



## CITY OF OJAI

Community Development Department

401 South Ventura Street · Ojai · California · 93023  
Main (805) 646-5581 · Inspection (805) 646-5581 x 127

[www.ojai.ca.gov](http://www.ojai.ca.gov)

November 10, 2023

**TRANSMITTAL VIA EMAIL & USPS**

Ojai Cuyama - Church, LLP  
10345 West Olympic Boulevard  
Los Angeles, CA 93023  
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280 East Thousand Oaks Blvd Ste: H  
Thousand Oaks, CA 91360  
[Kevin@elvted.com](mailto:Kevin@elvted.com)

ElkinsKalt  
Attn: John M. Bowman  
[Jbowman@elkinskalt.com](mailto:Jbowman@elkinskalt.com)

RE: **INCOMPLETELENS LETTER RESPONSE NO. 3** (CASE NO. MISC 23-035) | Preliminary Application Pursuant to SB330, the Housing Crisis Act of 2019 – Regarding a preliminary proposal which includes the construction of approximately 2,520 new units (504: Low Income affordable units), ten-story multi-family development spread within nine freestanding high-rise buildings, consisting of residential one-bedroom and one-bathroom units located at 1450 Maricopa Highway (APN No. 019-0-010-210). The zoning for the site is Single-Family Residential, Low Density (R-O-1) and the General Plan Land Use designation is Low Density Residential.

Dear Ojai Cuyama – Church, LLP & Mr. Bowman:

The City of Ojai has received your October 13, 2023 letter (dated October 12, 2023) for the submittal of additional information pertaining to the preliminary application for a multi-family development project proposal through the SB330 process, pursuant to California Government Code 65589.5 through Government Code 65589.5(d)(5). Upon receipt of the preliminary application staff has **30 calendar days** to notify the applicant, in writing, of the preliminary applications status. Staff has concluded review of the information submitted, and determined the preliminary application to be **incomplete pursuant to California Government Code 65589.5**.

Further, as discussed below, the proposed project does NOT comply with the applicable provisions of

the Ojai General Plan and Ojai Municipal Code and will require, if you continue to pursue the project, applications and successful approval by the City Council, upon a recommendation by the Planning Commission and completion of environmental review per the California Environmental Quality Act, of a General Plan amendment and zone change to accommodate the proposed project. As also discussed below, the so-called Builder's Remedy under Government Code section 65589.5, subdivision (d)(5) also does NOT apply to the City, and the project requires a General Plan amendment and zone change.

The required information for a complete and full application for a housing development project is attached, but is not intended to be exhaustive. The required information for a complete and full application for a multi-family housing development project will be provided by City staff at the time the full application is due.

As proposed through the preliminary application submittal to the City of Ojai, the Community Development Department has identified the review and processing of the following discretionary applications as required for the proposed project because the proposed project is not consistent with the Ojai General Plan nor the Ojai Municipal Code:

- A Zone Change application,
- A General Plan Amendment application, and
- A Design Review Permit application.

*Note, these application forms are enclosed.*

- **No information included with the resubmittal to address this incomplete item. This item remains incomplete.**

The project is not consistent with the general plan and zoning for the site. Specifically, the existing zoning for the site is Single-Family Residential, Low Density (R-O-1) and the General Plan Land Use designation is Low Density Residential. The base density allowed in the R-O-1, pursuant to the Ojai Municipal Code Section 10-2.404, Table 2-3, is one dwelling unit per one acre of land. The proposed site is approximately 14.1 acres in area (approximately 220,620 square feet), thus its base density allowance is a maximum of 14 dwelling units.

The preliminary proposal contains 179-times the allowed base density by proposing preliminary application submittal of 2,506-units on the site. The preliminary proposal is approximately 17,900% above the base zoning density allowance of one dwelling unit/acre; pursuant to the R-O-1 zoning designation. The density is not consistent with the subject R-O-1 zoning designation or Low Density Residential through the Land Use Designation of the General Plan. A General Plan amendment and zone change are needed for the proposed multi-family residential land uses – both outright and at this scale of density. This density is also well above any objective carrying capacity of the project site and any viable density under any applicable local and state laws.

The proposed project plans identify either a nine- or ten-story construction, which includes a height of approximately 143'-8". The reason for the discrepancy between nine- or ten-story is due to the plans

including information pertaining to a nine story building and a ten story building; see sheet A-01 PROJECT INFO. The maximum number of stories allowed within the R-O-1 zoning districts is two-stories, which includes a maximum height of 25'-0". The height and number of stories are not consistent with the subject R-O-1 zoning designation or Low Density Residential Land Use Designation of the General Plan. A General Plan amendment and zone change are needed for the proposed multi-family residential land uses at this height, density, and bulk.

If/when a full application is submitted to the City for review for completeness, an application for appropriate City approvals for the proposed density on the site must be included because the project's proposed density exceeds the base density allowed under the R-O-1 zoning designation and Low Density Residential General Plan land use designation and the applicable provisions of the Ojai Municipal Code. Further, the "Builders Remedy" does not apply to the City, as the City's 6<sup>th</sup> Cycle Housing Element has been certified by the California Department of Housing and Community Development and adopted by City Council in on October 12, 2021.

The City also vigorously disputes any contention that either its originally adopted and its currently certified, in-effect Housing Element do not substantially comply with applicable state law. As a result, this application cannot proceed under the "Builders Remedy" per Government Code section 65589.5(d)(5), as the City adopted a revised Housing Element in substantial compliance with applicable law on October 12, 2021, and readopted revised Housing Elements in substantial compliance with applicable law on December 13, 2022 and May 23, 2023, all of which were adopted and in place at the time of your application submittal on June 16, 2023, thereby allowing the City to enforce the entire General Plan and zoning code as to your project. The Department of Housing and Community Development's certification was the state's declaration of what was already true – as of October 12, 2012, and separately true as of May 23, 2023 – that the City's original and subsequently revised Housing Elements were substantially compliant with applicable law from October 12, 2021 forward. Instead would need to be processed as a standard land use entitlement(s) application for the proposed project, subject to all applicable City requirements, and inclusive of a discretionary, legislative General Plan amendment and discretionary, legislative zone change application, together with a discretionary design review permit and appropriate review as required by the California Environmental Quality Act.

An Initial Study will be required for this project to determine environmental issues associated with this multi-family housing development preliminary proposal. The Initial Study will require the City to circulate a request for proposals (RFP) for environmental services, and from those proposals submitted enter into a contract with a California Environmental Quality Act (CEQA) consultant; at the expense of the applicant.

An estimated cost to process this RFP environmental document is unknown and will be further identified through the proposal once formally submitted. Additional technical documents may be necessary and identified through this RFP process. Staff time and cost recovery is independent of the cost to process the environmental document.

If you have any questions regarding the information above or processing of the project in general, please contact me at (805) 646-5581 x113 or via e-mail at [Lucas.Seibert@ojai.ca.gov](mailto:Lucas.Seibert@ojai.ca.gov).

Sincerely,  
Lucas Seibert  
Community Development Director

Handwritten signature of Lucas Seibert in black ink, consisting of a stylized 'L' and 'S'.

**Enclosures:** Zoning Change Application  
General Plan Amendment Application  
Design Review Permit Application



City of Ojai  
Community Development Department

Project \_\_\_\_\_  
Received \_\_\_\_\_  
Date \_\_\_\_\_

PLANNING COMMISSION/ CITY COUNCIL

- Concept Review  Design Review Permit  Conditional Use Permit  Sign/Sign Plan  Lot Line Adjustment
- Tentative Parcel/Tract Map  Text Amendment  Zone Change  Variance  Other

OWNER INFORMATION:

Project Address: \_\_\_\_\_ PROJECT I.D. # \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_ Zone: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

REPRESENTATIVE:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

AFFIDAVIT:

I declare that I am the owner / representative (indicate one) of the property involved in this application and that the information submitted herein is true and correct. I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I further declare I understand that prior to determining the project hearing date; the City has 30 days to deem the application complete or incomplete. I acknowledge and agree that the City of Ojai is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits, including but not limited to any litigation costs. I will be notified of the meeting date(s) set for the above matter and that I am to appear, either personally or by my representative, at such meetings(s).

**Signature of Property Owner** \_\_\_\_\_ **Date** \_\_\_\_\_  
Applicant's signature authorizes City staff to enter the property described above for the purposes of inspection.



**City of Ojai**  
Community Development Department

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## ZONE CHANGE

**MINIMUM SUBMITTAL REQUIREMENTS:**

- Completed Application Form Signed by Property Owner or letter-authorizing Representative to sign
- Map and/or Text Amendment Filing Base Fee \$450 + \$225 per hour
- Letter from property owner requesting Zone Change
- Design Review Permit Application
- Assessor’s parcel map of site
- Property Owner (300-foot radius) mailing labels generated by Ventura County GIS Department
- Environmental Study - Base Fee \$450 + \$225 per hour

1. List

Existing Zone(s)	Size	Proposed Zone(s)	Size
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

2. Indicate approximate amount of square feet or acres of property under existing zoning within vicinity of proposed Zone Change.

\_\_\_\_\_  
\_\_\_\_\_

3. General Plan designation / Conformance of Zone Change proposal.

\_\_\_\_\_  
\_\_\_\_\_

4. Text Amendment / Proposed new language in Zoning Ordinance.

\_\_\_\_\_  
\_\_\_\_\_



City of Ojai  
Community Development Department

Project \_\_\_\_\_  
Received \_\_\_\_\_  
Date \_\_\_\_\_

PLANNING COMMISSION/ CITY COUNCIL

- Concept Review  Design Review Permit  Conditional Use Permit  Sign/Sign Plan  Lot Line Adjustment
- Tentative Parcel/Tract Map  Text Amendment  Zone Change  Variance  Other **General Plan Amendment**

OWNER INFORMATION:

Project Address: \_\_\_\_\_ PROJECT I.D. # \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_ Zone: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

REPRESENTATIVE:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

AFFIDAVIT:

I declare that I am the owner / representative (indicate one) of the property involved in this application and that the information submitted herein is true and correct. I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I further declare I understand that prior to determining the project hearing date; the City has 30 days to deem the application complete or incomplete. I acknowledge and agree that the City of Ojai is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits, including but not limited to any litigation costs. I will be notified of the meeting date(s) set for the above matter and that I am to appear, either personally or by my representative, at such meetings(s).

**Signature of Property Owner** \_\_\_\_\_ **Date** \_\_\_\_\_  
Applicant's signature authorizes City staff to enter the property described above for the purposes of inspection.



**City of Ojai**  
Community Development Department

# GENERAL PLAN AMENDMENT APPLICATION

## MINIMUM SUBMITTAL REQUIREMENTS:

- Completed Application Form Signed by Property Owner or letter-authorizing Representative to sign
- Filing Fee – (Text) Base Fee \$450 + \$225 per hour
- Filing Fee – (Map) Base Fee \$450 + \$225 per hour
- Assessor’s Parcel Map with the area of the proposed Amendment clearly outlined
- List of Assessor Parcel Numbers (If Amendment area includes portions of parcels, please indicate)
- A Completed Environmental Assessment Worksheet (attached)
- Property Owner (300-foot radius) mailing labels generated by Ventura County GIS Department

### Services Available to Property:

- |                                |                                      |
|--------------------------------|--------------------------------------|
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Electricity |
| <input type="checkbox"/> Water | <input type="checkbox"/> Gas         |

Intended Access Road to Proposal: \_\_\_\_\_

Present General Plan Category or Designation(s): \_\_\_\_\_

### Element for Which Amendment is Requested:

- |                                       |  |
|---------------------------------------|--|
| <input type="checkbox"/> Circulation  | <input type="checkbox"/> Recreation      |
| <input type="checkbox"/> Housing      | <input type="checkbox"/> Scenic Highways |
| <input type="checkbox"/> Land Use     | <input type="checkbox"/> Seismic         |
| <input type="checkbox"/> Noise        | <input type="checkbox"/> Seismic/Safety  |
| <input type="checkbox"/> Open Space   | <input type="checkbox"/> Ag              |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Other           |

Proposed General Plan Category or Designation(s): \_\_\_\_\_

Reason for Requesting Amendment: \_\_\_\_\_

Proposed Land Use of Property: \_\_\_\_\_

Anticipated Land Use Permit Request (e.g. Zone Change, Subdivision, Conditional Use Permit, etc.): \_\_\_\_\_

Describe Any Other Land Use Permit Application Previously made on this Property: \_\_\_\_\_

ENVIRONMENTAL ASSESSMENT WORKSHEET

A. Project Description

A detailed description of the proposed project is necessary so the Planning Division may assess its environmental effects. It is possible that more information will be required. To assess the environmental impact for land divisions and subdivisions it should be assumed dwellings will be constructed on each lot unless the contrary is definitely known. If a question is not applicable to your project, simply note N/A.

1. Size of site (square feet or acres): \_\_\_\_\_

2. For subdivision or land division size of each lot or parcel: \_\_\_\_\_

3. Proposed Use: \_\_\_\_\_

4. Number of occupants, residents, or employees:  
a) present \_\_\_\_\_ b) new \_\_\_\_\_

5. Number of units (if residential): \_\_\_\_\_

6. Size of building: Total floor space: \_\_\_\_\_

No. of floors: \_\_\_\_\_; No. of on-site parking spaces: \_\_\_\_\_

7. Describe proposed commercial, industrial or agricultural process or operation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Expected sale price or rental price of units or building: \_\_\_\_\_

9. Number of vehicles expected daily; changes in circulation pattern expected: \_\_\_\_\_

\_\_\_\_\_

10. Percentage of site to be covered by buildings: \_\_\_\_\_

11. Percentage of site to be covered by pavement (and area): \_\_\_\_\_

12. Utilities and public service facilities to be added (include outside lighting): \_\_\_\_\_

\_\_\_\_\_

13. Toxic and chemical wastes to be discharged and amount: \_\_\_\_\_

14. Expected amount of daily water usage: \_\_\_\_\_ gallons
15. Expected amount of daily electrical usage: \_\_\_\_\_ Kw.
16. Expected amount of daily gas usage: \_\_\_\_\_ cu. ft. hr.
17. Source, type and amount of air pollutant emission (smoke, odors, steam, gasses, water vapor, dust, chemicals):  
\_\_\_\_\_
18. Type of noise to be generated from both indoor and outdoor sources: \_\_\_\_\_  
\_\_\_\_\_
19. Provisions for: a) rain and irrigation water run-off: \_\_\_\_\_  
b) sewage (note sewer hook-up or septic tank): \_\_\_\_\_
20. Changes in land form proposed, as a result of grading for buildings, roads, or other uses:  
\_\_\_\_\_
21. Cubic yardage/and location of grading proposed: \_\_\_\_\_
22. Proposed disposition of excavated material: \_\_\_\_\_
23. Project plans needed for assessment when requested by the Planning Division:
- Floor Plans
  - Grading Plan (or specific site elevations)
  - Landscape Plan or plan showing existing vegetation
  - Soils and Geologic Report

**B. Environmental Description**

1. Present land use of site: \_\_\_\_\_
2. Surrounding Land Use:  
 North: \_\_\_\_\_  
 South: \_\_\_\_\_  
 East: \_\_\_\_\_  
 West: \_\_\_\_\_
3. Surrounding Zoning:  
 North: \_\_\_\_\_  
 South: \_\_\_\_\_  
 East: \_\_\_\_\_  
 West: \_\_\_\_\_

4. Condition of ground (e.g. paved, ploughed, grass-covered, tree and/or bush-covered): \_\_\_\_\_

\_\_\_\_\_

5. Slope of ground at site: \_\_\_\_\_

6. Geologic description of site:

Location in relation to known earthquake faults: \_\_\_\_\_

Type of bedrock and soils: \_\_\_\_\_

Soil Stability: \_\_\_\_\_

7. Direction of drainage; History of flooding in area; Nearest watercourse and its condition:

\_\_\_\_\_

8. Existing plant and animal life: \_\_\_\_\_

9. Type of land use adjacent to the site (residential, commercial, other): \_\_\_\_\_

10. Traffic patterns in area (e.g. residential only, business, industrial, through street): \_\_\_\_\_

\_\_\_\_\_

11. Proximity to major traffic route: \_\_\_\_\_

12. Public facilities in area (parks, libraries, schools, other): \_\_\_\_\_

\_\_\_\_\_

13. Structures presently on site: \_\_\_\_\_

14. Characteristics of scenic or aesthetic interest at and near site:

(Note on plan, all sycamore and oak trees and indicate all barrancas or streams)

\_\_\_\_\_

15. Noise character of area (include significant existing sources): \_\_\_\_\_

I hereby declare, that to the best of my knowledge and ability, the above information accurately describes the environmental conditions existing on the site of the proposed project and the probable effects of the project upon the environmental of the site and of the total community.

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

## **Public Art Program Guidelines Receipt Acknowledgement**

I, \_\_\_\_\_ have received a copy of the Public Art Program Guidelines for Private Developers.

By signing this document I am stating that I am the applicant or an authorized representative of the applicant on the project located at \_\_\_\_\_, Ojai, California. I have received a copy of the Public Art Program Guidelines and understand that my project will be subject to the Public Art Ordinance if the total building valuation, as established by the Building Official, is \$300,000 or more.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





## INSTRUCTIONS FOR SUBMITTING APPLICATIONS

**DESIGN REVIEW PERMITS**, CONDITIONAL USE PERMITS, VARIANCES,  
PLANNED DEVELOPMENT PERMITS, SUBDIVISION, TENTATIVE TRACT or  
PARCEL MAPS,  
FINAL PARCEL / TRACT MAPS

The Community Development Department reviews proposals for new developments, as well as changes to existing uses and development. Generally, the review is to ensure conformance with the City's General Plan and compliance with the City's Zoning Ordinance. Developments that require discretionary permits (e.g., Planned Development Permits, Use Permits, Administrative Variances, Design Review Permits, etc.) are subject to a public hearing process.

**APPLICATION SUBMITTAL** shall be made to the Community Development Department located at:

Ojai City Hall  
401 S. Ventura Street  
Ojai, CA 93023

Monday through Friday 8:00 a.m. to 5:00 p.m.

Phone: (805) 646-5581 Ext. 112

### **A. SUBMITTAL PROCEDURE**

- Make an appointment with a Planner to submit the project application. This meeting is intended to speed the processing of your application and will help determine if your application is complete.
- Incomplete applications, illegible or poor quality graphics will not be accepted.
- Projects that require multiple permits shall be filed concurrently.
- Within 30 days from the date the application is filed, staff will determine whether or not the application is complete. You will be notified when the status of the project changes.
- Please be advised that on April 10, 2018 the City Council adopted Resolution No. 18-13 which states that unless exempt as stated within the Resolution, all applications for a City permit that authorizes earth-disturbing activities, including but not limited to, any one or more of the types of permits listed in the Resolution, are subject to certain cultural resources review requirements such as CEQA - including but not limited to the tribal cultural resources review, analysis, and consultation requirements, PAA - Preliminary Archaeological Assessment, Phase 1 Archaeological Study, and/or CHRIS "Quick Check" through the California Historical Records Information System ("CHRIS")

**B. ITEMS / DOCUMENTS REQUIRED FOR SUBMITTAL** (utilize check boxes to document completion of required item)

1. **APPLICATION - Original (no facsimiles)** filled out and signed by the property owner, or by the owner's representative with owner's affidavit letter authorizing representative to sign.
2. **PROOF OF OWNERSHIP**, e.g. Copy of recent Title Report or Deed, which includes a legal description of all properties included in the application.
3. **FEES** - Payable to the City of Ojai upon submittal of the application. Fees are established by City Council Resolution and calculated from the City's current Fee Schedule. A list is available from the Community Development Department.
4. **COVER LETTER TRANSMITTAL FORM** – Listing all submitted materials (this is required for initial submittal and any resubmittals)
5. **PROJECT DESCRIPTION** – Describing the proposal including new or changed uses, structures, and improvements
6. **PROJECT DESIGN PLANS – NUMBER OF SETS REQUIRED:**

**a. Preliminary or Design Review**

**Five (5)** plan sets, standard size drawn to scale, such scale not to be less than 1"= 20' (not to exceed 30" x 42" or be less than 22" x 34" in size unless approved by Community Development Department)

**One (1)** reduced size set 11" x 17" (must be legible)

**One electronic copy (digital)**

**b. Planning Commission Hearing**

**Twelve (12)** standard size sets drawn to scale

**c. City Council Hearings**

**Ten (10)** standard size sets drawn to scale, include any revisions required by the Planning Commission

**One (1)** reduced size set 11" x 17" (must be legible)

**One (1)** electronic copy (digital)

**7. PROJECT DESIGN PLANS – ITEMS THAT MUST BE INCLUDED on the Site Plan**

**a. TITLE BLOCK**

Each sheet shall be labeled with the applicant/owner's name, project location/address and architect/designer or other professional's name, address, and phone number.

**b. ASSESSOR'S PARCEL NUMBER**

**c. SITE and BUILDINGS** (fully dimensioned, including garage doors, pool equipment, etc., shown to scale on plot plan)

North Arrow and scale of drawing

Location Map which indicates boundary of site and relationships to adjacent properties

All property lines and their dimensions

All existing and proposed buildings and their dimensions and setbacks from property lines

Type and use of all proposed and existing buildings and structures

Location of buildings to be removed drawn in dotted lines (demolition permit is required)

Square footage of each floor and total square footage

All existing and proposed paved surfaces, including walkways, driveways, patio slabs, etc.

All existing and proposed landscaped areas and all existing trees plotted and identified by species and diameter

All trees on and adjacent to project site that could be impacted from the proposed project

All trash enclosures and recycling facility locations

All existing and proposed ground mounted (monument) signs and their dimensions (for commercial projects)

Location of nearest building on abutting lots illustrated with edge line and use type identified

All existing and proposed utility lines, pad, ground, or wall mounted equipment, utility vaults, transformers, backflow preventers, gas meters, free standing mailboxes

Type and location of exterior lighting

A summary table in square feet, acres and percentage that includes: 1) total land area; 2) building coverage; 3) paved area; and, 4) landscape areas

A summary table of the total net floor area and proposed or existing use thereof D Zoning Ordinance required setback illustrated by a dashed line with measurement labeled

All existing and proposed walls and fences including height and type, with materials and colors designated

Location of water and sewer connection to public system

All facilities and accessory structures related to underground utilities and street lighting, and all mechanical equipment on the building(s) or on the site such as utility boxes, sprinkler gang valves and backflow devices, and indicate appropriate screening method, i.e. landscaping, fencing, etc., and materials used.

Existing and proposed fire hydrants within 300' of the project perimeter (per Fire Dept. requirements)

Existing and proposed utility poles

Percent of site covered by roofs and driveways

Base flood and finished floor elevations as determined by the City's Public Works/Engineering Department

**d. RIGHTS-OF-WAY** (fully dimensioned and shown on plot plan)

All existing and proposed streets and alleys and name of each street

Points of access (vehicular and pedestrian from each street)

Existing intersections close to the property and driveways adjacent to and directly across from property

Proposed streets (from approved City list of names)

Proposed street widenings and/or extensions

Existing and proposed sidewalks

Existing and proposed curb cuts

Existing and proposed easements, and type

Label existing and proposed

**e. PARKING and CIRCULATION** (fully dimensioned, shown on plot plan)(non-residential and multi-family)

All existing and proposed parking spaces, loading areas and bicycle parking and their dimensions

All parking spaces numbered, with calculations showing total spaces required by Code and total spaces provided on plans.

A summary table that includes total number of parking spaces and includes a breakdown of the number of standard, compact and accessible parking spaces

Wheel stops or curb substitutes (if applicable)

Parking space striping

Accessible parking

Ingress and egress to include all private drives

Pedestrian walkways and trails  
Loading space facilities, i.e. docks  
Indicate type of paving, asphalt or concrete  
Backup dimensions  
Label existing and proposed

**f. PRELIMINARY LANDSCAPING PLAN** (may not be needed for single-family residential depending on size)

Planting plan on separate sheet identifying all existing and proposed landscape material, including trees, shrubs, and ground cover, showing plants by species, quantities, sizes, spacing and location.

All existing and proposed landscaped areas, with calculations showing percentage of landscaping required by City Guidelines and total percentage provided on plan.

Square footage of common usable and private open space, e.g. patio areas

Outdoor lighting, placement and type.

Any storm water detention ponds or filtration devices

Water efficient criteria per Ojai Municipal Code Article 12 Landscaping Standards

**g. ELEVATIONS** (separate sheet or with floorplans)

Designate each building by a building number.

Show 2 cross-section lines that clearly portray buildings and grading concept.

Indicate natural grade (dotted lines) and finished grade (solid lines). Show all steps & stairways necessary to provide access to an elevated structure.

Provide front, right side, left side, and rear elevations of all proposed and existing buildings and structures, showing roof, walls, foundations if elevated, and all mechanical equipment.

Height from top of curb at front property line to highest point of structure

Height from adjacent grade to highest point of structure

General architectural features of buildings (window or door locations, trim, materials and colors)

Proposed and existing roof pitches on the elevation

Zoning Ordinance allowed height illustrated with a dashed line; with measurement labeled

Screening and dimensions of all existing and proposed roof-mounted and ground mounted equipment

All trash and recycling enclosures

All wall-mounted equipment, gutters, and down spouts

Roof plans depicting all roof-top equipment and screening

Label existing and proposed

**h. FLOORPLANS** (separate sheet)

Fully dimensioned and to scale.

Use and dimensions of all existing and proposed areas, including living room, kitchens, baths, bedrooms, hallways, dens, etc.

Label floor levels, ground floor, second floor, etc.

Indicate square footage for all units.

Label existing and proposed

All entrance and exit points, including doors, windows, stairways, etc.

All enclosed and/or covered parking areas

**i. GRADING AND DRAINAGE PLAN with SQUIMP requirements** (separate sheet)

stamped and signed by a licensed engineer for grading of 50 cubic yards of material or more; if grading is less, may be signed by an architect.

Grade elevations of major design aspects must be labeled.

Show amount of cut/fill material.

**j. HILLSIDE REQUIREMENTS**

Contour maps showing existing and proposed elevation changes at 2 foot intervals

Signature of licensed Civil Engineer, Land Surveyor or Architect

Amount of cut and fill in cubic yards

Elevation in feet at base of new construction

Section view demonstrating the structure silhouette

Measurement that clearly shows height between slab to ceiling top plate

Roof plan clearly showing all ridges and valleys

Retaining walls

**k. SOLAR SHADING STUDY**

Needed for residential building whose base elevation is greater than fifteen (15) feet.  
See handout.

**j. 3-D COMPUTER MODELING** (may be required at the discretion of Planner)  
(All new non-residential projects or where existing building mass is altered)

Plans shall include a 3-D model indicating building mass, building height, and number of stories

3-D model shall include existing adjacent buildings of a scale sufficient to evaluate neighborhood context

Views shall include pedestrian level views and views from elevated roadways and properties

**k. PROPERTY LINE/HEIGHT SURVEYS** (may be required at the discretion of Planner)

Required elevation points shown on the site plan in feet (A separate sheet is not acceptable)

Signature of required licensed Civil Engineer, Land Surveyor or Architect

Existing grade elevation, in feet, at all corners of the property

Existing mid-point grade elevation of the front property line

Existing elevation at the top of the curb

Existing elevation of street level on each side and at mid-point adjacent to front property

Finished grade at all corners of proposed or altered buildings

Finished floor elevation of proposed or altered buildings

Setbacks from existing/proposed building to the existing property lines

**l. HILLSIDE HEIGHT SURVEY** (for properties located in the hillside)

Elevation points shown on the site plan in feet at the required five locations along the front and rear property line and at the rear setback line (A separate sheet is not acceptable)

Signature of licensed Civil Engineer, Land Surveyor or Architect

Elevation in feet at base of new construction

Elevation in feet to top, highest point of existing and/or proposed structure

Calculations based on the City's Hillside Height Ordinance formula

Measurement that clearly shows height between slab to ceiling top plate

Roof plan clearly showing all ridges and valleys

**m. DIGITAL PLAN COPIES**

Complete plan set in one Adobe Acrobat (.pdf) document

PowerPoint presentation containing slides of each plan sheet (slides with animation and large borders are not acceptable)

Digital photographs with file names identifying content (e.g. "East of project site," "100 S. Ojai Avenue," etc.)

All digital documents placed on a disk labeled with applicant's name and project title

**n. SIGN DESIGN PLAN**

For ground mounted signs show location, orientation and distance from property line and nearest building

For wall signs clearly show location on elevation in relation to windows, doors, roofline, fascia and other architectural elements

Dimensions of overall sign area

Dimensions of letters and type of font

All sign plans shall include the exact style, size, colors and materials proposed

All existing ground mounted and/or wall signs, including type and size

For wall signs clearly show linear feet dimension of storefront for each proposed sign location

Sign program shall describe and pictorially represent location, dimensions, colors, letter style, letter height, and sign type of all proposed and possible future signs for an entire site

**GENERAL NOTES:**

- All plans shall show the applicant/owner name, project location/address, and the name, address, phone number and state license number of the design professional that prepared the plans.
- Each sheet in the set numbered.

- Notes that are not readily delineated on the plans shall be placed in a "Note Section".
- Any revisions to plans shall be noted in the title box.
- A utility clearance stamp from Southern California Edison Company (683-5211) for new service, relocation, upgrading or undergrounding.
- All designs and plans must meet the criteria of all applicable State laws and regulations on architecture and engineering, i.e., signed by a registered professional.
- Show one foot contour intervals for all existing and proposed contours. Two foot contour Intervals required for hillside sites.
- Folded plans - All plan sets are to be folded together to 8 1/2" x 11" file size, with title block to the outside. If modifications are made to the plans at a later date, ten (12) additional copies of each sheet modified (with revision date) must be provided and folded into the plan sets 15 days prior to the Planning Commission (PC) or City Council (CC) meeting at which the project will be discussed.
- Submitted plans are the property of the City of Ojai and **are not returnable**.
- Plans submitted with the initial application are distributed for review by other City Departments as needed.
- All projects for Commercial, Industrial, Multi-Family Residential and clustered single-family projects (5 or more dwelling units), and discretionary project proposal plans must be prepared by a licensed architect or engineer certified in appropriate specialty (Assembly Bill 1005;1990).
- Note: Upon approval of plans by the appropriate governing body (PC or CC), plans will require the stamp and signature of a licensed architect or engineer to validate the permit.

## 8. COLOR RENDERING

- Color rendering of exterior building elevation plans.
- Exterior artists' perspective that accurately represents the completed project
- Color renderings are not required to be folded.

## 9. MATERIALS/COLORS

- Color/Material Board not to exceed 8-1/2 x 14 inches

- A quality photo that accurately and correctly represents the project can be substituted
- Fully display exterior materials and paint colors.
- Samples of Samples of each proposed color including name and code number
- Sample of each proposed type and texture of materials
- Colors/materials keyed to indicate location on exterior building elevation plan
- Color boards are not required to be folded.

## **10. PHOTOGRAPHS**

- Photographs of the property and adjacent sites within 100 feet, including any existing structures on the property, streetscape, and adjacent properties on same side of street showing existing conditions and/or buildings.
- Photos labeled to identify content and date taken.
- For Public Hearing items, submit 5 sets of colored photos.

## **11. DETAIL OR PHOTOGRAPH OF ANY PROPOSED EXTERIOR DARK SKY LIGHT FIXTURES**

## **12. PHOTOMETRIC STUDY LIGHTING PLAN** (if commercial or non-single family residential)

Photometric plan indicating light levels on site and off site at least 10 feet including rights-of-way

## **13. PUBLIC ART REQUIREMENT** (see Public Art Program handout)

Complete Public Art Requirement steps (if commercial or non-single family residential, required if project exceeds \$300,000) If your private development project falls under a covered project, please pick up a copy of the Public Artwork Guidelines for Private Developers available at the Community Development Department and follow the guidelines.

Any project which exceeds \$300,000 in value as determined by the Building Official is subject to Ojai Municipal Code Section 4-16 Public Arts Program. Prior to the issuance of any permits, the applicant shall submit for review plans which clearly indicate that portion of the project which may be exempt under Section 4-16.205 in compliance with the Public Art Program.

## **14. CULTURAL PRESERVATION**

## **15. CEQA & CITY ENVIRONMENTAL REVIEW**

- Complete an Environmental Review Summary.
- Any project not exempt from California Environmental Quality Act (CEQA) will be required to pay the State Department of Fish & Game fee for their review.

- Refer to current fee schedule for fee.

**16. HISTORIC PRESERVATION**

Landmarked properties will require a Work Permit (please see Work Permit handout)

**17. PUBLIC NOTICING REQUIREMENTS**

For entitlement permits subject to a public hearing, the following items are required:

PUBLIC HEARING NOTIFICATION INFORMATION – The applicant may obtain from the County of Ventura Planning Department:

- Mailing List** containing Assessor's parcel numbers and mailing addresses for all property owners within a **300' radius** of the perimeter of the project site; **Note:** to consider any project involving the use of hazardous materials, the handling of solid waste, and alcoholic beverage sales, a **1000' radius** must be used to create the mailing list for notification.
- Mailing Labels** - Two (2) individual typed sets prepared from the property owner's list as required above, on 8 1/2" x 11" three column, gummed sheet labels.
- Affidavit of Certification**, signed by the person who prepared the property owner's list.
- Assessor's Parcel Map Pages** - Copies of all pages used to prepare the property owners list or a County/City prepared map indicating the 300' or 1000' radius.

**18. OJAI VALLEY SANITARY DISTRICT "AVAILABILITY" LETTER**

**19. WATER DISTRICT "CAN & WILL SERVE LETTER"**

**20. EVIDENCE**

Evidence that the proposal meets all Code requirements, either shown on the plans or submitted in writing. (Such as: lot coverage, open space and landscape calculations, setbacks and lot dimensions.)

**21. HOME OWNER'S ASSOCIATION**

Letter of approval (if applicable where there are CC&Rs or an association).

**22. OTHER WRITTEN INFORMATION** which would support the request.

**C. PUBLIC HEARING PROCEDURE**

- The applicant or his/her representative must appear at the hearing(s)** scheduled before the Planning Commission and/or City Council. Failure to appear may result in a continuance, which requires an additional fee or possible denial of the project.
- Following public notification of a hearing, an additional fee will be required for a request for continuance by the applicant. Hearing dates may be coordinated with staff prior to scheduling without a continuance fee.
- PowerPoint Presentations shall be submitted 48 hours prior to the meeting.

**D. SPECIAL REQUIREMENTS**

1. **Industrial/Commercial** projects with a shower included in the plans must have a conditional use permit if not covered by a planned development permit, e.g. if the project is in a planned development zone.
2. **A final certificate of occupancy** will be issued by the City only if the applicant has met or is meeting air quality standards applicable to Sections 25505, 25533, and 25534 of the Health and Safety Code. Permit applications are available from the Planning Department. Proof of compliance or exemption can be obtained from the Ventura County Air Pollution Control District (VCAPCD).
3. The **Project Number** issued by the City **Planning Department**, shall be referenced **on all correspondence and plan revisions** submitted to the City regarding the project.
4. The **Project number**, the **Resolution number**, and the **Conditions of Approval** adopted for the project shall be printed on plans submitted for plan check with the Building & Safety Department.

**E. SPECIAL INSTRUCTIONS**

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**Certification**

I (print name), \_\_\_\_\_ applicant or representative of the applicant, do hereby state that I have submitted plans containing all of the required information identified within this form. I understand that planning staff may reject the submittal of my application (within 30 days of filing) for lacking any of the aforementioned information. In this case, the application is deemed incomplete, will not be processed, and will unnecessarily extend the application processing time.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



City of Ojai
Community Development Department

Project \_\_\_\_\_
Received \_\_\_\_\_
Date \_\_\_\_\_

PLANNING COMMISSION/ CITY COUNCIL

- Concept Review, Design Review Permit (checked), Conditional Use Permit, Sign/Sign Plan, Lot Line Adjustment, Tentative Parcel/Tract Map, Text Amendment, Zone Change, Variance, Other

OWNER INFORMATION:

Project Address: \_\_\_\_\_ PROJECT I.D. # \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_ Zone: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

REPRESENTATIVE:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ e-mail: \_\_\_\_\_

AFFIDAVIT:

I declare that I am the owner / representative (indicate one) of the property involved in this application and that the information submitted herein is true and correct. I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I further declare I understand that prior to determining the project hearing date; the City has 30 days to deem the application complete or incomplete. I acknowledge and agree that the City of Ojai is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits, including but not limited to any litigation costs. I will be notified of the meeting date(s) set for the above matter and that I am to appear, either personally or by my representative, at such meetings(s).

Signature of Property Owner Date
Applicant's signature authorizes City staff to enter the property described above for the purposes of inspection.





**City of Ojai**  
Community Development Department

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## **DESIGN REVIEW PERMIT APPLICATION**

### **MINIMUM SUBMITTAL REQUIREMENTS:**

- Completed application form signed by property owner, or letter authorizing representative to sign.
- Cover letter or memo noting/listing all submitted materials (this is mandatory for initial submittal and any resubmittals).
- Filing Fee: Variable – Base Fee \$450.00 plus \$225 per hour
- Project Description describing new or changed uses, structures, and improvements
- 3 Plan sets, including: site plan, floor plans, exterior building elevations
- Site Plan shall include items listed below
- 1 Material/color board
- 1 Color rendering of exterior building elevation plans
- Photographs of site, streetscape, and adjacent properties on same side of street
- Detail or photograph of any proposed exterior light fixtures
- 1 Photometric study lighting plan (if commercial or non-single family residential)
- 1 Preliminary landscape plan (may not be needed for single-family residential)
- Complete Public Art Requirement steps (if commercial or non-single family residential, required if project exceeds \$300,000) If your private development project falls under a covered project, please pick up a copy of the Public Artwork Guidelines for Private Developers available at the Community Development Department and follow the guidelines
- Environmental Review Summary
- Property Owner (300-foot radius) mailing labels generated by Ventura County GIS Department or by title company
- Grading and drainage plan with SQUIMP Requirements
- Ojai Valley Sanitary District “Availability” letter, and water district “Can & Will Serve” letter
- 11 x 17 reduced set of any full size plan sets
- Current title report

**INCOMPLETE APPLICATIONS OR POOR QUALITY GRAPHICS WILL NOT BE ACCEPTED**

### **PLANS:**

All plans must be drawn at standard Architect or Engineer’s scale and the scale and scale bar must be noted on the plans. The Designer’s/Architect’s/Engineer’s name, address, phone number, and State License Number (if applicable, see next page) shall be noted on the plans. All plans shall be folded and in sets.

### **Site Plan – Shall include, at a minimum:**

- North Arrow
- Adjacent streets and name of each street, (depict full ROW, dimension and call out all improvements: paved roadway, sidewalks, curbs, gutters, street trees, landscaping, etc.)

- Points of access (vehicle and pedestrian) from each street
- All property lines and their dimensions
- All easements affecting the property
- All existing and proposed buildings, their dimensions, and their setbacks from property lines
- All existing and proposed paved surfaces (and surface materials to be used), including walks, driveways, patio slabs, etc.
- All existing and proposed landscaped areas, and all existing trees plotted and identified by species and diameter
- All trees on and adjacent to project site that could be impacted from the proposed project
- All existing and proposed parking spaces and their dimensions, all loading areas, and bicycle parking (for non-residential)
- All trash enclosure and recycling facility locations
- All existing and proposed ground-mounted (monument) signs and their dimensions
- All existing and proposed utility lines, pad, ground, or wall-mounted equipment, utility vaults, sewer, water, electrical, transformers, backflow preventers, gas meters, free standing mailboxes, etc.
- Type and location of exterior lighting
- Footprint of all buildings on lots directly abutting this site, up to 100 ft beyond property lines for large parcels

**Elevation Plans – Shall include, at a minimum:**

- All sides of existing and proposed buildings and structures
  - Elevations labeled appropriately as north, south, east, and west
  - Height from top of curb at front property line to highest point of structure
  - Height from adjacent grade to highest point of structure and all major architectural elements
  - General architectural features of buildings, including window and door locations, trim, materials, colors
  - All existing and proposed sign locations
  - All existing and proposed roof-mounted and ground-mounted equipment and the proposed screening
  - All wall-mounted equipment, gutters, and down spouts
  - All trash enclosure and recycling enclosure screening
- Adjacent exterior building elevations – 50 linear feet on either side of project site

**Landscape Plans – Shall include, at a minimum:**

- North Arrow
- All existing and proposed landscape material including botanical and common name, quantity, size, and location
- Required and/or proposed City street trees including name, quantity, size, and location
- All applicable items listed under “Site Plan” above
- Note: Irrigation Plans including description of irrigation device and size shall be required prior to issuance of Building Permits.

**Public Art:**

Any project which exceeds \$300,000 in value as determined by the Building Official is subject to Ojai Municipal Code Section 4-16 Public Arts Program. Prior to the issuance of any permits, the applicant shall submit for review plans which clearly indicate that portion of the project which may be exempt under Section 4-16.205 in compliance with the Public Art Program.

**Color/Material Board:**

- An 8 ½ inch x 11 inch board(s) showing samples of all different materials and colors to be used including paint/material code number and name of paint/material manufacturer. Colors/materials shall be keyed to indicate location on exterior building elevation plan.

**Photographs:**

- Photographs noting what is depicted and direction viewer is facing
- Color photographs of immediately adjacent buildings within 100 feet along the same street frontage

**Rendering:**

- Colored exterior building elevations showing proposed paint/material, colors

**Optional Items:**

- Depending on the scope or complexity of the project, the applicant may wish to submit a project model or a perspective drawing of the project.

**PREPARATION OF PLANS:**

In order to better assist you, the following is a summary of State Law regarding who is legally qualified to prepare plans for various types of buildings. You must have your plans prepared by the individuals qualified to prepare them and all necessary professional stamps and license numbers must be noted on the plans submitted or the plans WILL NOT be accepted at the counter for filing.

1. Structural Engineers may design any building of any type.
2. Civil Engineers may design any building except hospitals or schools.
3. Architects may design any building except for the structural portion of a hospital.
4. Unlicensed persons MAY NOT design any component that affects the safety of any building or its occupants, including but not limited to structural or seismic components.
5. Unlicensed persons MAY ONLY design the following:
  - a. Single family dwellings of wood frame construction not more than two (2) stories and a basement in height;
  - b. Multiple dwellings containing no more than four (4) dwelling units of wood frame construction not more than two (2) stories and a basement in height with a maximum of four (4) dwelling units per lot;
  - c. Garages or other structures appurtenant to dwellings which are of wood frame construction and not more than two (2) stories and a basement in height;
  - d. Agricultural and ranch buildings of wood frame construction;
  - e. Nonstructural store fronts, interior alterations or additions, fixtures, cabinet work, furniture, or other appliances or equipment including nonstructural work necessary to provide for their installation; and,
  - f. Nonstructural alterations or additions to any building necessary to or attendant upon the installation of such store fronts, interior alterations or additions, fixtures, cabinet work, furniture, appliances, or equipment.

**ANSWER ALL QUESTIONS COMPLETELY, ACCURATELY AND USE EXTRA SHEETS OF PAPER IF NECESSARY.**

**Existing Conditions of property and structures:**

- Present Use (include both interior and exterior uses of buildings)
- Number and size of any existing buildings and condition

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**Proposed Use of property and structures:**

- Proposed Use (include both interior and exterior uses of buildings)
- Number and size of any proposed buildings

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**Maximum number of persons to occupy premises at any on time (in appropriate category):**

- Residents \_\_\_\_\_
- Employees \_\_\_\_\_
- Patrons \_\_\_\_\_

**Complete the Land Use Data Chart below:**

LAND USE CATEGORY	ACRES	SQ.FT.	% of Total Area
Area covered by building footprint			%
Parking area, paved (excluding public right-of-ways)			%
Area Landscaped			%
Other			%
<b>TOTAL</b>			<b>100%</b>

**Complete the Parking Data Chart below:**

PARKING SPACES	NUMBER	DIMENSIONS
Existing		
Required		
Proposed Regular		
Proposed Compact Car		
Proposed Handicapped		
Proposed Loading Zone		

NOTE: Show Calculations

**Complete the Building/Site Data below:**

SITE ELEVATION	PRIMARY BUILDING	SECONDARY BUILDING(S)
Height		
Front Setback		
Side Setbacks		
Color of all walls, trim, etc. (include 1 set of colored elevations)		
Fences (dimensions, materials)		
Trash Enclosures (dimensions, materials)		
Outside Screen for exposed equipment (Shall be incorporated in building design)		
Multiple mailbox accommodations (for apartments and multi-business complex)		

**Provide a Brief Narrative Describing:**

- Design Theme
- Use of Materials (color, roof material, siding, etc.)
- General Appearance of building and surrounding grounds.

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**Landscaping and Irrigation:** (See Landscaping Guidelines)

- A brief narrative paragraph explaining landscape theme/motif. A plant palette using natives or plants that thrive in arid climates are preferred.

**Lighting:**

Provide layout of all exterior lighting inclusive of:

- Placement, Height, Direction/Reflection aspects
- Amps, Wattage, Voltage and Energy Conservation Features
- Color/Intensity of fixtures (clear/opaque/frosted)
- Note: A Photometric Lighting Plan is a requirement that shall address the threshold criteria as identified in the Ojai Initial Study Assessment Guidelines (if commercial or non-single family residential)

**Signs:**

If application includes proposed signs, submit a sign permit application.

A Comprehensive Sign Plan is required for multiple business centers or multi-unit complexes.

**Street Width, Dedications, Improvements:**

Right-of-Way Width \_\_\_\_\_ (See the Public Works Department)

**The following concrete off-site improvements are in place:**

Curb & Gutter                      Sidewalk

**Note:**

Attach to this application, certification letters from utility companies (for new buildings, and additions).

Indicate availability dates of:

- Water                      • Sewer                      • Electricity                      • Gas

**WHERE TO FILE:**

Community Development Department  
Ojai City Hall  
401 S. Ventura Street  
Ojai, CA 93023  
(805) 646-5581

**OFFICE HOURS:**

8:00 am to 5:00 pm  
Closed 12:00 pm to 1:00 pm  
Monday through Friday