



Planning Director Staff Report Hearing on March 31, 2022

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

“OAK VIEW PUBLIC SELF STORAGE” MODIFIED CONDITIONAL USE PERMIT (CUP) CASE NO. PL21-0113

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) LU04-0049 authorizing the continued operation of an existing self-storage facility known as Oak View Self-Storage for a 20-year period (PL21-0113).
2. **Applicant:** Thomas Luczak, 29009 Silver Creek Road, Agoura Hills, CA 91301.
3. **Property Owner:** Thomas W. and Arlene C. Luczak, 29009 Silver Creek Road, Agoura Hills, CA 91301.
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP modification.
5. **Project Site Size, Location, and Parcel Number:** The 1.2-acre project site is located at 63 Portal Street in the unincorporated area of Ventura County. The Tax Assessor parcel number for the parcel that constitutes the project site is 034-0-141-455.
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Commercial Planned Development (CPD)
 - b. Zoning Designation: CPD/TRU/DKS (Commercial Planned Development/Temporary Rental Unit Regulation Overlay /Dark Sky Overlay)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	CPD/TRU/DKS	United States Post Office
East	M1-10,000 sf/TRU/DKS (Industrial Park-10,000 square foot minimum lot area/ Temporary Rental Unit	Oak View self-storage facility

	Regulation Overlay /Dark Sky Overlay)	
South	CPD/TRU/DKS	Warehouse
West	State Route 33 (N. Ventura Avenue), followed by R1-6,000 sq. ft./TRU/DKS (Single-Family Residential-6,000 square foot minimum lot area/Temporary Rental Unit Regulation Overlay/Dark Sky Overlay)	State Route 33 (N. Ventura Ave.), followed by Single-family residential

8. History: On March 27, 2006, the Planning Director approved CUP LU04-0049 authorizing a two-story, 43,072 square foot self-storage facility to serve as an expansion of an existing self-storage facility (authorized by Planned Development (PD) Permit No. 1806) for a 15-year period (expiring, December 23, 2021). The existing self-storage facility (PD Permit 1806) was approved in 2000 and is located on the adjacent M-1 (Industrial Park) zoned property (APN Nos. 034-0-141-445 and 034-0-141-465). As the applicant had chosen not to voluntarily merge the properties in 2006, CUP LU04-0049 was approved as a companion permit to PD Permit 1806 to authorize the expanded facility to function under a separate permit with separate conditions.

In 2009, the Planning Director approved a Permit Adjustment (PAJ) to CUP LU04-0049 (Case No. LU09-0006) to modify the approved conditions of approval. The modifications included omitting curb, gutter and pavement widening, amending the hours of operation from 7am to 8pm and to change the radii of a retaining wall from 35 feet to 30 feet allowing the wall to not be constructed against the building. This PAJ also corrected the expiration date of CUP LU04-0049 from December 23, 2021 to March 27, 2021.

On December 15, 2016, the Planning Director approved a second PAJ of CUP LU04-0049 (Case No. PL15-0160) to further modify approved conditions of approval. This modification removed the requirement to retain and provide the Planning Division copies of driver's license information of all tenants of the facility.

9. Project Description: The applicant requests approval to modify CUP LU04-0049 authorizing the continued operation of an existing self-storage facility known as Oak View Self-Storage (PL21-0113) for a 20-year period.

The 43,072 square foot self-storage facility is located on a 1.20-acre parcel (APN No. 034-0-141-455) zoned Commercial Planned Development (CPD). The facility was fully constructed and received a certificate of occupancy on May 21, 2015. Water is provided by Casitas Municipal Water District and wastewater is handled by Ojai Sanitation District. The mini-storage does not have RV storage or any other outdoor storage. The bathroom facilities are provided by an adjacent main office located on 65 Portal Street. The applicant will be adding a roof enclosure over the

trash/waste area located on the adjacent parcel (APN 0340141445). The applicant will also be removing the existing storm water drains outside of the trash/waste area. The subject self-storage facility is a companion to the existing self-storage facility on the adjacent parcel (APN No. 034-0-141-445 and 034-0-141-465). The applicant chose not to merge the properties, therefore both projects function as separate permits. Access to APN 034-0-141-455 requires an access easement across the adjacent properties (APN No. 034-0-141-445 and 034-0-141-465) zoned M-1 (Industrial Park) (Exhibit 3). The project does not propose operational changes or modifications to the existing facility.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the continued use, operation, and maintenance of an existing mini-storage. The proposed project qualifies for Class I Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Therefore, no further environmental review is required.

Therefore, the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN AND OJAI VALLEY AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Ojai Valley Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan and Ojai Valley Area Plan is included as Exhibit 4 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO Section 8105-5, the proposed use is allowed in the Commercial Planned Development zone district with the granting of a CUP. Upon the granting of the requested modified CUP, the proposed project would comply with the requirements of the Ventura County NCZO.

The proposed mini-storage is subject to the special use standards of the Ventura County NCZO (Section 8107-31). Table 1 lists the applicable special use standards and a description of whether the proposed project complies with the special use standards.

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>§ 8107-31.3- Building Separation- Building separation shall be pursuant to Article 6 of this Chapter. Driving lanes within mini-storage facilities shall be at least 25 feet wide.</p>	<p>Yes, the proposed project is an existing operating facility with 25-30-foot-wide driving lanes. Condition No. 26 (Exhibit 5) requires the applicant to maintain the drive aisles for the life of the project.</p>
<p>§ 8107-31.4 - Building Height- Where a mini-storage facility abuts an OS, AE or R zone, building height shall not exceed 12 feet for the first 20 feet from the common property line or lines. Thereafter, the height standard for the zone shall apply.</p>	<p>Yes, the mini-storage facility is located in the CPD zone. The maximum height of the facility is 28 feet.</p>
<p>§ 8107-31.5 – Setbacks- Where a setback is required by this Chapter, access to the setback area shall be provided and shall be maintained so that it does not become a repository for trash, debris and other nuisances. Required setbacks may be increased, taking into account adjoining uses, the density of adjoining development, visual impacts, and building length and bulk. There shall be a setback of at least 30 feet from the main entrance gate to the property line from which it takes access.</p>	<p>Yes, the distance from the main entrance gate to the property line is 141 feet. The setback area would be maintained through the landscaping plan so that it does not become a repository for trash, debris, and other nuisances.</p>
<p>§ 8107-31.6 - Fences and Walls- There must be a seven-foot high peripheral wall adjacent to any property line that abuts an R-zone. Where other zones abut the site, such a wall may also be required by the Planning Director based on the character of existing development in the area and best planning practice.</p>	<p>Yes, the existing peripheral walls along the property line are above 7 feet in height. The shortest wall along the property line is 14 feet.</p>
<p>§ 8107-31.7 – Landscaping-Notwithstanding Sec. 8106-1.2 all mini-storage facilities constructed after the adoption of this Section shall have a minimum 10-foot landscape strip along all property lines adjacent to public streets.</p>	<p>Yes, the proposed project includes maintaining the existing landscape strips along all property lines adjacent to N Ventura Avenue and E Portal Street. The project is conditioned to comply with the County's landscaping requirements (Condition No. 18, Exhibit 5).</p>
<p>§ 8107-31.8 – Parking- Parking shall be provided as specified in Section 8108-4.7. Any such facility that offers trucks, trailers, and the like for rental shall have sufficient on-site storage for the rental vehicles, and</p>	<p>Yes, the proposed project will not offer rental trucks and trailers and there will be no on-site storage for rental vehicles.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
such storage shall not block access to rental units nor impede on-site traffic circulation/traffic flow, nor be visible from any public right-of-way, nor otherwise utilize required on-site parking.	
§ 8107-31.9 – Office- There shall be an office to service the facility, and said office shall be accessible from outside the main entrance gate.	Yes, there is an existing office that services the facility outside of the main gate located on APN 034-0-141-445.
§ 8107-31.10 - Noise and Lighting- Noise and lighting shall not create a nuisance upon nor otherwise negatively impact neighboring uses. Any lighting shall be directed into the project and not toward neighboring properties.	Yes, the proposed project is conditioned to submit a Lighting Plan (Condition No. 17, Exhibit 5). The facility is existing and there are no proposed operational or physical changes.
§ 8107-31.11 - Accessory Uses- Accessory retail sales of items directly related to storage and/or shipping, such as locks, adhesive tape, and cardboard boxes, shall be permitted. Other accessory uses are limited to a caretaker dwelling, an office as set forth in Sec. 8107-31.9, and vehicle storage as set forth in Sec. 8107-31.16.	Yes, the proposed project is conditioned to limit the retail sales of items directly related to the storage and/or shipping, such as locks, adhesive tape, and cardboard boxes (Condition No. 20, Exhibit 5). There would be no vehicle storage or caretaker dwellings onsite. The project will adhere to requirements set forth in Section 8107-31.9 of the NCZO.
§ 8107-31.12 - On-Site Sales- There shall be no businesses or "garage sales" conducted in or from any rental space within such facilities, and each person or entity renting a space within a facility must agree to this in writing.	Yes, the proposed project would not conduct businesses or "garage sales" in or from any rental space within such facilities, and each person or entity renting a space within the facility will agree to that in writing per Condition No. 22 (Exhibit 5).
§ 8107-31.13 - Screening of Roof Equipment-Any roof-mounted equipment shall be screened from view from any public right-of-way.	Yes, the proposed project is an existing facility and is not proposing any operational or physical changes.
§ 8107-31.14 - Lease Agreements- The permittee shall submit a standard format for agreements regarding the leasing of spaces and lockers to the Planning Director to ensure that there are no conflicts with these standards or with permit conditions. Also, any deviation from the standard agreements shall be subject to approval by the Planning Director.	Yes, the proposed project is an existing operating facility. The project is conditioned for the applicant to submit any deviations to the Planning Director for approval (Condition No. 1).
§ 8107-31.15 – Graffiti- The permittee shall submit a graffiti control plan for approval by the Planning Director and thereafter	Yes, the proposed project is conditioned to submit a graffiti control plan for the Planning Director's review and approval (Condition No. 21, Exhibit 5).

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
implement the plan in accordance with the schedule approved by the Planning Director. Said plan shall address the prevention of graffiti by such means as landscaping materials, special surface finishes, misting/irrigation strategies and/or alarms, or other means deemed feasible by the Planning Director. The plan shall also include strategies which detail how graffiti will be removed within 48 hours of its discovery.	
§ 8107-31.16 - Vehicle Storage- Currently licensed vehicles may be stored on the site, provided that no more than 30 percent of the gross area of the subject lot is devoted to such vehicle storage. Areas devoted to vehicle storage shall not be visible from off-site.	Yes, the proposed project would not be storing vehicles onsite.
§ 8107-31.17 - Prohibited Activities- There shall be no bulk storage of materials or waste products, no painting or mechanical work (except for maintenance of the facility), and no automobile bodywork or painting, on mini-storage sites.	Yes, the proposed project is conditioned to not allow bulk storage of materials or waste products, no painting or mechanical work (except for maintenance of the facility), and no automobile bodywork or painting, on the mini-storage site (Condition No. 22, Exhibit 5).

The proposed project is located within the Temporary Rental Regulation Unit Overlay Zone, however, the project does not include the rental of dwellings as an accessory use, therefore, the project would not adversely impact long-term housing opportunities in the Ojai Valley and the special use standards of the NCZO (Section 8109-4.6) would not apply.

The project is also located within the Ojai Valley Dark Sky Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO (Section 8109-4.7). The project has been conditioned (Exhibit 5, Condition No. 16) to comply with the applicable Ojai Valley Dark Sky Overlay Zone standards.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP, pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Exhibit 4 and Section D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].

The existing mini-storage that is the subject of this modified CUP application has been in operation since 2015. The continued use would not alter the appearance of the site or the character of the land uses in the area. No new impact on the public views would result from the continued operation of the mini-storage.

Based on the discussion above, this finding can be made.

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].

The proposed project involves the continued use of an existing mini-storage facility. No adverse effect on neighboring properties or ongoing uses has been identified. There would be no proposed modifications to the facility with this request. An ongoing condition would continue to be imposed with the project to maintain landscaping along the perimeter of the facility (Condition of Approval No. 18, Exhibit 5).

Based on the discussion above, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

The proposed project involves the continued operation of a mini-storage facility. There would be no modifications proposed for the facility with this request. No adverse effect of the proposed project on the environment or the use of adjacent properties has been identified. Similarly, no effect of the project has been identified that would be detrimental to the public interest, health, safety, or welfare.

Based on the discussion above, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

The proposed project was evaluated and found to be compliant with the development standards set forth in all pertinent sections of the Ventura County

NCZO and OVAP, therefore would be compatible with existing and potential land uses in the general area. Furthermore, conditions of approval (Exhibit 5) would continue to be imposed with this project to ensure adequate and ongoing conformance with all pertinent Ventura County NCZO and OVAP requirements for the site (i.e.: maintenance, design standards, signage, and landscaping. The project does not propose modifications to the operation of the facility.

Based on the discussion above, this finding can be made.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1f].

APN No. 034-0-141-455 is a legal lot per Parcel Map Waiver No. 1015 (LLA 2000- 0091197). The lot was recorded on June 6, 2000, in Book 16, Pg. 79 as Lot 45. The parcel was created in compliance with the Subdivision Map Act and Ventura County Subdivision Ordinance.

Based on the discussion above, this finding can be made.

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.

As discussed in Section B of this staff report (above), staff has determined that the proposed project would be eligible for a categorical exemption from environmental review, pursuant to Section 15301 of the CEQA Guidelines.

Based on the discussion above, this finding can be made.

8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].

The proposed project is located in the TRU Regulation Overlay and DKS Overlay zone. The project does not include the rental of dwellings as an accessory use, therefore, the project would not adversely impact long-term housing opportunities in the Ojai Valley. Condition No. 16(Exhibit 5) requires the applicant to submit a Lighting Plan that complies with Section 8109-4.7 of the NCZO. No operational or physical changes are proposed.

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091 and the Ventura County NCZO (Section 8111-3.1). On March 17, 2022, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project sites are located on. On March 21, 2022, the Planning Division placed a legal ad in the *Ventura County Star*.

On January 19, 2022, the Planning Division notified the Ojai Valley Municipal Advisory Committee (OVMAC) to consider the proposed project. On January 24, 2022, the OVMAC notified the Planning Division that no review from the OVMAC is required due to no proposed operational changes or change of footprint.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a Minor Modification of CUP LU04-0049 (Case No. PL21-0113), pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Minor Modification of CUP LU04-0049 (Case No. PL21-0113), subject to the conditions of approval (Exhibit 5); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Christopher Alberts at (805) 654-3136 or Christopher.Alberts@ventura.org.

Prepared by:



Christopher P. Alberts, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

EXHIBITS:

- Exhibit 2 Maps
- Exhibit 3 Site Plan
- Exhibit 4 General Plan and Ojai Valley Area Plan Consistency
- Exhibit 5 Conditions of Approval



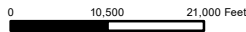
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 01-25-2022

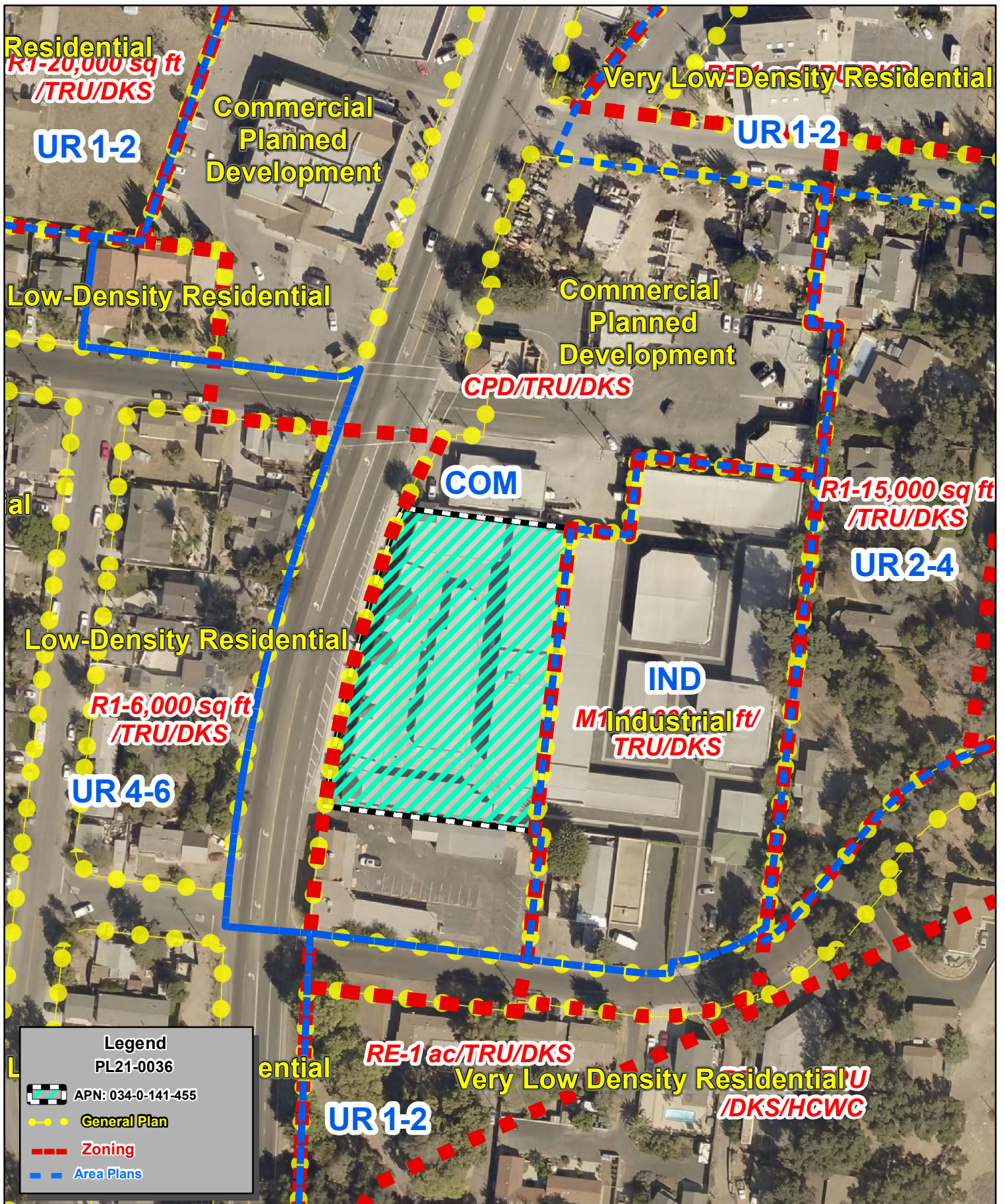


County of Ventura
Planning Director Hearing
Case No. PL21-0113
Exhibit 2- Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor does it involve a risk of economic loss or physical injury should be made in reliance thereon.

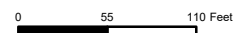




Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 1-25-2022
This aerial imagery is under the
copyrights of Pictometry
Source: Pictometry, 2019



County of Ventura
Planning Director Hearing
PL21-0113
General Plan & Zoning Map



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





LARMIER AV

N VENTURA AV

034-0-141-45

W PORTAL ST

E PORTAL ST



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 1-25-2022
This aerial imagery is under the
copyrights of VEXEL DEC. 2020



County of Ventura
Planning Director Hearing
PL21-0113
Aerial Photography



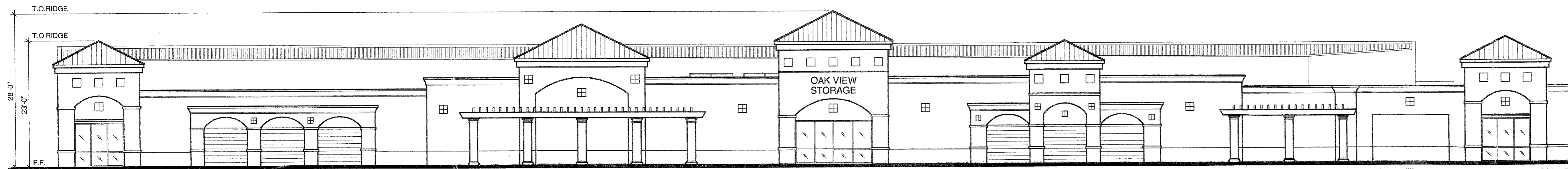
Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



OAK VIEW SELF STORAGE

ADDITIONS
63 PORTAL STREET, OAK VIEW, CA.

- NOTES: ◇
1. LANDSCAPE.
 2. EXISTING TRASH ENCLOSURE.
 3. EXISTING GATE.
 4. NEW FIRE HYDRANTS.
 5. PARKING.
 6. 1 HR. WALL.
 7. 2 HR. WALL.
 8. FIRE SPRINKLER RISERS W/GUARD POST.
 9. ACCESSIBLE PATH OF TRAVEL.



VENTURA AVENUE BUILDING ELEVATIONS

SCALE: 3/32"=1'-0" 2

SITE PLAN NOTES

PROJECT DATA:
 SITE ADDRESS: 65 PORTAL ST.
 OAKVIEW, CA 93022

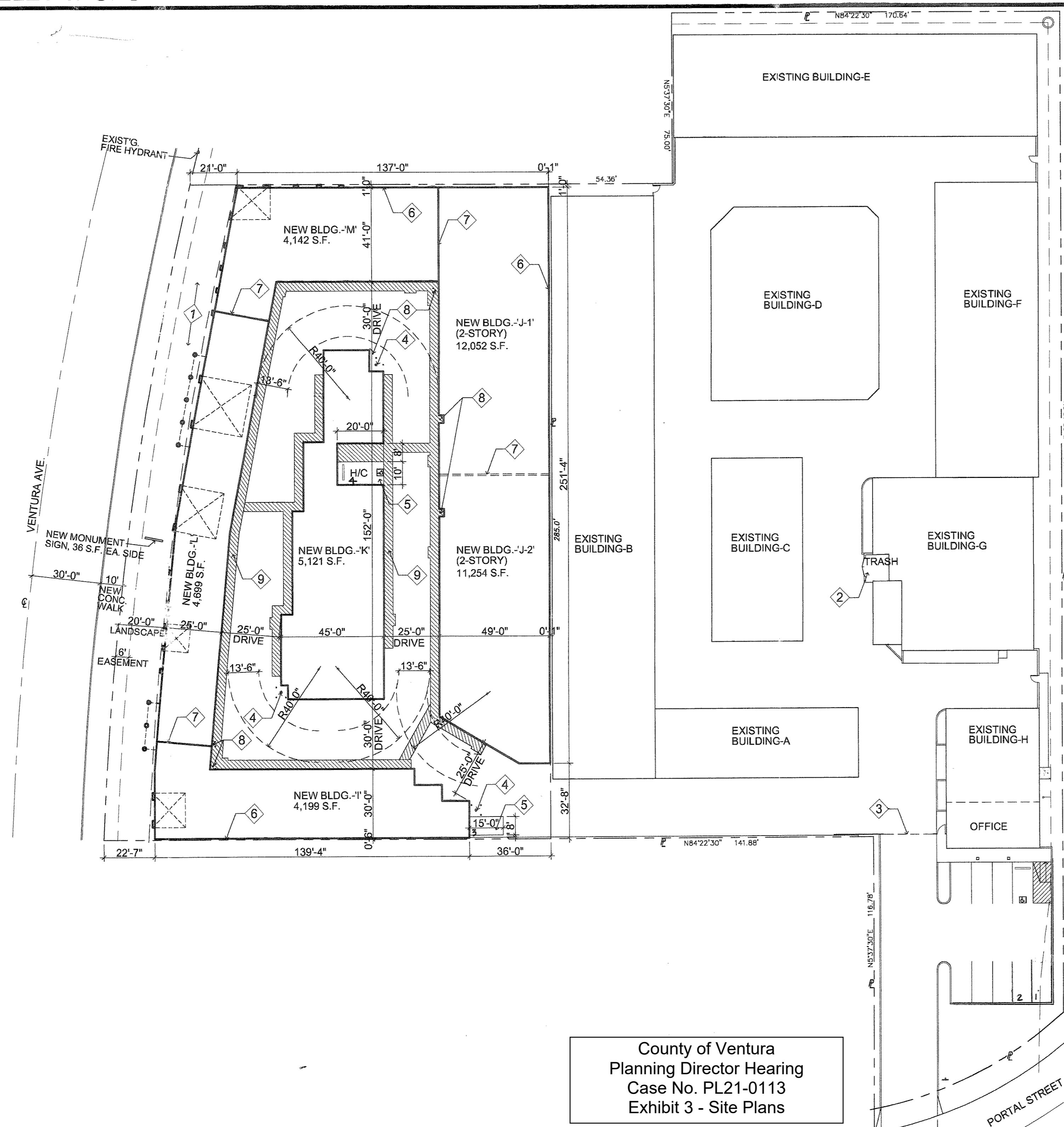
ADDITION SITE AREA: 52,200 S.F./ 1.2 AC.
 TYPE OF CONSTRUCTION : II-N, SPRINKLERED
 OCCUPANCY : S-1
 ZONING: M-1
 ACCESSOR'S PARCEL # 034-0-141-45

NEW BUILDING AREA:

NEW BUILDING-'I' MINI-WAREHOUSE	4,199 S.F.
NEW BUILDING-'J-1'(2-STORY) MINI-WAREHOUSE	12,052 S.F.
NEW BUILDING-'J-2'(2-STORY) MINI-WAREHOUSE	11,254 S.F.
NEW BUILDING-'K' MINI-WAREHOUSE	5,121 S.F.
NEW BUILDING-'L' MINI-WAREHOUSE	4,699 S.F.
NEW BUILDING-'M' MINI-WAREHOUSE	4,142 S.F.
TOTAL	41,467 S.F.

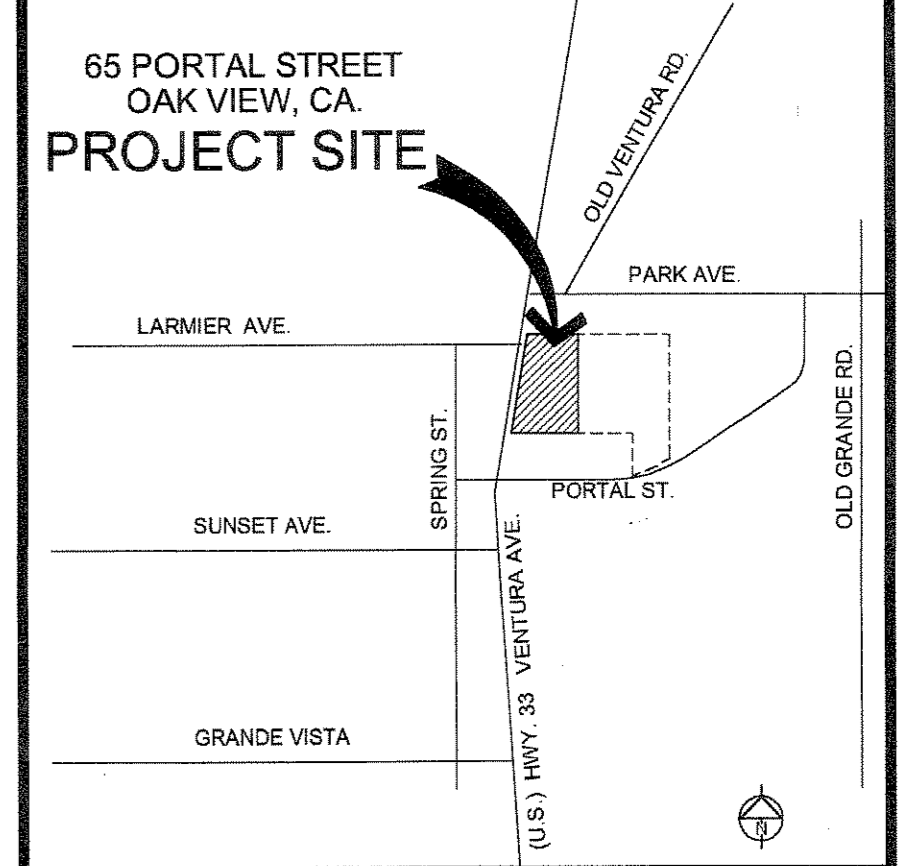
PARKING PROVIDED :
 STANDARD = 2 SPACES
 COMPACT = 1 SPACE
 H/C = 1 SPACE
TOTAL = 4 SPACES

APPLICANT:
 THOMAS W. LUCZAK
 P.O. BOX 1084
 AQOURA HILLS, CA 91376
 818-414-6680



County of Ventura
 Planning Director Hearing
 Case No. PL21-0113
 Exhibit 3 - Site Plans

PROJECT DATA



SCALE: 1"=30'-0" 1

VICINITY MAP

N.T.S.

SITE PLAN

Planning - Architecture - Interiors
 1224 Village Way · Suite D
 Santa Ana, California 92705
 714-543-8352 · FAX 714-543-0209

Beck
 Moffett
 associates

OAK VIEW SELF STORAGE
 ADDITIONS
 65 PORTAL STREET
 OAK VIEW, CALIFORNIA

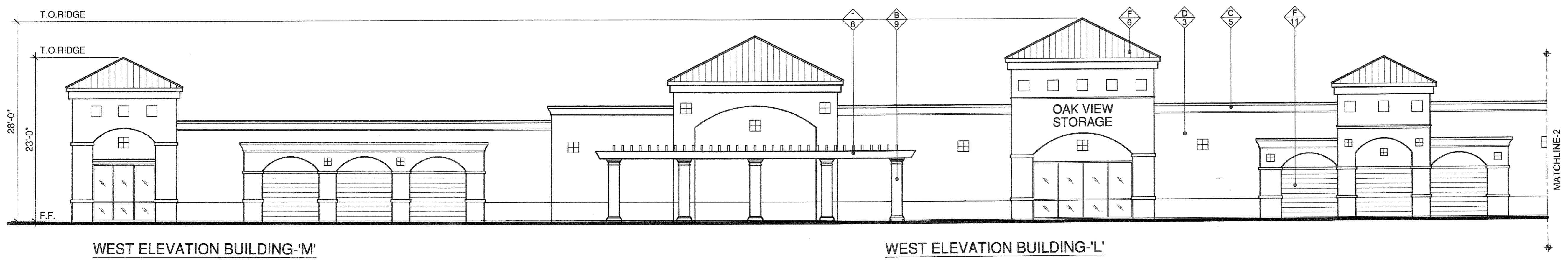
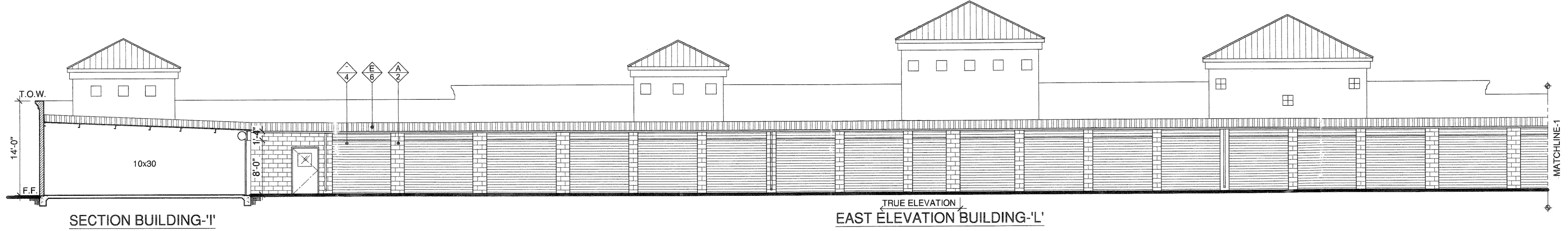
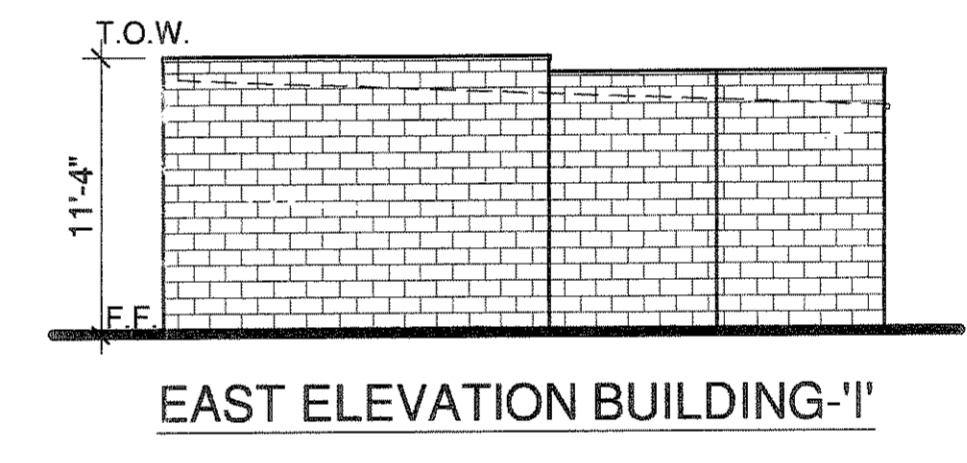
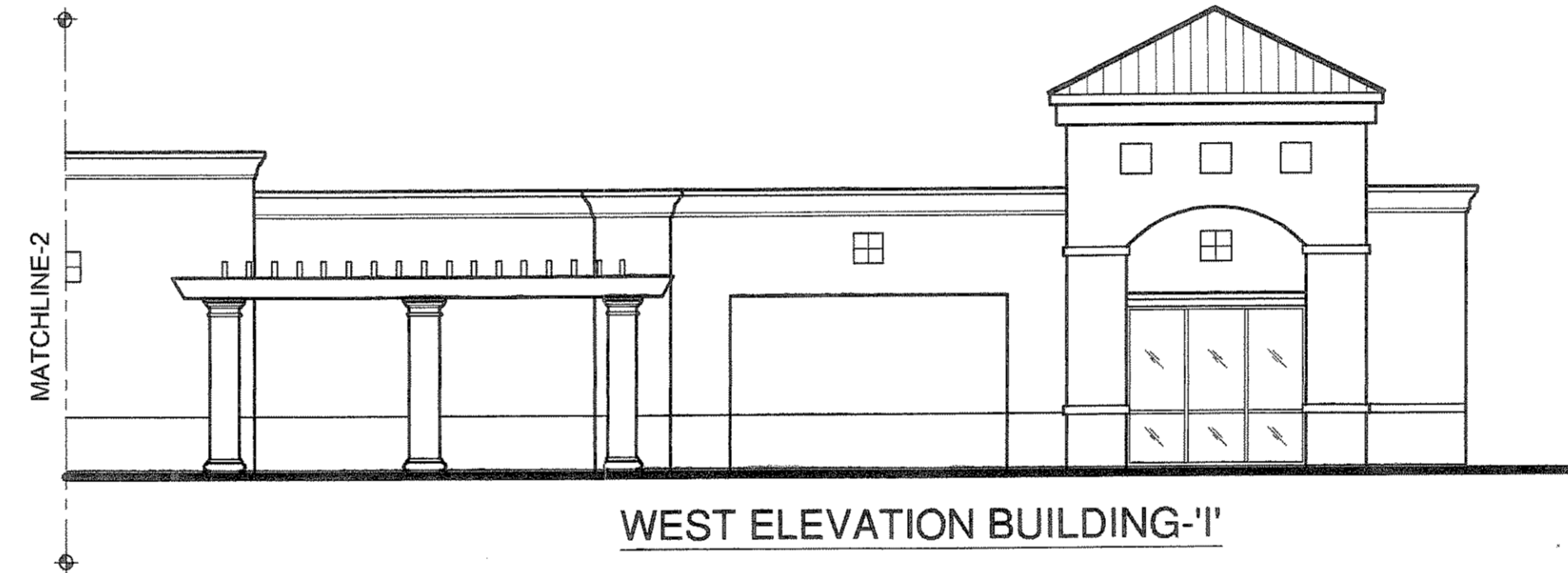
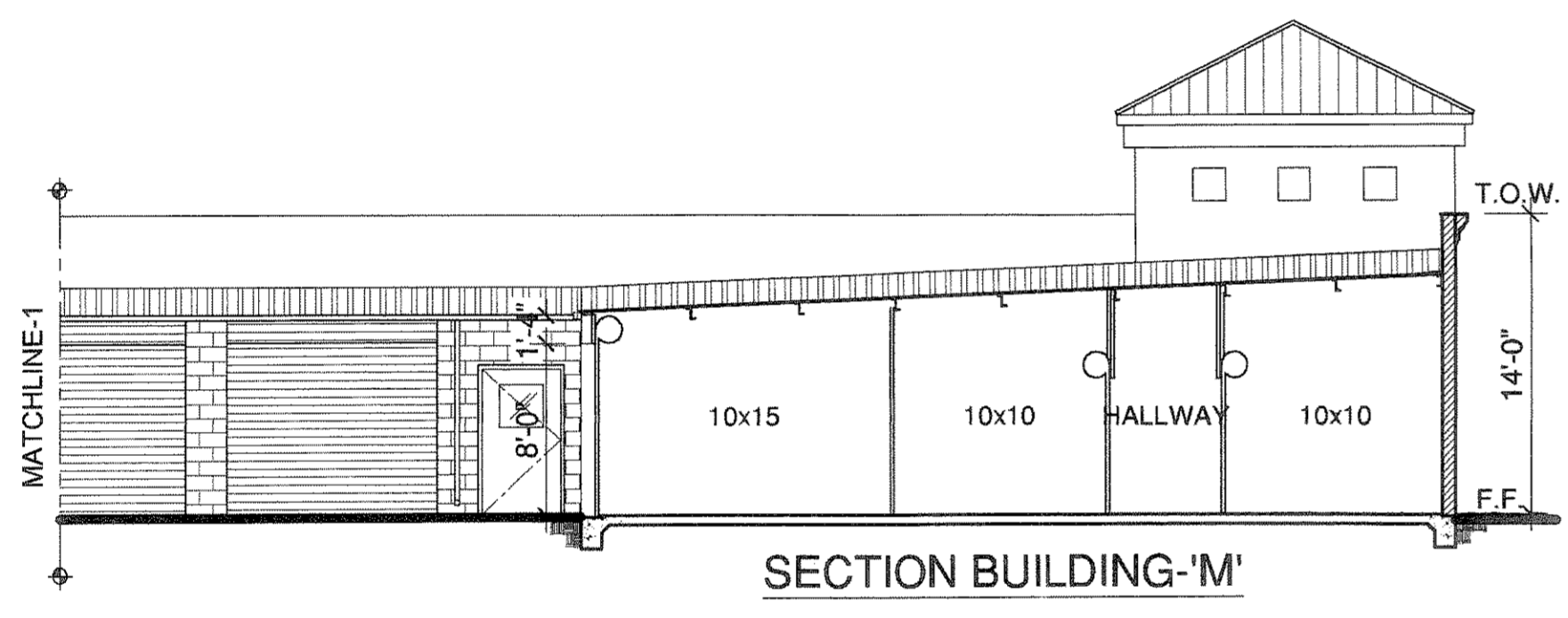
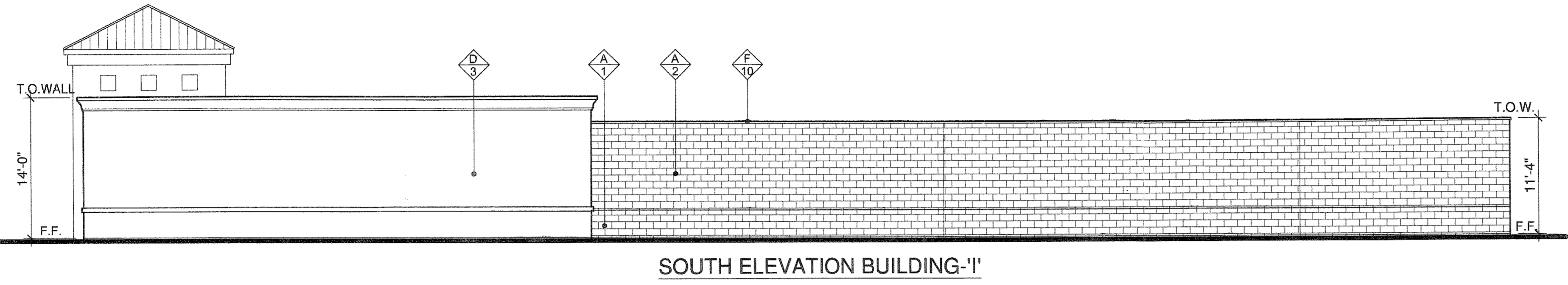
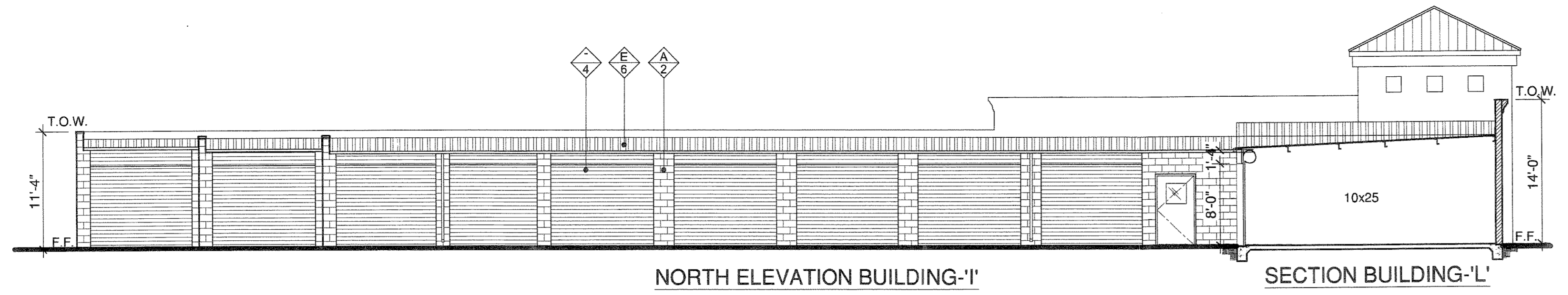
SHEET TITLE
 SITE PLAN

REVISIONS

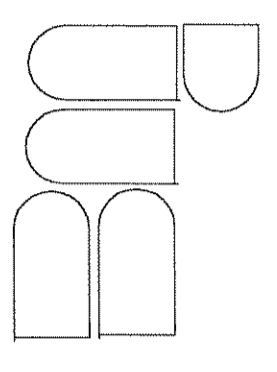
DATE	08/05/05
JOB NO.	99-470A
DRAWN BY:	
SHEET NO.	

A-1

KEY	MATERIAL
1	SPLIT FACE CMU WALL.
2	PRECISION CMU WALL.
3	STUCCO FINISH.
4	EXTERIOR STEEL DOORS.
5	STUCCO CORNICE.
6	STANDING SEAM METAL ROOF.
7	METAL FLASHING.
8	TRELLIS
9	ROUND COLUMNS.
10	PREFINISHED MTL. FLASHING.
11	PREFINISHED MTL. PANEL.
KEY	COLOR
A	ORCO #225, TAN COLOR
B	DUNN-EDWARDS PAINTS, STONISH BEIGE SP 68
C	DUNN-EDWARDS PAINTS, COTTAGE WHITE WW 113
D	DUNN-EDWARDS PAINTS, WHISPER 114-1
E	GALVALUM
F	DENALI GREEN



Beck
Moffett
associates



OAK VIEW SELF STORAGE
ADDITIONS
65 PORTAL STREET
OAK VIEW, CALIFORNIA

SHEET TITLE

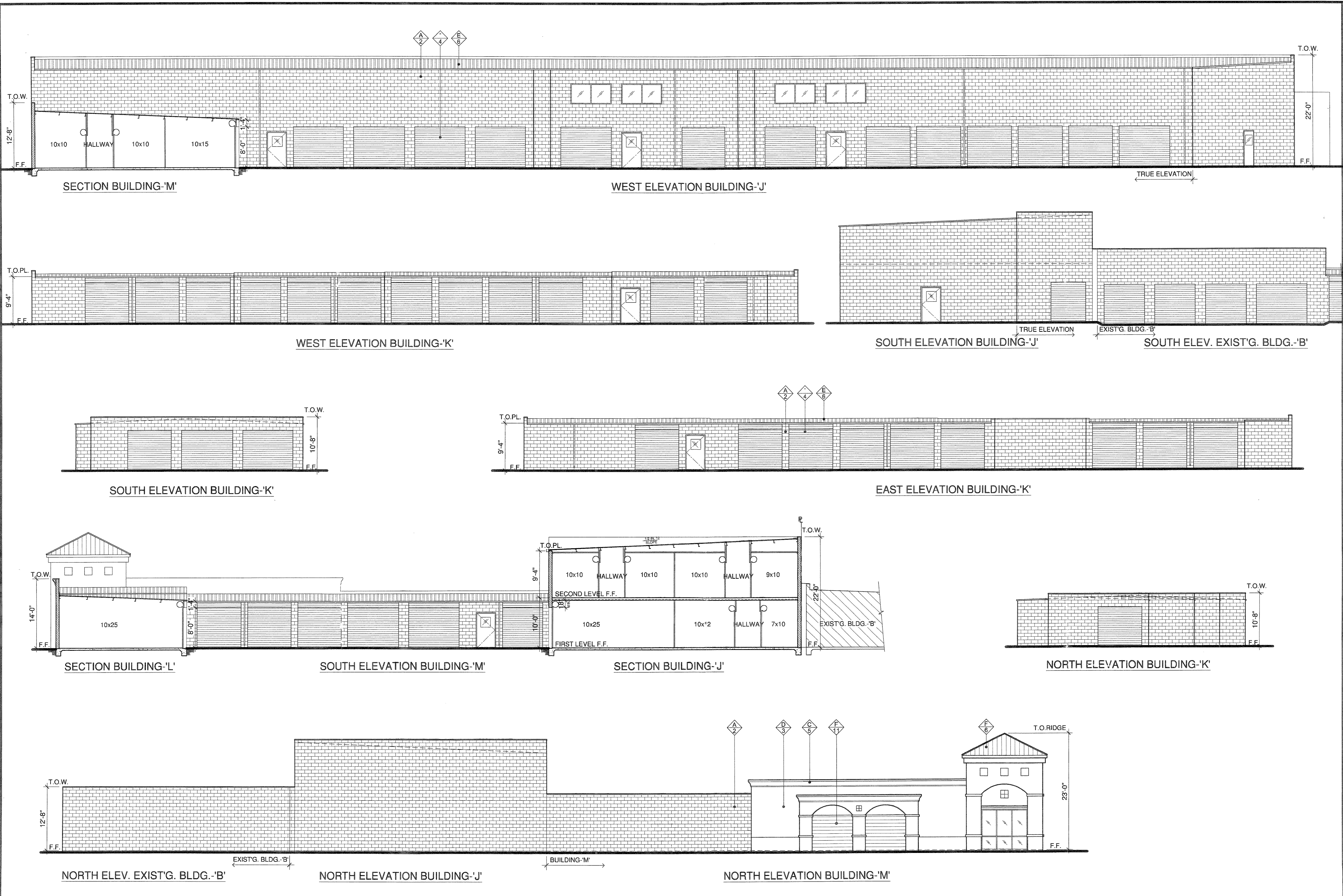
REVISIONS

DATE
08/05/05

JOB NO.
99-470A

DRAWN BY:

SHEET NO.



BUILDING ELEVATIONS

SCALE: 1/8"=1'-0" 1

Planning - Architecture - Interiors
 1224 Village Way · Suite D
 Santa Ana, California 92705
 714-543-8352 · FAX 714-543-0209

**Beck
Moffett
associates**

**OAK VIEW SELF STORAGE
ADDITIONS**
 65 PORTAL STREET
 OAK VIEW, CALIFORNIA

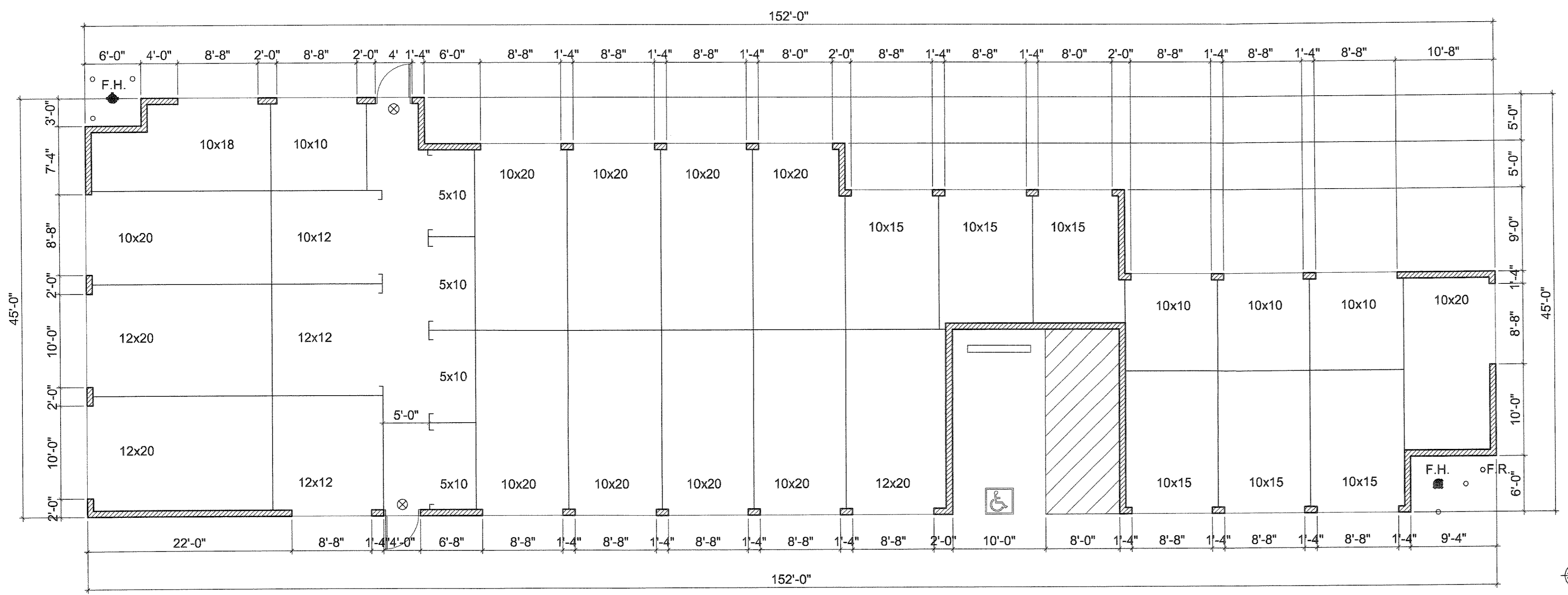
SHEET TITLE

REVISIONS

NO.	DATE	DESCRIPTION

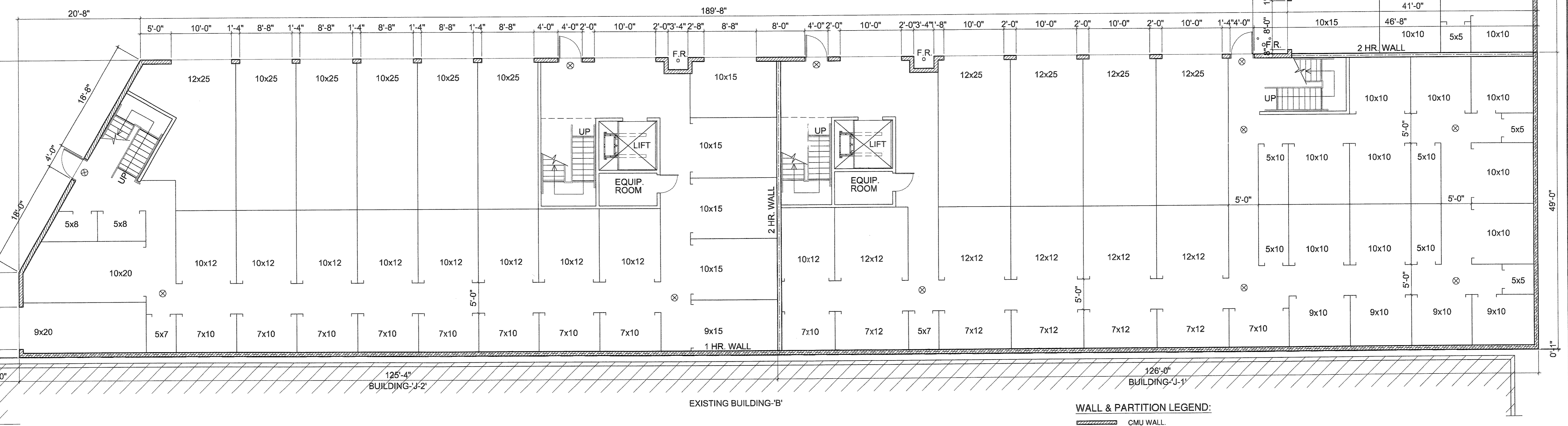
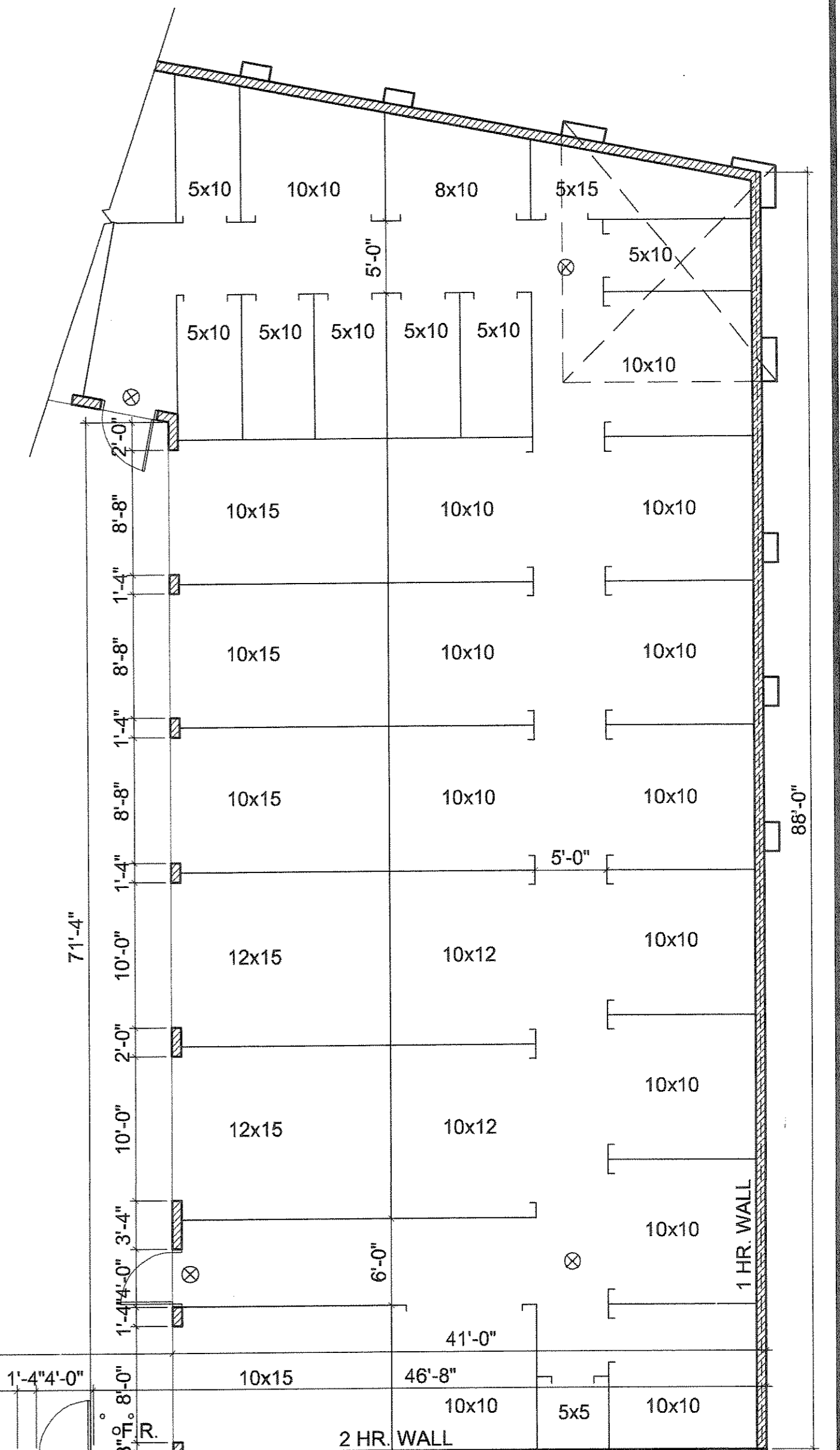
DATE: 08/05/05
 JOB NO.: 99-470A
 DRAWN BY:
 SHEET NO.:

A-3



FLOOR PLAN BUILDING-K

SCALE: 1/8"=1'-0" 2



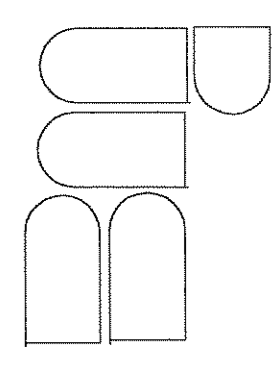
FIRST FLOOR PLAN BUILDING-J-1, 'J-2' AND BUILDING-M

- WALL & PARTITION LEGEND:
- CMU WALL
 - 1 HR. WALL
 - 2 HR. WALL
 - METAL PARTITION SYSTEM
 - F.H. FIRE HYDRANT
 - F.R. FIRE SPINKLER RISER

SCALE: 1/8"=1'-0" 1

Planning Architecture Interiors
1224 Village Way Suite D
Santa Ana, California 92705
714-543-8352 FAX 714-543-0209

Beck
Moffett
associates



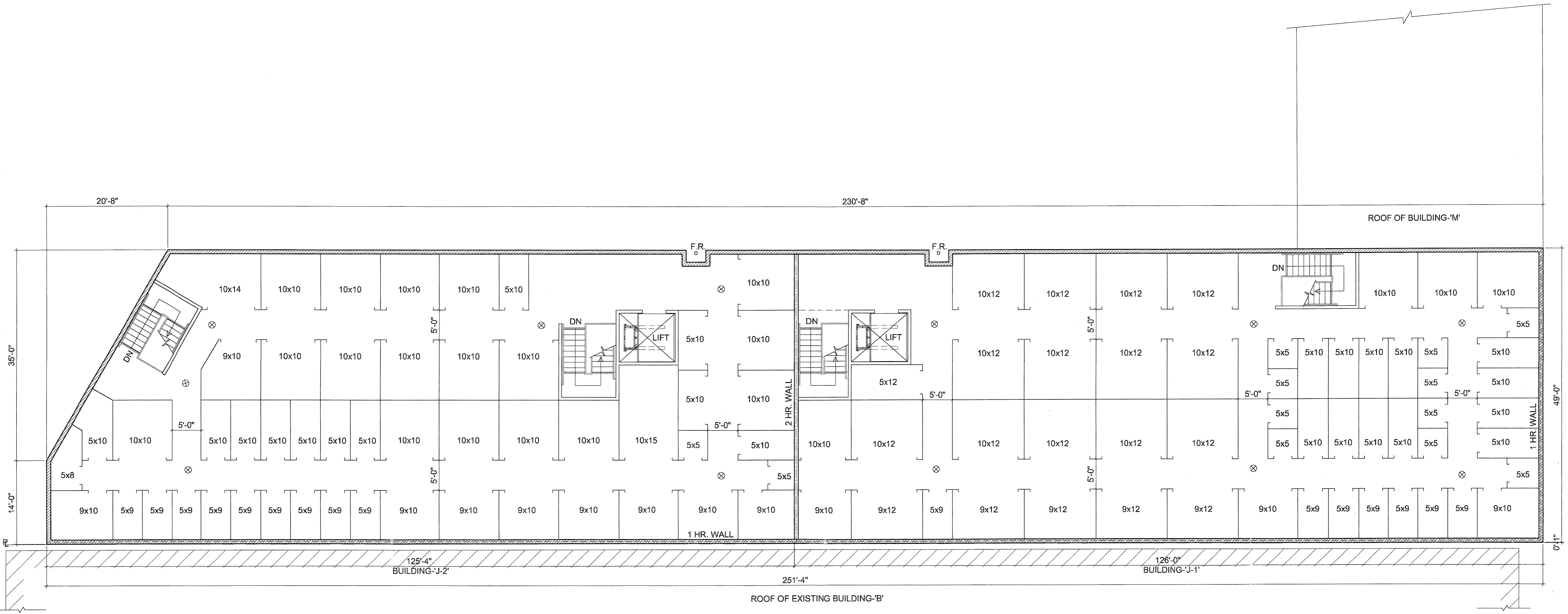
OAK VIEW SELF STORAGE
ADDITIONS
66 PORTAL STREET
OAK VIEW, CALIFORNIA

SHEET TITLE

REVISIONS

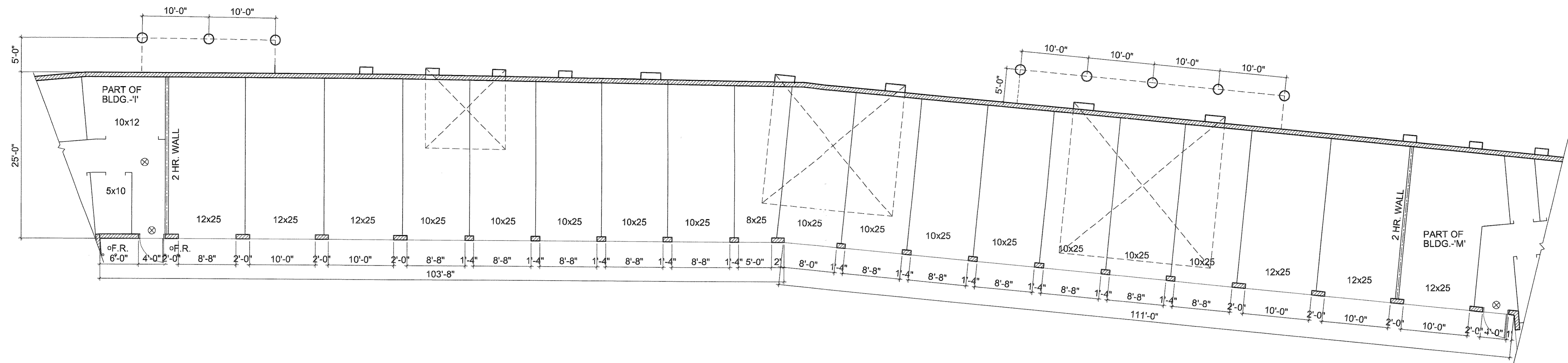
DATE	08/05/05
JOB NO.	99-470A
DRAWN BY:	
SHEET NO.	

A-4



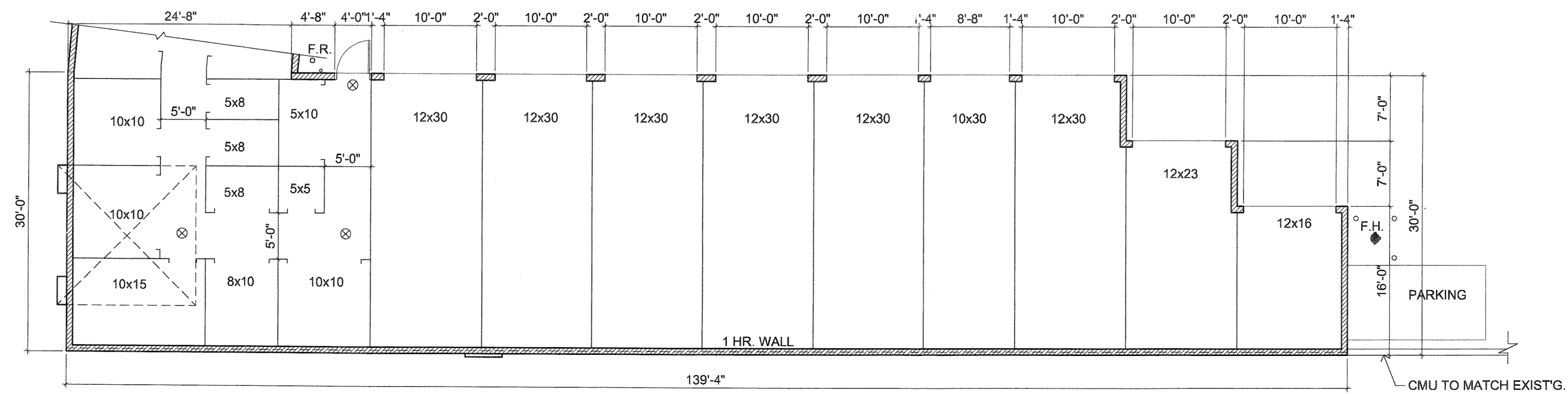
WALL & PARTITION LEGEND:

- CMU WALL
- 1 HR. WALL
- 2 HR. WALL
- METAL PARTITION SYSTEM.
- F.H. FIRE HYDRANT.
- F.R. FIRE SPINKLER RISER.



FLOOR PLAN BUILDING-'L'

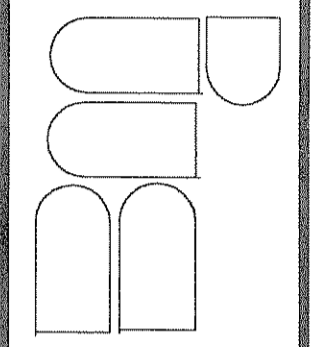
SCALE: 1/8"=1'-0" 2



WALL & PARTITION LEGEND:
 CMU WALL.
 1 HR. WALL.
 2 HR. WALL.
 METAL PARTITION SYSTEM.
 F.H. FIRE HYDRANT.
 F.R. FIRE SPINKLER RISER.

FLOOR PLAN BUILDING-'I'

SCALE: 1/8"=1'-0" 1



SHEET TITLE

REVISIONS

DATE
 08/05/05
 JOB NO.
 99-470A
 DRAWN BY:
 SHEET NO.



Exhibit 4 – General Plan and Ojai Valley Area Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • vcrma.org/divisions/planning

CONSISTENCY WITH THE GENERAL PLAN AND OJAI VALLEY AREA PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs* and Ojai Valley Area Plan (OVAP).

- 1. LU-11.1 Location-** *The County shall encourage mixed-use, commercial, and industrial development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development.*

OV-24.1 Adequate Public Facilities and Services- *The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.*

The existing mini-storage is located on a parcel zoned Commercial Plan Development (CPD) and within an area designated as Existing Community. The development of the mini-storage was approved on March 27, 2006, and has been serviced by the Casitas Municipal Water District, Ojai Valley Sanitary District, and E J Harrison & Sons Inc.. The project will continue to be serviced by the public facilities and services above.

Based on the discussion above, the proposed project is consistent with General Plan Policy LU-11.1 and OV-24.1.

- 2. LU-16.2 Urban Design Standards for Commercial and Industrial Development-** *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

County of Ventura
Planning Director Hearing
Case No. PL21-0113
Exhibit 4 - General Plan and Ojai Valley
Area Plan Consistency

The existing mini-storage is located in a parcel zoned CPD. The mini-storage facility was reviewed and approved in 2004. The neighboring land uses include another mini-storage facility, a fencing company, a post office, and low density residential. The adjoining parcels are developed for commercial purposes. The location of the site and surrounding land uses allow for maximized pedestrian access. Traffic congestion has been minimized by reducing the hours of operation during the morning and evening rush hour. The renewal of the mini-storage facility will not change the existing urban design and environmental quality of the area.

Based on the discussion above, the proposed project is consistent with General Plan Policy LU-16.2.

- 3. CTM-1.6 Ojai Valley Area Plan- Level of Service (LOS) Evaluation and Unacceptable Level of Service-** *County General Plan land use designation changes, zone changes, and discretionary development within the boundaries of the Ojai Valley Area Plan are subject to the Level of Service goals, policies and programs in the Ojai Valley Area Plan and not subject to Policies CTM-1.3, CTM- 1.4 and CTM-1.5.*

There are no proposed changes to the project. Traffic congestion was minimized by reducing the hours of operation during times where there is high traffic. Additionally, traffic congestion on State Route 33 between the City of Ventura and Ojai would continue to be minimized by limiting the hours of operation of the facility from (Monday-Friday)- 9:00 a.m. to 3:30 p.m., 6:00 p.m. to 8:00 p.m., and (Saturday-Sunday)- 6:30 a.m. to 9:30- p.m., during times where there is high traffic (A.M. and P.M. peak hours) (Condition of Approval 3, Exhibit 5).

Based on the discussion above, the proposed project is consistent with General Plan Policy CTM-1.6.

- 4. PFS-4.1 Wastewater Connections Requirement-** *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

WR-1.11 Adequate Water for Discretionary Development- *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

The mini-storage facility is serviced by the Ojai Valley Sanitary District and Casitas Municipal Water District. The project does not require water for operation purposes. Water used for the project is limited to domestic use and landscaping.

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-4.1 and WR-1.11.

- 5. PFS-6.1 Flood Control and Drainage Required for Discretionary Development-** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

PFS-6.5 Stormwater Drainage Facilities- *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

The project has an ongoing condition to maintain the existing storm drains for the life of the project. All storm drains are adequately placed and meet the requirements deemed necessary by the County Public Works Agency and Watershed Protection District.

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-6.1 and PFS-6.5.

- 6. COS-3.1 Scenic Roadways-** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways. (RDR)*

The project is adjacent to Highway 33 which is an eligible state scenic highway. The project is existing and there are no proposed modifications to the interior or exterior of the facility. There will be no impacts to the eligible state highway from the project.

Based on the discussion above, the proposed project is consistent with General Plan Policy COS-3.1.

- 7. HAZ-4.3 Structural Design-** *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

The mini-storage facility is existing. There are no proposed modifications. The applicant submitted previously approved engineered site plans for the construction of the facility.

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-4.3.

- 8. HAZ-5.2 Hazardous Materials and Waste Management Facilities-** *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

No hazardous materials would be stored onsite. Waste storage is located within an enclosed trash area located on the adjacent parcel (APN 034-0-141-455). The public does not have access to the trash enclosure; therefore, the public would not be exposed to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-5.2.

- 9. OV-11.2 Discretionary Review of Commercial Development-** *The County shall subject discretionary development in Commercial designated areas to either a Planned Development or a Conditional Use Permit to assure compatibility with neighboring land uses. Such review shall give careful attention to landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.*

The project is a Conditional Use Permit for the renewal of an existing mini-storage facility. The proposed renewal will allow for a 20-year extension. The existing landscape located along N. Ventura Avenue makes up approximately 13% of the parcel. There is an existing freestanding sign located along N. Ventura Avenue. The site is accessed from Portal Street. The development onsite is existing with no proposed structural or design changes. There are ongoing conditions for the applicant to maintain the onsite drainage system for the life of the project. There are four (4) parking spaces available onsite. The hours of operation have been reduced in order to maintain circulation during the morning and evening rush hour. There are no proposed operational changes. The project has ongoing conditions to maintain the above existing site features for the life of the project.

Based on the discussion above, the proposed project is consistent with General Plan Policy OV-11.2.

- 10. OV-24.1 Adequate Public Facilities and Services-** *The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.*

The mini-storage has public facilities and services such as water, wastewater treatment, and waste disposal to serve the needs of the development.

Based on the discussion above, the proposed project is consistent with General Plan Policy OV-24.1.

11.OV-34.1 Compliance with Fire Protection District and Sheriff's Department Requirements- *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

The project has satisfied the previous Conditions of Approval Nos. 43-50 which required adequate access fire, law enforcements, emergency equipment and personnel, and evacuation. There are no proposed modifications. The Fire District reviewed the project and provided no comments.

Based on the discussion above, the proposed project is consistent with General Plan Policy OV-34.1.

12.OV-35.1 Adequate Water for Firefighting- *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.*

The mini-storage facility has an adequate water supply for firefighting purposes. The applicant has satisfied previous conditions from the Fire District regarding installing fire hydrants. The Fire Department reviewed the proposed project and provided no comments.

Based on the discussion above, the proposed project is consistent with General Plan Policy OV-35.1.

13.OV-36.1 Indigenous Plant Species- *The County shall require that required revegetation or landscaping plans to incorporate indigenous plant species where feasible in order to restore habitat in already disturbed areas.*

There is a previously approved Landscaping Plan on file (LU04-0049). Condition No. 18, Exhibit 5 requires the applicant to maintain the landscaping onsite for the life of the project.

Based on the discussion above, the proposed project is consistent with General Plan Policy OV-36.1.

14.OV-41.1 Scenic Views and Vistas from Public Roads or Publicly-Owned Land- *The County shall prohibit discretionary development/grading which will*

significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.

The mini-storage facility is located along State Route 33 which is an eligible scenic Highway. The facility is existing and there are no proposed modifications. There will be no impacts to the scenic views and vistas from the public road.

Based on the discussion above, the proposed project is consistent with General Plan Policy OV-41.1.

15.OV-41.5 Sign Program Requirement- *The County shall require a sign program to be submitted concurrently with a discretionary development permit for all commercial and industrial development. The County shall prohibit Freestanding off-site advertising signs. The County shall limit all on-site freestanding signs to five feet in height.*

The project is conditioned for the applicant to submit a Sign Plan prior to obtaining a Zoning Clearance (Condition of Approval No. 15, Exhibit 5).

Based on the discussion above, the proposed project is consistent with General Plan Policy OV-41.5.

**DRAFT CONDITIONS OF APPROVAL
FOR CONDITIONAL USE PERMIT (CUP) LU04-0049 (AS ADJUSTED BY PERMIT
ADJUSTMENT PERMIT CASE NOS. LU09-0006 AND PL15-0169 AND AS MODIFIED
BY MINOR MODIFICATION PERMIT CASE NO. PL21-0113) FOR OAK VIEW
PUBLIC SELF-STORAGE**

The following conditions of approval (below) supersede all previously approved conditions of approval associated with CUP LU04-0049.

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This CUP is based on and limited to compliance with the project description stated in this condition below, all exhibits of the Planning Director hearing on March 31, 2022, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

A modified CUP is authorized for a 20-year time extension for the continued operation of an existing self-storage facility known as Oak View Self-Storage Renewal (PL21-0113). There are no authorized modifications to the existing facility.

The 43,072 square foot self-storage facility is located on a 1.20-acre parcel (APN No. 034-0-141-455) zoned Commercial Planned Development (CPD). The facility was fully constructed and received a certificate of occupancy on May 21, 2015, and LU04-0049 is due to expire on March 27, 2021. Water is provided by Casitas Municipal Water District and wastewater is handled by Ojai Sanitation District. The mini-storage does not have RV storage or any other outdoor storage. The bathroom facilities are provided by an adjacent main office located on 65 Portal Street. The applicant will be adding a roof enclosure over the trash/waste area located on the adjacent parcel (APN 0340141445). The applicant also removed the existing storm water drains outside of the trash/waste area. The subject self-storage facility is a companion to the existing self-storage facility on the adjacent parcel (APN No. 034-0-141-445 and 034-0-141-465). The applicant chose not to merge the properties, therefore both projects function as separate permits. Access to APN 034-

0-141-455 requires an access easement across the adjacent properties (APN No. 034-0-141-445 and 034-0-141-465) zoned M-1 (Industrial Park) (Exhibit 3). The project did not propose operational changes or modifications to the existing facility.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this

condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Days and Hours of Operation

Purpose: In order to minimize significance thresholds in traffic impact areas, it is necessary to limit the days and hours of operation of the approved use.

Requirement: The mini storage shall be limited to 7 days per week: (Monday to Friday)- 9:00 a.m. to 3:30 p.m., 6:00 p.m. to 8:00 p.m. (Saturday and Sunday)- 6:30 a.m. to 9:30 p.m. The Permittee shall post the hours of operation in an obvious location that can be seen by customers and vendors. The signage must be made of weatherproof and permanent material, and comply with the Ventura County Non-Coastal Zoning Ordinance (Article 10).

Documentation: The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

Timing: The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration and the Permittee shall maintain the posted hours of operation for the life of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project. All signs on the property over the life of the project shall be in conformance with Article 10 of the Zoning Ordinance.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

2. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, § 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, § 15000-15387), as amended from time to time.

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP and all applicable federal, state, and local laws and regulations.

5. Time Limits

a. Use inauguration:

The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision/date, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.

- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year, see the Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7) from the date the approval decision of this CUP. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on [insert date]. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to § 8111- 6 of the Ventura County Non-Coastal Zoning Ordinance prior to [insert date]; and
- (2) The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

6. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

7. Notice of CUP Requirements and Retention of CUP Conditions On Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site or, in the case of projects where this is impractical (e.g., telecommunication sites), use "present to the Planning Division staff copies of the conditions, upon Planning Division staff's request."

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

8. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a “Notice of Land Use Entitlement” form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP, prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this CUP to Planning Division staff to be included in the Project file.

9. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

Pursuant to the requirements of the Oak View Self Mini-storage CUP Case No. LU04-0049, the Resource Management Agency created Condition Compliance Case No. CC09-0057 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding Oak View Self Mini-Storage CUP Case No. LU04-0049. The Planning Division will continue to use Condition Compliance Case No. CC09-0057 to cover the costs associated with condition compliance

review, monitoring, and enforcement activities described in subsection 11.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC09-0057, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- b. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

10. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

11. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP be revoked.

12. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11a. above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

13. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

The Permittee shall obtain a business tax certificate and regulatory licenses for the operation of self-storage facility.

14. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred. Prior to sale of this parcel the applicant and new owner/successor in interest shall provide two (2) additional parking spaces within the boundaries of CUP LU04-0049 or record a shared parking agreement which identifies the location of offsite parking for the new facility, pursuant to Ventura County Non-Coastal Zoning Ordinance Section 8108-4.6. Failure to do so will result in the immediate termination of this permit.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

15. Sign Plan (Condition Satisfied)

Purpose: To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance and Ojai Valley Area Plan.

Requirement: The Permittee shall submit one copy of the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The sign plan shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to ensure that the signage for the Project continues to comply with the approved sign plan.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

16. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with § 8106-8.6 / 8108-5.12 / 8109-4.1.5 / 8109-4.7 of the Ventura County Non-Coastal Zoning Ordinance and to ensure the following objectives are met that lighting:

- a. avoids interference with reasonable use of adjoining properties;

- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption;
- g. includes devices that are compatible with the design of the permitted facility; and,
- h. complies with the general standards listed in Section 8109-4.7.4 for all new and replaced outdoor lighting.

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The plan shall also include the lighting color and maximum lumens for each light fixture;
- c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. the outdoor lighting shall maintain the maximum light trespass levels identified in Table 1 of NCZO Section 8109-4.7.4.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

Documentation: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

17. Landscaping (Condition Satisfied)

Purpose: To comply with the County's landscaping requirements.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELo).

Landscaping Objectives: The Permittee must maintain the existing landscaping onsite.

Documentation: The Permittee shall submit one copy of the draft landscape plan to the Planning Division for review and approval if there are any changes to the existing landscaping plan. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), § 8106-8.2 (General Landscaping and Water Conservation Requirements) of the Non-Coastal Zoning Ordinance. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for use inauguration. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in § 8106-8.2.8 of the Non-Coastal Zoning Ordinance.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee submits the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in § 8106-8.2.3(a) of the Non-Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in § 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning

Division maintains the landscape plans and statement by the landscape architect in the Project file.

18. Availability of Parking Spaces (Condition Satisfied)

Purpose: To ensure compliance with § 8108-3 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that the required four (4) motor vehicle parking spaces (including accessible spaces) remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to occupancy, and shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

19. Accessory Uses

Purpose: In order to comply with § 8107-31.11 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: Accessory uses to the mini-storage facility shall be limited to the sales of items directly related to storage and/or shipping (e.g., locks, adhesive tape, and cardboard boxes). The Permittee shall include this condition in any lease signed with a third party for the operation of the ministorage facility.

Documentation: In the event a lease is executed, the Permittee shall provide a copy of the lease and the contact information for the lessee to the Planning Division.

Timing: In all instances when a lease is executed, the Permittee shall provide the Planning Division the contact information for the lessee within three calendar days of the

lease being executed. The Permittee shall ensure compliance with this condition throughout the life of the Project.

Monitoring and Reporting: The Planning Division maintains current contact information provided by the Permittee consistent with the requirements of Condition No. 20. The Planning Division may request a copy of an executed third party lease at any time to confirm compliance with this condition. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

20. Graffiti

Purpose: In order to comply with § 8107-31.15 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall submit a graffiti control plan (“the plan”) for the Planning Director’s review and approval. The plan must address the prevention of graffiti by such means as landscaping materials, special surface finishes, misting/irrigation strategies, alarms, or other means that the Planning Director deems feasible. The plan must also include strategies which detail how graffiti will be removed within 48 hours of its discovery.

Documentation: The Permittee shall submit the plan to the Planning Division for review and approval.

Timing: The Permittee shall submit the plan to the Planning Division for review and approval prior to issuance of the Zoning Clearance for construction. The Permittee shall implement the plan in accordance with the Planning Division-approved schedule.

Monitoring and Reporting: The Planning Division maintains a copy of the plan in the Project file. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Prohibition of Businesses Operating from Rental Spaces

Purpose: In order to comply with § 8107-31.12, §8107-31.14, and § 8107-31.17 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall not:

- a) conduct any business or "garage sales" in or from any rental space within the facility;
- b) allow bulk storage of waste products or materials, painting or mechanical work (except for maintenance of the facility; or
- c) allow automobile bodywork or painting within any rental space within the facility. __

Documentation: The Permittee shall include this condition in each lease to rent a space within the facility. Each person or entity renting a space with the facility must agree to this condition in writing as part of a lease agreement.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division with a copy of the lease agreement that will be used for rental spaces within the facility. The Permittee shall ensure compliance with this condition by requiring all tenants to sign a lease agreement that includes this condition and by enforcing the terms of said lease.

Monitoring and Reporting: The Planning Division maintains a copy of the approved lease agreement in the Project file. Upon request, the Permittee shall provide any current lease agreements to the Planning Division to ascertain whether the facility is in compliance with this condition. The Planning Division has the authority to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Environmental Health Division (EHD) Conditions

22. On-Site Sewage Disposal System

Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

23. Mosquito Abatement:

All water impoundment(s) shall be maintained in a manner that will not create mosquito breeding sources.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

24. Maintenance of Private Facilities:

Purpose: To ensure that manufactured slopes, slope drainage facilities, private roads, or storm drain systems outside the public rights-of-way will be maintained.

Requirement: The Permittee shall submit any evidence of provisions for facility maintenance to the Public Works Agency for review and approval.

Documentation: The Permittee shall provide the Public Works Agency with one copy of the covenants, conditions, restrictions, or other documentation as deemed necessary.

Timing: The Permittee shall submit any evidence of provisions for maintenance to the Ventura County Public Works Agency prior to recordation of the subdivision map.

Monitoring and Reporting: Public Works Agency engineers will review all requested information for compliance with Ventura County laws, ordinances, and standards, as well as state and federal laws.

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Prevention Conditions

25. Access Road Widths, Multi-Family, Commercial or Industrial: (Condition Satisfied)

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum paved access road width of 40 feet. Parking is permitted on each side of the road. The Permittee shall provide a minimum paved width of 25 feet for all on-site driveways. Parking is allowed on both sides of a 40 foot wide road. Parking is prohibited on the required width of any driveway less than 36 feet in width.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the VCFPD for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

26. Access Driveways Design, Contractor Storage Yards (Condition Satisfied)

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide drive aisles having a minimum clear width of 25 feet.

- a. Without buildings in the yards, installation shall comply with:
 - (1) Main access road into the site shall be asphalt or concrete or approved all-weather surface
 - (2) Remainder of drive aisles to each storage yard shall meet residential standards or beyond and be engineered to support additional expected loads based upon use of the yards
 - (3) No requirements within each storage yard when access from all points within the yard are located within 250 feet of an approved surface drive aisle. Larger yards may need additional alternate surface access within the yard
 - (4) Hazardous operations and hazardous material storage may require full paved access
- b. With buildings in the yards, installation shall comply with full paved access to within 150 feet of all portions of the exterior walls of each building.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of construction/business operations.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the project.

27. Vertical Clearance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and *Ventura County Fire Protection District Ordinance*.

Requirement: The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the VCFPD for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

28. Address Number Plan

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall submit a plan to the VCFPD indicating the method in which buildings are to be addressed.

Documentation: A stamped copy of the approved addressing plan.

Timing: The Permittee shall submit an addressing plan to the VCFPD for approval before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that all structures are addressed according to the approved plans.

29. Fire Alarm

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have a fire alarm system installed in all structures. The fire alarm system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire alarm plans.

Timing: The Permittee shall submit fire alarm plans to the VCFPD for approval before the installation of the fire alarm system.

Monitoring and Reporting: A copy of the approved fire alarm plans shall be kept on file with the VCFPD. The VCFPD shall conduct on-site inspections to ensure that the fire alarm system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire alarm system for the life of the development.

30. Trash Dumpster Locations

Purpose: To ensure adequate exposure protection is provided for surround structures.

Requirement: The Permittee shall ensure that commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of building openings, building combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.

Documentation: A stamped copy of the approved site plan indicating commercial trash dumpster and container locations.

Timing: The Permittee shall submit site plans indicating all commercial trash dumpster and container locations to the VCFPD for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the approved site plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the commercial trash dumpster and containers are installed according to the approved site plan. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the approved locations for the life of the development.

31. Fire Sprinklers (Condition Satisfied)

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the VCFPD for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the VCFPD. The VCFPD shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

32. Inspection Authority

Draft Conditions for CUP LU04-0049 (Case No. PL21-0113)
Date of Public Hearings: November 17, 2005 and March 31, 2022
Date of Approval:

Permittee: Thomas Luczak
Location: 63 Portal Street, Oak View
Page 21 of 21

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the VCFPD. The VCFPD shall ensure ongoing compliance with this condition through on-site inspections.