilitation of the subject building, which is eligible for listing in the California Register and as an Ojai Landmark. No other historical resources are located on the Project Site.

The Project would not materially impair the significance of the subject building; proposed work would retain all character-defining features of the building. Because the Project would not result in the addition of square footage to the building, and site improvements are largely limited to areas with minimal to no visibility from the public right-of-way, the Project would not result in any indirect impacts to historical resources in the vicinity of the Site. Therefore, the Project would not result in any impacts to historical resources under CEQA.

8. References

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Since 1978

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July 26, 2024 24012L01

Jeremy McBride
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226 W Ojai Avenue
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Ojai, CA 93023

TRAFFIC, PARKING AND VMT ANALYSIS
FOR THE 107 N VENTURA STREET PROJECT - CITY OF OJAI

Associated Transportation Engineers (ATE) is submitting the following traffic, parking and VMT analysis for the 107 N Ventura Street Project (the "Project"), located in the City of Ojai. The analysis quantifies the number of average daily and peak hour trips associated with the Project and evaluates the Project's consistency with the General Plan transportation policies adopted by the City of Ojai and the County of Ventura. The analysis would also evaluate parking requirements for the Project. An analysis of Vehicle Miles Traveled (VMT) is also provided to evaluate potential CEQA transportation impacts.

PROJECT DESCRIPTION

The Project site is located at 107 N Ventura Street in the City of Ojai. Figure 1 (attached) illustrates the Project site location in Ojai. The Project is proposing to redevelop the existing 8,449 SF commercial office building located on-site to provide a spa operated in conjunction with the Hotel El Roblar. The spa will provide services to registered overnight guests of the Hotel El Roblar, which is located across the street. During off-peak times, reservations for up to 4 of the 8 treatment rooms will be available for booking by local residents. No changes are proposed for the existing residence with two parking spaces in the northwest corner of the property. Figure 2 presents the Project site plan. Access to the site is proposed via one existing driveway on the west side of N Ventura Street and one existing driveway on the south side of W Matilija Street.

It is noted that the spa was accounted for within the Institute of Transportation Engineers (ITE) Parking Generation Manual[1] Hotel rates that were used in the Hotel El Roblar's parking study conducted by Stantec[2]. Therefore, the Project proposes to use the Hotel's parking supply but will also provide 8 parking spaces on-site.

[1] Parking Generation Manual, Institute of Transportation Engineers, 5th Edition, 2019.
[2] Revised Parking Study, Stantec, March 24, 2022.

PROJECT TRIP GENERATION

Trip generation estimates were developed for the Project using trip rates contained in the ITE Trip Generation Manual.[3] The rates for Health/Fitness Club (Land Use Code #492) were used for the Project.

Given that the spa would be operated in conjunction with the Hotel El Roblar, there will be a large component of internal efficiency between the two land uses. "Internal Capture" trips include trip interactions between the guests at the hotel and the proposed spa. The analysis assumes 70% of the trips to the proposed spa would be from guests staying at the Hotel El Roblar. Table 1 presents a summary of the trip generation estimates with the internal factors for the Proposed Project (detailed trip generation worksheet attached).

Table 1
Project Trip Generation

Land Use	Size	Internal Factor	Trip Generation					
			ADT		AM Peak Hour		PM Peak Hour	
			Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Spa (a)	8,449 SF	0.30	34.50	87	1.31	3 (2/1)	3.45	9 (5/4)

(a) Trip generation based on ITE rates for Health/Fitness Club (ITE #492). ADT assumes 10% PHF of PM peak hour. Analysis assumes 70% of the customers would be guests staying at the Hotel El Roblar.

The data presented in Table 1 show that the Project is forecast to generate 87 average daily trips (ADT), 3 AM peak hour trips (PHT) and 9 PM PHT.

Previous Land Use

As noted previously, the Project would occur on the site of, and within, an existing office building. Over time the building has been used by the Ojai Chamber of Commerce, City of Ojai Courts and Police Station, and private educational/institutional uses by World University. The office building has been vacant, thus no credits were applied for the Project trip generation. It is noted that if the office building was not vacant, it would generate more trips than the proposed Project as shown in Table 2 below. Table 2 presents a comparison of the trip generation estimates between the Project and the previous office building.

[3] Trip Generation, Institute of Transportation Engineers, 11th Edition, 2021.

Table 2
Project Trip Generation Comparison

Land Use	Size	Internal Factor	Trip Generation					
			ADT		AM Peak Hour		PM Peak Hour	
			Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Proposed								
Spa (a)	8,449 SF	0.30	34.50	87	1.31	3 (2/1)	3.45	9 (5/4)
Previous								
Office (b)	8,449 SF	1.00	14.39	122	1.67	14 (11/3)	2.16	18 (6/12)
Net Total				**-35**		**-11 (-9/-2)**		**-9 (-1/-8)**

(a) Trip generation based on ITE rates for Health/Fitness Club (ITE #492). ADT assumes 10% PHF of PM peak hour. Analysis assumes 70% of the customers would be guests staying at the Hotel El Roblar.
(b) Trip generation based on ITE rates for Small Office Building (ITE #712).

The data presented in Table 2 show that the Project is forecast to generate 35 less ADT, 11 less AM PHT and 9 less PM PHT compared to the previous office building, which previously consisted of the Ojai Chamber of Commerce, City of Ojai Courts and Police Station, and private educational/institutional uses by World University.

TRANSPORTATION POLICIES

The City of Ojai and the County of Ventura have developed separate transportation consistency policies to evaluate traffic affects to roadways and intersections within the Ojai Valley area. The Project's consistency within the policies adopted by each of these jurisdictions are therefore analyzed separately.

City of Ojai Circulation Element Policies

The City of Ojai Circulation Element Policies CIR-1 and CIR-2 establish the City's roadway and intersection consistency standards as follows:

CIR-1 The minimum acceptable LOS along State Highways 33 and 150 would be LOS D, except for any segments or intersection operating below LOS D as of the date of adoption of this Circulation Element, in which case, LOS E is considered to be acceptable.

At any intersection, the minimum acceptable LOS shall be C where the minimum acceptable LOS for each intersecting street is also C. In all other cases, the minimum acceptable LOS for an intersection shall be the lower of the acceptable LOS standards for the intersection roadway links.

CIR -2 Limit the intensity of future development to that which can be accommodated on area roadways through creation of a mix of land uses that realistically balances (1) community growth potential, (2) community character, environmental, and neighborhood protection needs, and (3) the desire for improving the performance of the City's roadway system.

Where (1) existing or (2) projected traffic volumes at general plan build out prevent a project from complying with this policy, limit development to the maximum peak hour volume-to-capacity (V/C) ratio increases delineated in Table A, unless a greater increase is required to accommodate the following:

- Construction of a single family dwelling on an existing lot of record.
- An affordable housing project needed to achieve the City's Housing Element objectives for the production of flow and moderate income housing.

Table A
Allowable Project-Related Traffic Increases Where
Roadway and/or Intersection Performance Standards Are or Will Be Exceeded

Existing or Future Link/Intersection LOS	Volume to Capacity (V/C) Ratio	Maximum Peak Hour V/C Increase
C	0.71 - 0.80	0.010
D	0.81 - 0.90	0.0060
E	0.91 - 1.00	0.0030
F	> 1.01	0.0030

City of Ojai Air Quality Element Policies

The Transportation section of the Ojai General Plan Air Quality Element also includes the following Transportation Policy:

Trip Reduction

5. The City shall deny discretionary projects that do not mitigate their peak hour trips on Highway 33 at the Edison Curve through Casitas Springs, except for affordable housing projects.

Ventura County - Ojai Valley Area Plan Policies

The County's updated Ojai Area Plan includes the following policy regarding potential traffic inconsistencies for Project's located within the Ojai area.

OV-22.1 Level of Service (LOS) Standards

For the area covered by this plan, the minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:

a. LOS - 'D' for all County thoroughfares and State highways within the unincorporated area of the County, except as otherwise provided in Subparagraph (b);

b. LOS - 'E' for Highway 33 between the end of the freeway and the City of Ojai;

c. LOS - 'C' for all County maintained local roads; and

d. The LOS prescribed by the City of Ojai's General Plan for all city thoroughfares and city maintained local roads located within that city, if the city has formally adopted policies (similar to this policy, and Policies OJ-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes and OJ-2.4 to Land Use Regulations and Standards respecting discretionary development in the city that would affect the LOS of County thoroughfares, County-maintained local roads, and State highways within the unincorporated area of the County.

At any intersection between two roads, each of which has prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection. [Source: Existing Ojai Valley Policy 4.1.2.2]

OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes

The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development shall be evaluated for individual and cumulative impacts on existing and future roads, with special emphasis on the following:

a. Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;

b. Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and

c. Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.

Exceptions to the prohibitions of this policy include the following:

a. Farmworker Housing Complexes, Affordable Housing development per Article 16 of the Non-Coastal Zoning ordinance, and other housing exclusively for lower-income households, where such developments are served by roads that are currently operating at LOS “E” or better.

GENERAL PLAN CONSISTENCY ANALYSIS

City of Ojai

Roadways. The Project's consistency analysis for roadways within the City of Ojai were evaluated based on the Circulation Element policies outlined in CIR-1 and CIR-2. As shown in Table 1, the Project would generate 87 ADT on weekdays. Considering that the majority of Project traffic would be locally oriented, this level of traffic generated would not increase the volume-to-capacity (V/C) ratios on the key roadways by greater than 0.0030. The Project would therefore be consistent with the City's roadway standards.

Intersections. As shown in Table 1, the Project would generate 3 AM PHT and 9 PM PHT on weekdays. Considering that the majority of Project traffic would be locally oriented, this level of traffic generated would not increase the V/C ratios on the key intersections by greater than 0.0030. The Project would therefore be consistent with the City's intersection standards.

SR 33 Air Quality Policy. As shown in Table 1, the Project would generate 3 AM PHT and 9 PM PHT on weekdays. Considering that the majority of Project traffic would be locally oriented, the Project would not add regional peak hour traffic to State Route 33 at the Edison Curve through Casitas Springs. The Project would therefore be consistent with the City's Air Quality Element transportation policies.

County of Ventura

As shown in Table 1, the Project would generate 3 AM PHT and 9 PM PHT on weekdays. Considering that the majority of Project traffic would be locally oriented, the Project would not add regional peak hour traffic to State Route 33 in the Ventura County and Casitas Springs. The Project would therefore be consistent with the County's Ojai Area Plan policies.

PARKING

As stated previously, the proposed spa was accounted for within the ITE Hotel rates that were used in the Hotel El Roblar's Parking Study (Stantec Study) conducted by Stantec. The parking demand analysis within the Stantec study showed that the Hotel El Roblar's parking supply would accommodate the parking demand forecasts. The Project proposes to use the Hotel El Roblar's parking supply but will also provide 8 parking spaces on-site, therefore the Project's parking supply is adequate.

VEHICLE MILES TRAVELED ANALYSIS

The State of California, in compliance with Senate Bill 743, has developed a new set of CEQA guidelines and thresholds for transportation impacts that are based on a Vehicle Miles Traveled (VMT) metric rather than a Level of Service (LOS) metric. The State's Natural Resource Agency Updated Guidelines for the Implementation of the CEQA adopted in 2018, have designated VMT as the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

The City of Ojai has not yet developed VMT criteria and thresholds for evaluating potential VMT impacts. Therefore, the VMT thresholds adopted by the State were used for the evaluation, as discussed below.

CEQA Guidelines. The California Governor's Office of Planning and Research (OPR) published a technical advisory that includes recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures.[4]

The OPR Technical Advisory also provides VMT screening criteria for small projects:

> *Screening Threshold for Small Projects*
>
> Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact."

As shown in Table 1, the Project is forecast to generate 87 ADT. The Project would therefore have a less-than-significant VMT impact based on the CEQA guidelines (Project would generate less traffic than the 110 ADT screening impact threshold for small projects).

4 Technical Advisory on Evaluation Transportation Impacts in CEQA, Governor's Office of Planning and Research, December 2018.

This concludes ATE's traffic, parking, and VMT analysis for the 107 N Ventura Street Project.

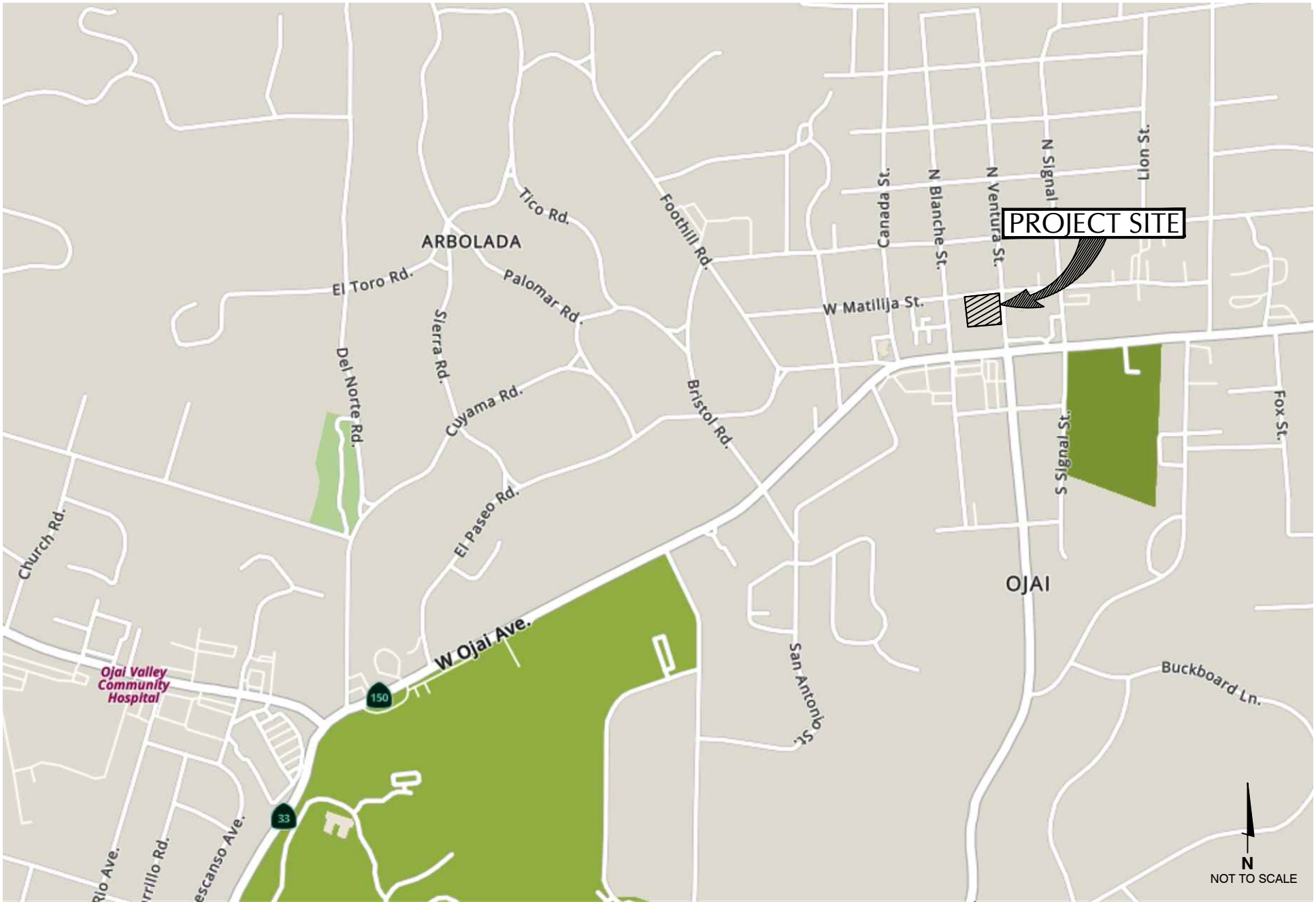
Associated Transportation Engineers



Scott A. Schell
Principal Transportation Planner

SAS/GOM

Attachments



Associated Transportation Engineers

PROJECT SITE LOCATION

FIGURE 1

AB - ATE#24012



ASSOCIATED
TRANSPORTATION
ENGINEERS

PROJECT SITE PLAN

FIGURE 2

AB - ATE#24012

Associated Transportation Engineers #24012
Trip Generation Worksheet

107 N VENTURA STREET PROJECT - 70% INTERNAL TRIP FACTOR

Use	Size	Internal-Trip Factor	ADT		AM PEAK HOUR						PM PEAK HOUR					
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
PROPOSED																
Spa (a)	8,449 SF	0.30	34.50	87	1.31	3	51%	2	49%	1	3.45	9	57%	5	43%	4
Totals				**87**		**3**		**2**		**1**		**9**		**5**		**4**

(a) Trip generation based on ITE rates for Health/Fitness Club (ITE #492). ADT assumes 10% PHF of PM peak hour. Analysis assumes 70% of the customers would be guests staying at the Hotel El Roblar.

Hotel El Roblar

April 23rd, 2026

Mr. Lucas Seibert
Community Development Manager
City of Ojai
401 South Ventura Street
Ojai, CA 93023

RE: Hotel El Roblar Health Spa and Wellness Center
107 Ventura Street and 103 W. Matilija Street
APNs 021-0-106-030 and -040

Mr. Seibert,

Thank you for your Determination of Incomplete Status for DRP 25-011, ZC 25-002, and GPA 25-001, dated January 9, 2026, (Incomplete Letter").

With this letter, we are submitting a number of items in response to the letter including minor revisions to the project description. The project remains unchanged from the original project description, and in its benefits to the City of Ojai.

Incomplete Items and Response

Traffic, Parking, and VMT Analysis

- Enclosed herewith please find the updated report from ATE responding to the comments provided.

Design Review Permit Application Requirements

1. Updated plans accompany this submittal. Plans include:

- North arrow on applicable sheets (i.e. site and roof plans)
- Color and material board is included as sheet A-202
- Parking dimensions are shown on sheet A-100. Spaces are existing.
- Path of travel is indicated with dashed lines from the van accessible space to the front and side entrances on sheet A-100

- Landscape is shown on sheet A-100, inclusive of the concept plant palette, imagery, and square footage of building, landscape, and hardscape.
- Will serve letters are included
    - Letter from Water dated December 16, 2025
    - Letter from sewer dated November 18, 2025
- A new set of noticing labels was obtained from Ventura County and is supplied herewith.
- Location map and vicinity maps are provided on sheet G-000
- Exterior lighting is shown on A-202 as a dark sky friendly sconce.
- Existing and proposed surface types and percentages are found on A-100
- Square footage and use type listed on sheet G-000
- Elevations with callouts for color and material can be found A-202. this sheet within the set can be provided to PC for review.

Solid Waste

- We have provided an exhibit with this submittal which shows the solid waste collection will be handled along with the hotel by hotel and spa staff.

Precise Plans

- The project is a remodel and change of use to an existing building. Exterior mechanical equipment is comprised of HVAC equipment on the roof of the building which is screened as noted on sheet A-202.
- Project address has been updated.
- ADA access is shown on sheet A-100
- Existing elevation sheet has been updated
- Existing site plan is A-100D, also serves as the demo site plan.
- The demo site plan is the same as above. See A-100D
-

Conditional Use Permit

- We understand a CUP is required and will pay the fee with this resubmittal.

Public Art

- Thank you for this advisory. No public art is proposed.

Lot Merger

- We understand the City is requesting a Lot Merger. Enclosed is the LLA application as requested. Note that while an LLA application form is being used, the project does not propose an LLA. A lot merger is regulated differently in the Subdivision Map Act. An exhibit of the Lot Merger is enclosed.

Fire Department

- Thank you for providing the Fire Departments conditions. Our architect met with Fire and it is our understanding that they have approved the proposed site plan.

Engineering

- We met with Engineering to discuss the comments and made revisions accordingly. The proposed easement for pedestrian purposes is shown with callout 9 on sheet A-100. Please note they agreed to defer to Fire Department thus a new hydrant is not required nor proposed.

Enclosures

Please find the following items on our Sharefile, with the exception of the labels and fees which will be hand delivered, and the material board which was previously provided. Note this link is available for 30 days: https://bhfs.sharefile.com/d-sff2ffa97825444298387fbce4a2d85ba

1) Revised Plans
2) Updated Traffic Study by ATE dated April 21, 2026
3) Will serve letters referenced herein
4) Updated Preliminary Title Report
5) Property owner labels
6) Trash Exhibit
7) Separate Color & Material Board (previously delivered).
8) Lot Merger Application, Exhibits, and Supporting Documentation
9) Fees as requested in the Incomplete Letter
    a. LLA Deposit $14,508
    b. Lot Merger $450 deposit
    c. CUP deposit $450.00 deposit

Sincerely,

jeremy mcbride

107 Ventura LLC

August 12, 2024

Mr. Lucas Seibert
Community Development Manager
City of Ojai
401 South Ventura Street
Ojai, CA 93023

RE: Hotel El Roblar Health Spa and Wellness Center
107 Ventura Street and 103 W. Matilija Street
APNs 021-0-106-030 and -040

Dear Lucas,

We are thrilled to submit the accompanying application for concept review of the proposed Hotel El Roblar Health Spa and Wellness Center ("spa" or "project") on approximately 0.6 acres in the heart of downtown Ojai. The project is proposed on two assessor parcels APNs 021-0-106-030 and 021-0-106-040 addressed 103 W Matilija Street and 107 N. Ventura Street ("property").

I. Project Vision & Site History

The Hotel El Roblar, slated for opening in 2024 has a rich history. For decades, it was the home of a health retreat operated by the community-beloved Sheila Cluff and her family as the Oaks at Ojai. In its prime, the Oaks had numerous treatment rooms, dining, and lodging opportunities, and was a destination spa for those seeking health and wellness in the Ojai Valley.

The revival of the Hotel El Roblar provides handsome lodging, dining, and gathering spaces. It's owners now seek to pay homage to Ms. Cluff and her passion for fitness with a separate but complimentary project in the 107 N. Ventura building.

We are honored to have Cathy Cluff's support of the project; she will be intimately involved in her role as its Director. Her contributions will be paramount to ensuring that her mother's vision for wellness, and the spirit of Ojai is carried forward. We look forward to working with her and her wealth of knowledge and enthusiasm.

II. Hotel El Roblar Spa and Health Club Facility

The project is a proposed General Plan Amendment and Rezone from Public (PL) to Village Mixed Use (VMU), and a Conditional Use Permit (CUP) to allow a change of use of an existing approximately 8,449 SF structure for use as a spa operated in conjunction with the Hotel El Roblar.

The property has been utilized for a variety of purposes over time including the City's courtrooms, Police Department, and office space for the Ojai Chamber of Commerce. The property was also occupied by World University for some time, and has since been shuttered. Presently, the residence on the northwest portion of the property remains occupied, while the office building eagerly awaits this next opportunity to serve the community.

To be clear, the existing residence with two parking spaces will remain; no change of use or modification to this residential use is proposed by this application.

The spa will be a stand-alone business, which will provide services to registered overnight guests of the Hotel El Roblar. The spa will have offerings including treatment rooms, gym, steam room, sauna, lobby and ancillary boutique. Exterior changes would include elimination of a paved parking area in the southwest portion of the property and redevelopment of that space with landscaped meditation and relaxation areas. The courtyard facing N. Ventura Street would also be reimagined and landscaped. See enclosed concept site/floor plan.

Spa operations are proposed to fall into two general categories based on demonstrated and typical use patterns. These use patterns consist of "peak" demand or use and "off-peak" demand or use. Generally, peak use occurs on Fridays and Saturdays, and ends Sundays around check-out time. Off-peak use occurs between Sunday afternoon and close of business Thursday.

Off-Peak Demand

During off-peak times, reservations for up to 4 of the 8 treatment rooms will be available for booking by local residents. Hours of operation for the facility will be between 6am to 9pm, with spa hours ranging from 8 am to 6pm.

Peak Demand

During peak times, the spa will be open for use by registered overnight guests of the Hotel El Roblar. The facility will be open between 6am to 10pm, with spa hours from 8 am to 8pm.

Parking, Access, and Circulation

Although not needed[1], Eight (8) existing parking spaces on site are proposed to remain for use by the spa. The project would retain access from the existing improved public rights of way of N. Ventura Avenue and W. Matilija streets. Presently, entrance to the parking lot occurs from N. Ventura, and exit onto W. Matilija.

III. Project Benefits

In addition to the health and wellness benefits to clients of the Spa and Health Club Facility, the project will have numerous benefits to the City of Ojai including:

- Retention/protection of existing for-rent residential use on site
- Reuse of an existing, developed, but underutilized site
- Provision of community art
- Increase in landscaping coverage
- Reduction in impervious surfaces
- Increase vitality and vibrancy of the downtown
- Increased economic viability of the Spa and Health Club in addition to the Hotel El Roblar
- Payment of permit and inspection fees/revenue to the City
- Increase in TOT
- Additional sales tax revenue
- Increase in property tax revenue
- Increased utility efficiency via new construction (e.g. fixtures, glazing, etc.)
- Increase in local job resilience with a less cyclical employment pattern. This will have an incremental benefit for certain employees by allowing retention year-over-year. In turn, this will have a small but important benefit to school enrollment, reduction in traffic, and potentially allow workers to live in town vs. commuting.
- Rezone of the property to a more versatile zone type consistent with the downtown surroundings and long-term vitality of the property
- No increase in traffic via offerings to existing residents and guests

[1] See ATE report dated July 26, 2024

IV. Findings for Approval of Zone Changes and General Plan Amendments

The City of Ojai's Municipal Code requires the applicant establish evidence in support of the required findings for approval. These findings are reproduced below in *italics*, with a general discussion and analysis of how the project complies following each item.

(1) The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with these Zoning Regulations, in the case of an amendment of these Zoning Regulations;

The project proposes to rezone the property from PL to VMU, and seeks a CUP as required for this type of project in the VMU zone district. The benefits of the VMU zone district, particularly with regard to allowing commercial and residential uses on the same property, have been considered in the establishment of the zone, which is currently contemplated for assignment to additional properties in the downtown area.

(2) The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City; and

The project would retain existing residential uses on site, and establish a new health spa and wellness facility within an existing commercial building on site. The project has adequate parking on site and would not introduce any traffic or circulation hazards. The project is within the service area of police and fire services. The project does not propose any uses that result in excessive noise, dust, odors, or other potentially detrimental outcomes.

(3) The proposed project has been reviewed in compliance with the provisions of CEQA and/or the City's environmental review procedures.

The project is proposed on an existing developed property in the City which is, and has been used for residential and commercial uses. The project would occur in an existing structure on site, and is therefore anticipated to qualify for a Categorical Exemption from CEQA under Class 1 Existing Facilities for projects which involve negligible or no expansion of use. The City could also consider application of Categorical Exemption 15332 in-fill development projects. The City has previously considered the property for redevelopment and found none of the Exceptions (per 15300.2) to the use of a Categorical Exemption apply to the site.[2]

(b) Additional finding for Zoning Map amendments. The site(s) is/are physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s).

The property is an existing, flat, developed site in the City and is currently served with existing sewer and water connections. The project proposes to retain the existing residential use on site. The health spa and wellness facility is proposed within an existing building on site. The proposed use is compatible with neighboring residential, visitor- and resident-serving uses. It would also be consistent with other contemplated rezones and applications of the VMU zone. The rezone would allow for the continued residential uses.

(c) Additional finding for amendments of these Zoning Regulations. The proposed amendment is internally consistent with other applicable provisions of these Zoning Regulations.

The proposed project would be consistent with the proposed VMU land use designation and zoning which allows health and wellness facilities as well as residential uses. The VMU zone has been found desirable for other properties within the downtown area, and would be in this case as well.

[2] See City Council Administrative Report for the October 25, 2022 Hearing, Item 4, Attachment A, p. 4, Attachment D, pp. 37-49, available at https://drive.google.com/file/d/1TnZcmpfwnkm0XbMhGhGDRp617DXxm_Lv/view.

V. Concept Review Materials

As required in the City's Concept Review application, please find the following materials accompanying this letter:

- Completed application form signed by the property owner
- Filing fee
- Concept Site and Floor Plan
- Property owner listing (300-foot radius) by Ventura County GIS formatted for printing on mailing labels
- Traffic, Parking, and VMT analysis for the 107 N. Ventura Street Project dated July 26, 2024 by ATE

VI. Conclusion

We are excited to team with the Cluff family to reintroduce a bit of Ojai history. We appreciate your assistance getting this project to the Planning Commission for what is sure to be a productive discussion and step forward for this important project.

Best regards,

Warner Ebbink
Eric Goode
Jeremy McBride
Ramin Shamshiri

30600098.1

SW 2808
Roasted Cocoa
SW 7042
Shoji White
ROOF TILE
PEWTER

ZONING MAP AMENDMENT

ZONING CLASSIFICATION

- 1.5 FAR Overlay
- Sphere of Influence
- City Boundary
- AG
- OS
- I-R-1
- I-R-2
- I-R-3
- R-O-4
- R-O-2
- R-O-1
- R-O-1/2
- R-O
- R-1
- R-2
- R-3
- R-S
- C-1
- M-1
- B-P
- P-L
- VMU

Existing Zoning = P-L



Proposed Zoning = VMU



GENERAL PLAN - LAND USE MAP AMENDMENT

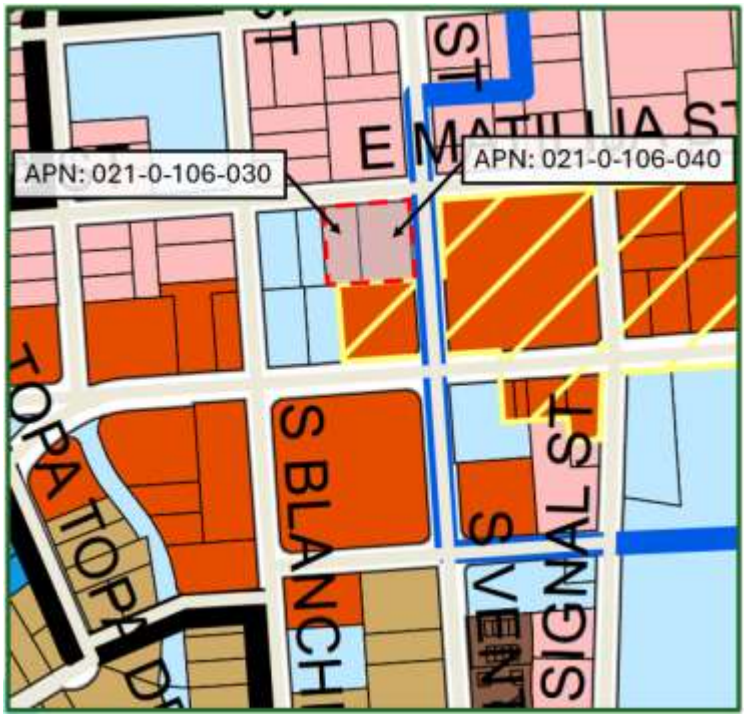
Existing Land Use Designation = P



LAND USE CLASSIFICATION

	City Boundary	
	City Sphere of Influence (Approx)	
AG	1 du/10 ac	
OSRE	1 du/10 ac - 1 du/80 ac	
IR	0.18 - 0.25 FAR	
VLR	0-1 du/ac	
LR	1-2 du/ac	
MR	3-4 du/ac	
MHR	Up to 8 du/ac	
HR	Up to 15 du/ac	
GC	0.50 FAR	
DC	1.5 FAR	
CM	0.35 FAR	
MPD	0.35 FAR	
P	Variable	
VMU	See Details	

Proposed Land Use Designation = VMU



El Roblar Hotel

Health Spa & Wellness Center

STAMPS

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES:

REMODEL OF EXISTING 7,633 SF COMMERCIAL BUILDING INTO A HEALTH SPA & WELLNESS CENTER TO BE OPERATED IN COORDINATION WITH THE HOTEL EL ROBLAR. EXISTING RESIDENCE AND PARKING FOR RESIDENCE SHALL REMAIN.

REZONE AND GPA FROM PL TO VMU

CONDITIONAL USE PERMIT FOR THE USE OF A HEALTH SPA ASSOCIATED WITH THE HOTEL EL ROBLAR

INTERIOR REMODEL AND EXTERIOR CHANGES TO EXISTING BUILDING TO A HEALTH SPA AND WELLNESS CENTER

REVISION TO EXISTING PARKING TO ELIMINATE THREE PARKING SPACES FOR CONVERSION TO A RETREAT GARDEN

LOT MERGER OF EXISTING LOTS, DEDICATION OF EASEMENT FOR RIGHT OF WAY FOR SIDEWALK PURPOSES ALONG THE PROPERTY'S EASTERN EDGE

CODE ANALYSIS

APPLICABLE CODES:	Intent to comply with 2022 CBC, 2022 CPC, 2022 CMC 2022 CEC, TITLE 24 CAC, 2022 CFC, ADA TITLE III,and current engineering and architectural practices
MIXED OCCUPANCY?	NO
SPRINKLERED REQUIRED?	TBD
OCCUPANCY GROUP:	A-3
TYPE CONSTRUCTION:	V-B
PROPOSED USE:	HEALTH SPA
EXISTING USE:	OFFICE
NEW SF:	0 SF
ALTERATION SF:	7,633 SF
EXISTING SF:	7,633 SF
NUMBER OF STORIES:	1

TABULATIONS

OWNER:			107 VENTURA LLC 107 N VENTURA STREET OJAI, CA 93023
PROJECT ADDRESS:			107 N VENTURA STREET & 103 W MATILIJA STREET OJAI, CA 93023
A.P.N.:			021-0-106-040 / 021-0-106-030
HIGH FIRE ZONE?			YES
FLOOD ZONE?			NO
COASTAL ZONE?			NO
LAND USE ZONE:			P-L
SETBACKS:			
FRONT:			0 FT
REAR:			0 FT
INTERIOR:			0 FT
LOT AREA:	GROSS:		26,250 SF 0.60 ACRES
	NET:		26,250 SF 0.60 ACRES

FLOOR AREA	**NET SF**	**GROSS SF**
COMMERCIAL BUILDING	7,633	8,093
RESIDENTIAL BUILDING	934	1,007
TOTAL EXISTING FLOOR AREA	**8,567**	**9,100**

PARKING

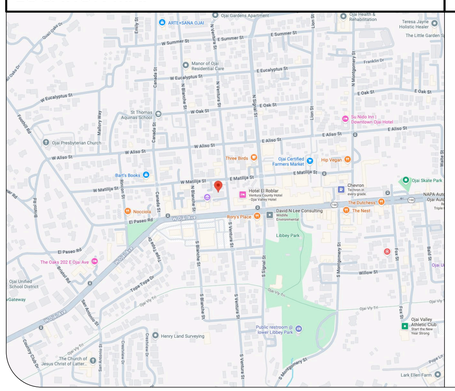
EXISTING	14
PROPOSED	10
REQUIRED	**14**

DRAWING INDEX

GENERAL
G-000 TITLE SHEET
G-001 SITE PHOTOS
G-002 SITE PHOTOS

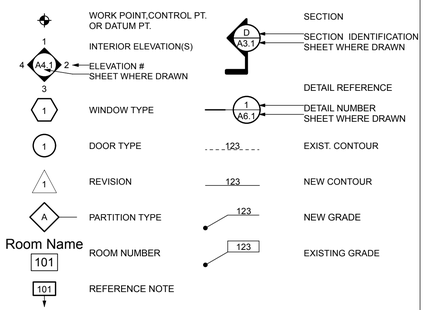
ARCHITECTURAL
A-100A SITE PLAN
A-100D DEMO SITE PLAN
A-100 SITE / LANDSCAPE PLAN
D-101 DEMO PLAN
A-101 FLOOR PLAN
A-103 ROOF PLAN
A-201 EXISTING EXTERIOR ELEVATIONS
A-202 PROPOSED EXTERIOR ELEVATIONS

LOCATION MAP



FIRE DEPT NOTES

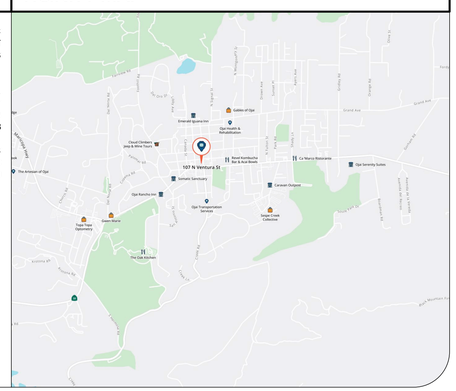
SYMBOLS



PROFESSIONALS

OWNER	107 VENTURA LLC 107 N VENTURA STREET OJAI, CA 93023
ARCHITECT	ANDRULAITIS+MIXON ARCHITECTS, INC. 2040 ALAMEDA PADRE SERRA, SUITE 107 SANTA BARBARA, CA 93103 805.899.2528
INTERIOR DESIGNER	MAHTE ARCHITECTURE & INTERIORS 737 N WESTERN AVE., SUITE C LOS ANGELES, CA 90029

VICINITY MAP



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2040 ALAMEDA PADRE SERRA SUITE 107
SANTA BARBARA CALIFORNIA 805 899 2528

mahte
ARCHITECTURE AND INTERIORS

Proposed project/remodel for:
El Roblar Hotel
Health Spa & Wellness Center
107 N Ventura Street
Ojai, CA 93023

LICENSE

JOB NUMBER
25.021

CONTENTS
TITLE SHEET

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G-000




















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G-001


























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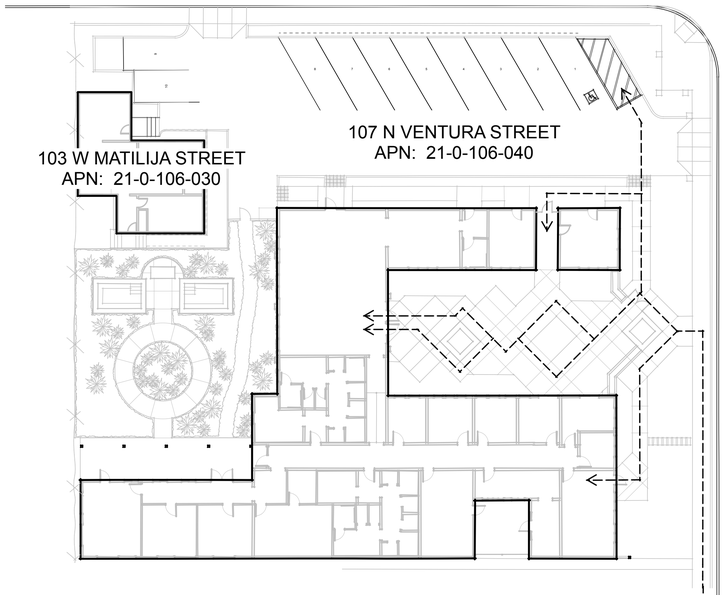
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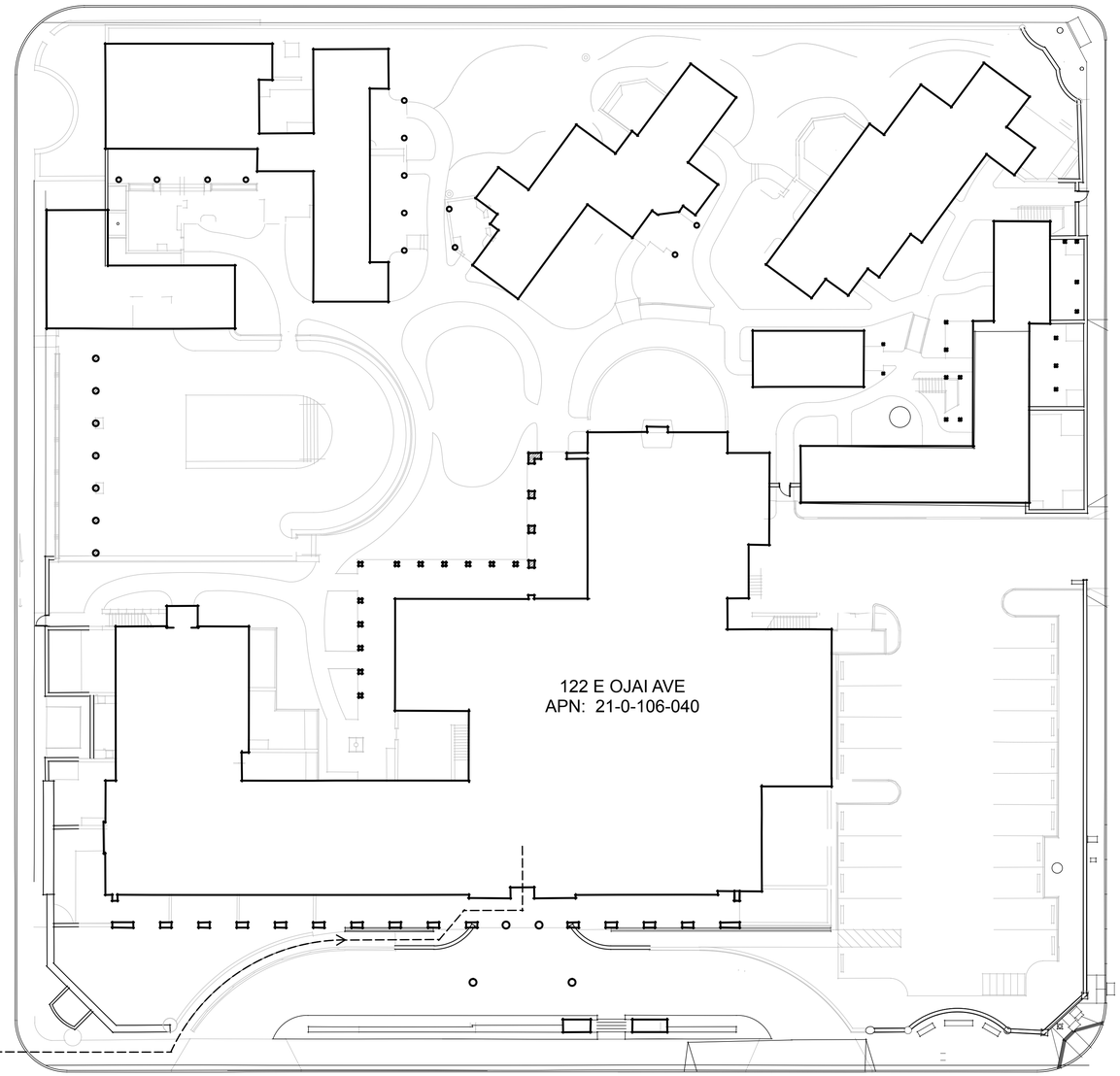
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G-002

MATILIJA STREET



VENTURA STREET



SIGNAL STREET



EXAMPLES OF WAYFINDING SIGNAGE

OJAI AVENUE

1 Site Plan
Scale: 1" = 20'-0"

PATH OF TRAVEL

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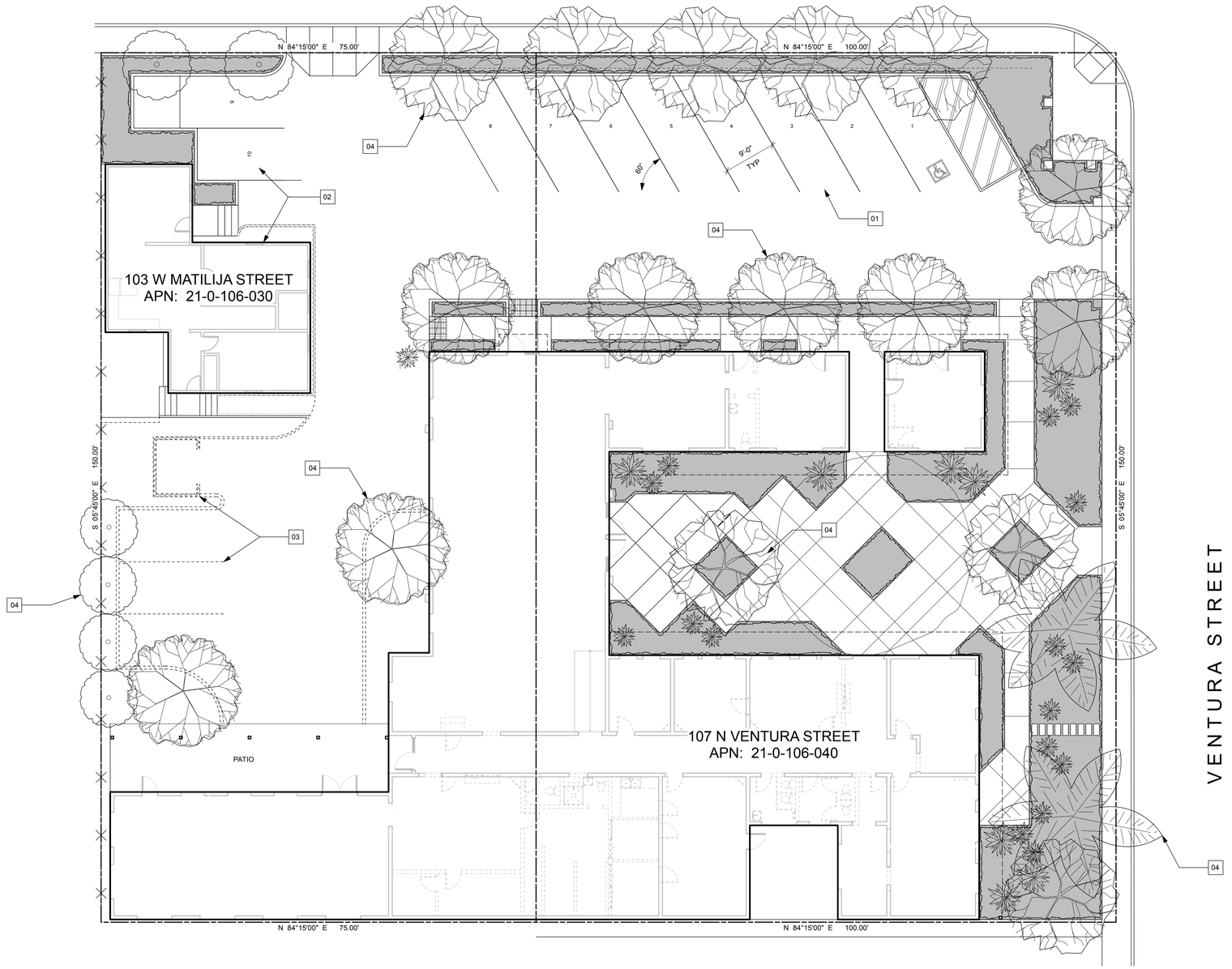
DATE	TYPE
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04.08.26	DRP#2

ISSUE DATE
04.08.26

REVISIONS

NO.	DATE	TYPE

A-100A



1 Demo Site Plan
Scale: 1" = 10'-0"

PLAN NOTES

01 EXISTING PARKING TO REMAIN
02 EXISTING RESIDENCE & PARKING TO REMAIN
03 ELIMINATE PAVING, FOUR PARKING SPACES & TRASH ENCLOSURE
04 (E) LANDSCAPING TO REMAIN

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CONTENTS
DEMO SITE PLAN

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SUBMITTALS

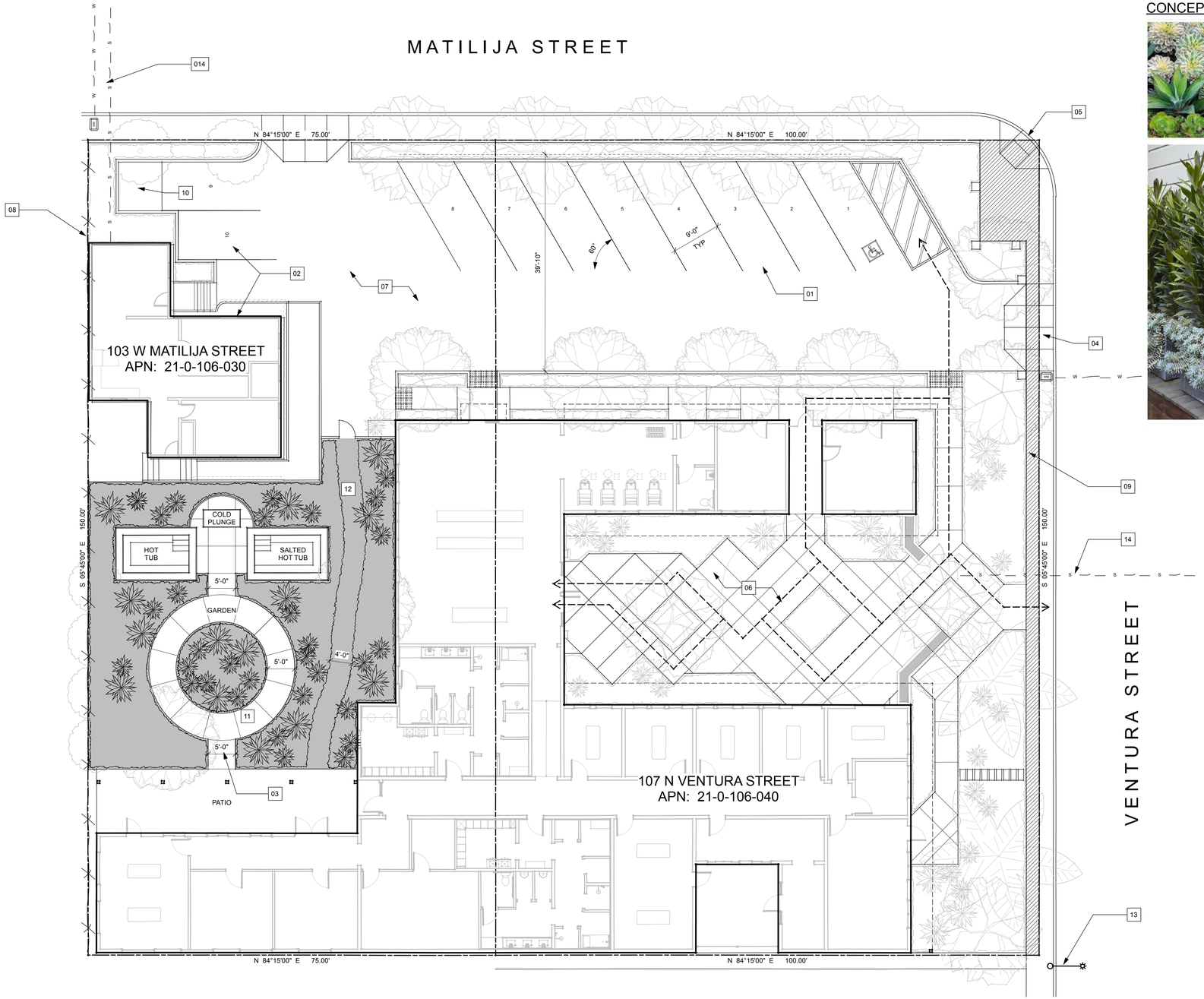
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NO.	DATE	TYPE

A-100D



1 Site Plan
Scale: 1" = 10'-0"

ADA PATH OF TRAVEL

SITE STATISTICS

LOT COVER	AREA	%
BUILDING	9,100 SF	34.7%
HARDSCAPE	11,215 SF	42.7%
LANDSCAPE	5,935 SF	22.6%
TOTAL	26,250 SF	100.0%

CONCEPTUAL PLANT IMAGERY



CONCEPTUAL PLANT PALETTE

TREES:
CERCIS CANADENSID CAR. MEXICANA - MEXICAN REDBUD
CERCIDIUM X "DESERT MUSEUM" - PALO VERDE
OLEA EUOPEA "MONHER" - FRUITLESS OLIVE
QUERCUS CHRYSOLEPIS - CANYON OAK
OJAI PIXIE TREE

SHRUBS:
ACACIA COGNATA (ACCOGO1) - COUSIN ITT ROVER WATTLE
ELAEOCARPUS DECIPIENS (MONPROUD) - LITTLE EMEROR JAPANESE BLUEBERRRY
FOUQUIERIA SPLEDENS - OCOTILLO
GREVILLEA "SCARLET SPRITE" - GREVILLEA
LEUCADENDRON SPP. - CONEBUSH
PITTOSPORUM TENUIFOLIUM - HOHUHU
DRYOPTEMS ARGUTA - COASTAL WOOD FERN
PELLAEA MUCRONATA - BIRD'S FOOT CLIFFBRAKE

GRASSES:
CAREX DIVULSA - EUROPEAN GRAY SEDGE
CORDYLINE SPP. - CORDYLINE
LOMANDRA LONGIFOLIA "LM300" P.P. #15420 - BREEZE DRARF MAT RUSH
MISCANTHUS SINENSIS "ADAGIO" - ADAGIO MAIDEN GRASS

PERENNIALS:
ASPARAGUS DENSIFLORA "SPREGERI COMPACTA" -
DALEA GREGGII - TRAILING INDIGO BUSH
PHORMIUM SPP. - NEW ZEALAND FLAX
SALVIA SPP. - SAGE

SUCCULENTS:
AEONIUM SPP. - TREE HOUSELEEK
AGAVE SPP. - AGAVE
ALOE SPP. - ALOE
ECHEVERIA SPP. - ECHEVERIA
HESPERALOE SPP. - YUCCA
SEDUM SPP. - STONECROP
SENECIO REPENS - BLUE CHALKSTICKS

VINES:
BAUHINIA GALPINI - RED ORCHID BUSH
DISTICTIS BUCCINATORIA - RED TRUMPET VINE
LONICERA HILDEBRANDIANA - GIANT BURMESE HONEYSUCKLE
BOUGANVILLEA

ALL LANDSCAPING TO MEET LOW WATER WELO REQUIREMENTS

PLAN NOTES

01	EXISTING PARKING TO REMAIN
02	EXISTING RESIDENCE & PARKING TO REMAIN
03	NEW OUTDOOR GARDEN & SPA W/ NEW LANDSCAPING
04	(N) ADA COMPATIBLE DRIVEWAY APRON
05	(E) ADA CURB RAMP @ CORNER
06	(E) CONCRETE PAVING TO REMAIN
07	(E) AC PAVING TO REMAIN
08	(E) 6 FT TALL WOOD CEDAR FENCE ALONG WEST PROPERTY LINE
09	DEDICATION OF EASEMENT FOR RIGHT OF WAY PER CIVIL PLANS
10	RESIDENTIAL TRASH AREA
11	(N) CONCRETE WALK
12	(N) DECOMPOSED GRANITE PATH
13	(E) POWER POLE W/ STREET LIGHT
14	(E) SEWER LATERAL

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SITE PLAN

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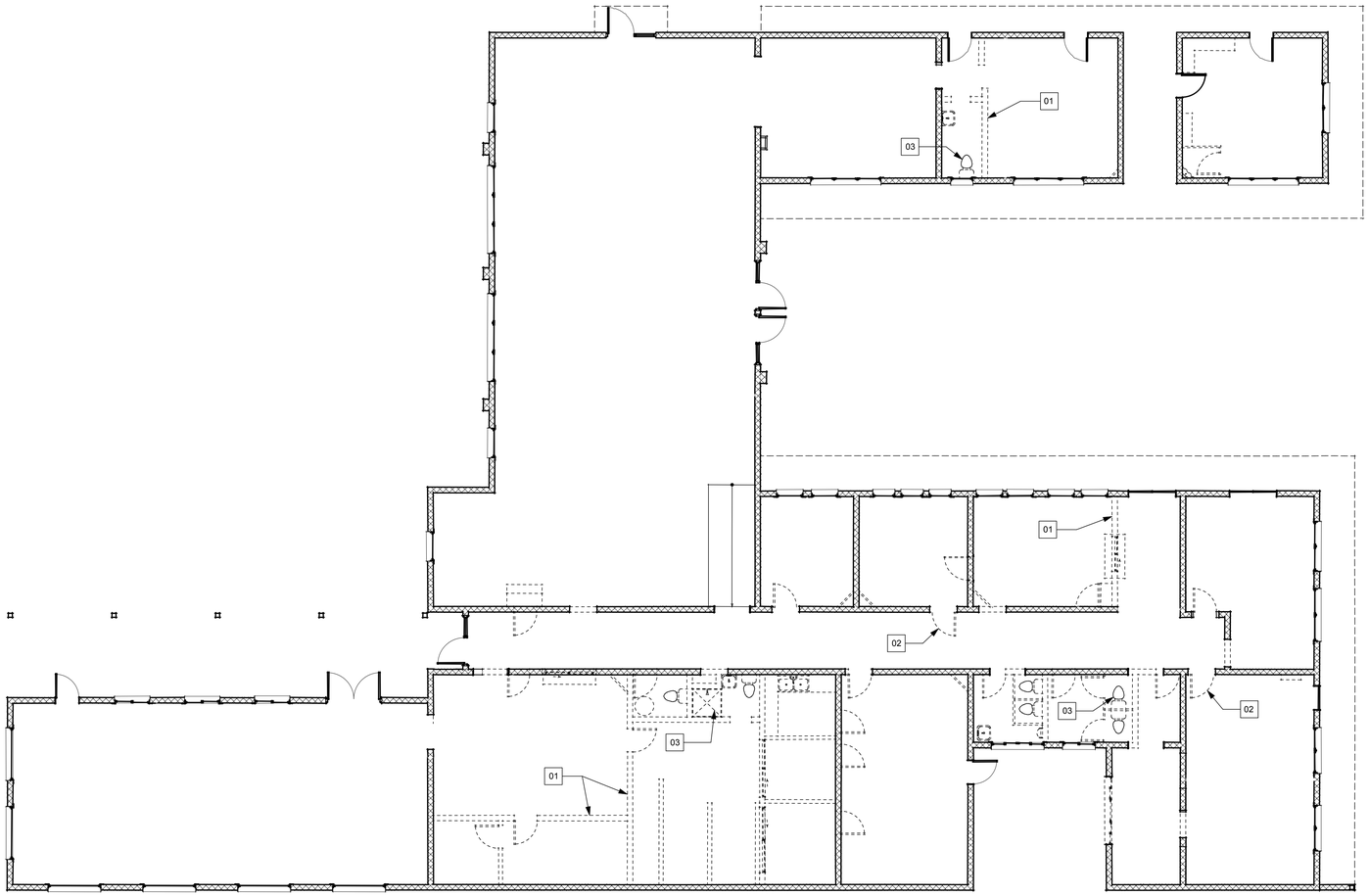
DATE	TYPE
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REVISIONS

NO.	DATE	TYPE

A-100



1 Demo Plan
Scale: 1/8" = 1'-0"

DEMO NOTES

01 REMOVE (E) NON-BEARING WALLS
02 REMOVE (E) INTERIOR DOORS
03 REMOVE (E) PLUMBING FIXTURES

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REVISIONS

NO.	DATE	TYPE

D-101



1 **Floor Plan**
Scale: 1/8" = 1'-0"

BOH — ROOM NAME
345 SF — ROOM AREA
OL=3 — OCCUPANT LOAD
EXIT PATH OF TRAVEL

ENTRY/RETAIL

DRESSING ROOMS

TREATMENT ROOMS

WET AREAS

GYM

BACK OF HOUSE

SERVICE AREAS

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CONTENTS
FLOOR PLAN

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A-101

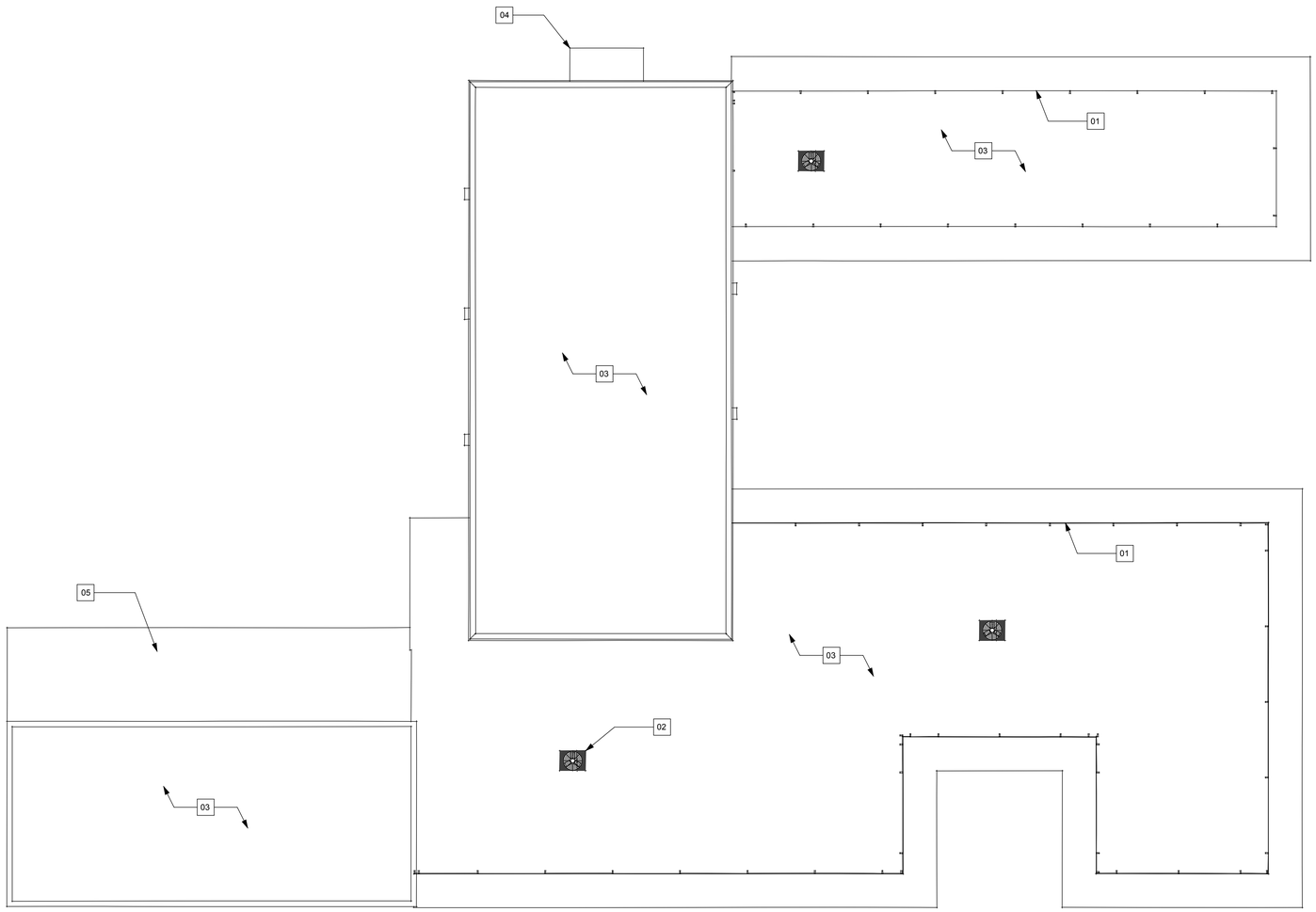
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Proposed project/remodel for:

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107 N Ventura Street
Ojai, CA 93023



1 Roof Plan
Scale: 1/8" = 1'-0"

ROOF NOTES

01	(E) 3 FT TALL WOOD SLAT EQUIPMENT SCREEN
02	(E) HVAC EQUIPMENT
03	(E) ROOF TO REMAIN
04	(N) CLAY TILE WOOD AWNING
05	(E) CONCRETE ROOF TILE TO REMAIN

LICENSE

JOB NUMBER
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CONTENTS
ROOF
PLAN

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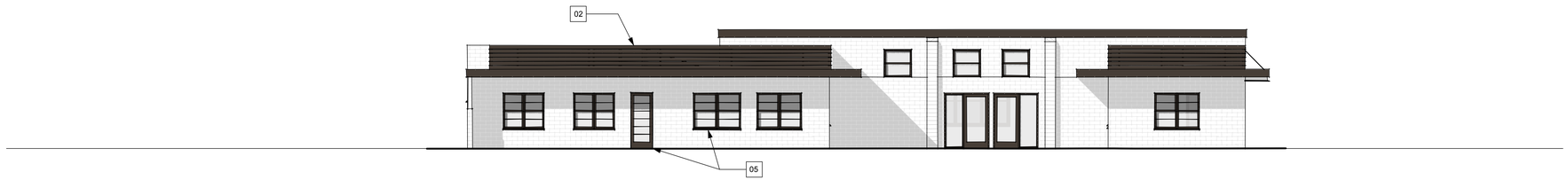
REVISIONS

NO.	DATE	TYPE

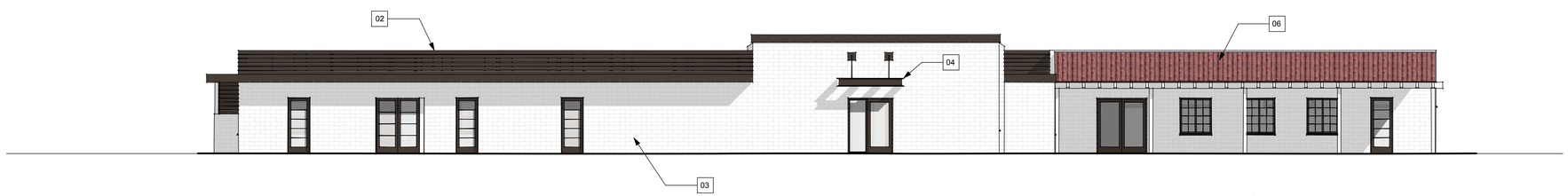
A-103

ELEVATION NOTES

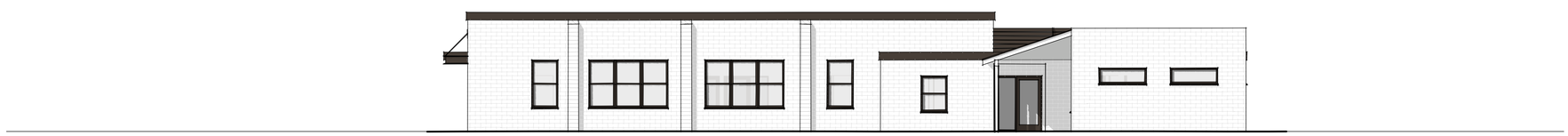
01	7 FT TALL WOOD PRIVACY FENCE
02	(E) 3 FT TALL WOOD SLAT EQUIPMENT SCREEN
03	(E) PAINTED BLOCK WALL
04	(E) STEEL AWNING TO BE REMOVED
05	(E) WINDOWS & DOOR TO REMAIN
06	(E) CONCRETE ROOF TILE TO REMAIN



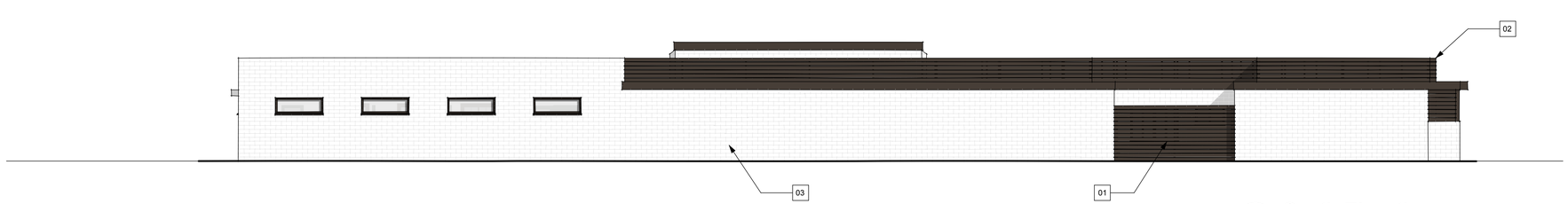
1 East Elevation
Scale: 1/8" = 1'-0"



2 North Elevation
Scale: 1/8" = 1'-0"



3 West Elevation
Scale: 1/8" = 1'-0"



4 South Elevation
Scale: 1/8" = 1'-0"

andrulaitis+mixon
2040 ALAMEDA PADRE SERRA SUITE 107
SANTA BARBARA CALIFORNIA 805 899 2528

mahte
ARCHITECTURE AND INTERIORS

Proposed project/remodel for:
El Roblar Hotel
Health Spa & Wellness Center
107 N Ventura Street
Ojai, CA 93023

LICENSE

JOB NUMBER
25.021

CONTENTS
EXISTING EXTERIOR ELEVATIONS

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SUBMITTALS

DATE	TYPE
12.08.25	DRP#1
04.08.26	DRP#2

ISSUE DATE
04.08.26

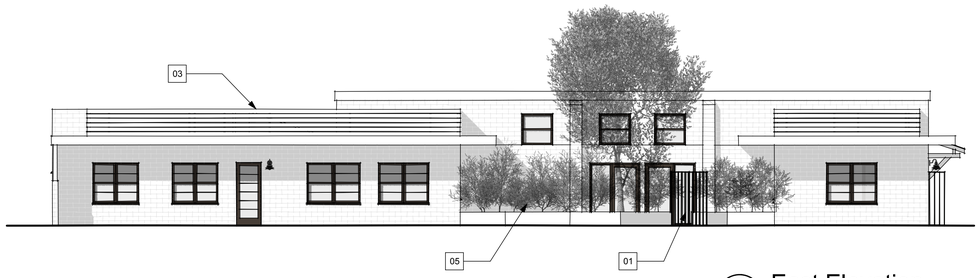
REVISIONS

NO.	DATE	TYPE

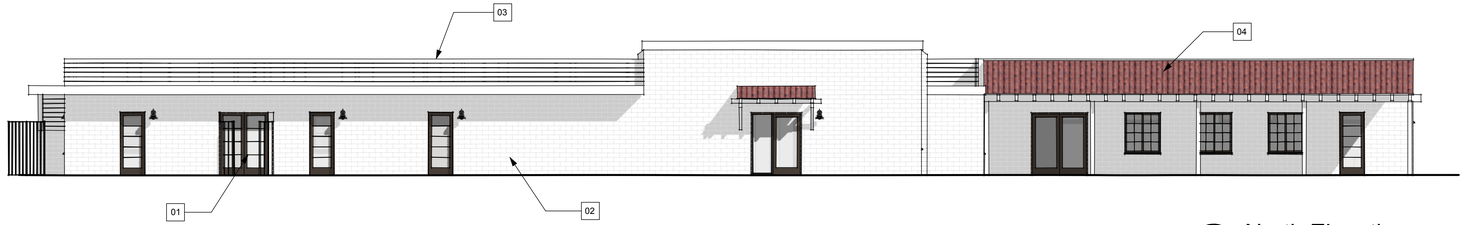
A-201

ELEVATION NOTES

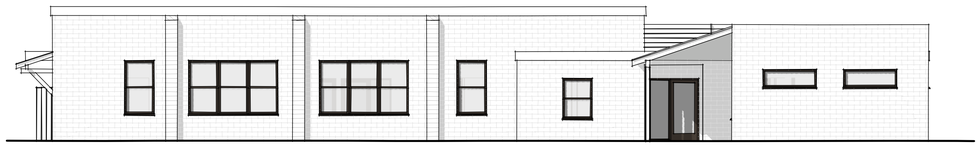
01	6 FT TALL METAL FENCE AND/OR GATE
02	36" HIGH PAINTED WAINSCOT
03	(E) 3 FT TALL WOOD SLAT EQUIPMENT SCREEN TO BE PAINTED WHITE
04	(E) CONCRETE ROOF TILE TO REMAIN
05	PRIVACY LANDSCAPE BUFFER IN RAISED CONCRETE PLANTER
06	7 FT TALL WOOD PRIVACY FENCE



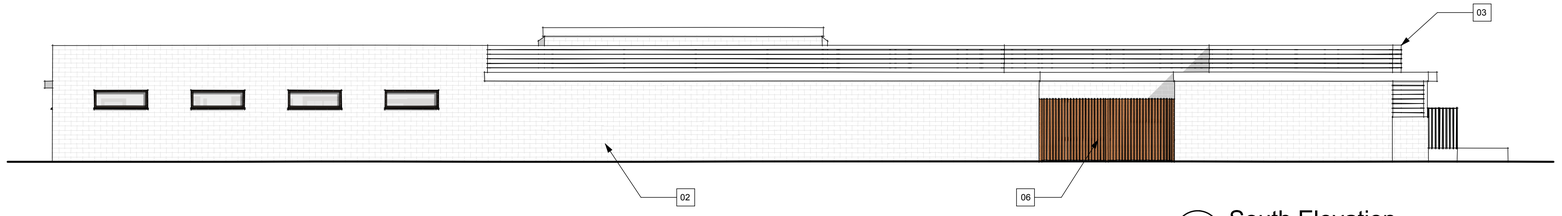
1 East Elevation
Scale: 1/8" = 1'-0"



2 North Elevation
Scale: 1/8" = 1'-0"



3 West Elevation
Scale: 1/8" = 1'-0"



4 South Elevation
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES



WALL SCONCE
HUBBARDTON FORGE
HENRY SMALL DARK SKY
FRIENDLY OUTDOOR SCONCE

BUILDING & TRIM
SHERWIN WILLIAMS
"SHELL WHITE"

WINDOWS & DOORS
SHERWIN WILLIAMS
"ROCKWOOD DARK BROWN"



FENCING
THERMORY
BENCHMARK CLEAR PINE



ROOFING
MCA 2-PIECE ROOF TILE
"CORONA TAPERED MISSION"

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PROPOSED EXTERIOR ELEVATIONS

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SUBMITTALS

DATE	TYPE
12.08.25	DRP#1
04.08.26	DRP#2

ISSUE DATE
04.08.26

REVISIONS

NO.	DATE	TYPE

A-202

City of Ojai
Community Development Department

Planning Commission Tentative Agenda

All items listed on agenda are subject to change in date due to quorum or completeness.

August 19, 2026 – REGULAR Meeting			
	Item (address description)	Noticing	Staff Assigned
	Consider Cancellation		

September 2, 2026 – REGULAR Meeting			
	Item (address description)	Noticing	Staff Assigned
	Tree Ordinance Review	Yes	LS
	Tree Permit (T 2213029) 824 Foothill Lane – Remove nine oaks OMC Section 4-11.07 (Permit approval or denial) (b) "*Review by Planning Commission*.Where more than five oak…or a combination thereof, are to be cut down, removed or relocated upon a single parcel of real property, the application shall be referred to the Planning Commission for recommendation to the Director."	No	MM

Future Agenda Items		
Date	Item Address or Description	Staff Assigned
2026		
In review	DRP 26-005, 802 Grand Avenue, removal of covered parking to create an art studio, and approval of uncovered tandem parking	MM
Incomplete	DRP 26-002, 505 E. Aliso Street, New two-story residence, garage, (ADU, and JADU being added, but not part of DRP review)	MM
In review	DRP 26-001, 402 Bryant Street, Humane Society, Dog Kennel, horses, storage, etc	MM
Incomplete	MISC 26-002) SB 330 -710 Olive Street, 10 new single-family residences on a vacant lot	LS
2025		
Incomplete	DRP 25-012, 923 E. Ojai Avenue, "Wildflower" Boutique hotel with 6 two-story and 2 one-story hotel units on vacant lot	MM
In review	TPM 25-001, 216 Park Avenue, Subdivision, parcel map to create 3 lots.	MM
2023		
Incomplete	DRP 23-002, 1440 Daly Road, New residence on vacant lot	MM

Pending	**Joint meeting with City Council**	LS