



# Memo

**TO:** City Council  
**FROM:** Robert Clark, City Manager  
**DATE:** March 26, 2015  
**SUBJECT:** Weekly Update

## Bryant Area Zoning

The modification to the M-1 zone is proceeding to Planning Commission on April 1 as scheduled. In addition we are looking at the potential need to rezone a portion of the Bryant Street Area. This is because the area has two different general plan designations. The area near Ojai Avenue has a General Plan Designation of CM (Commercial Manufacturing). Areas with a CM General Plan Designation would normally be zoned M-1. The area around the circle has a General Plan Designation of MPD (Manufacturing Planned Development) and a zoning designation of M-1. The zoning code indicates that the appropriate zone for this General Plan designation is MPD:

*“MPD (Manufacturing Planned Development) District. The MPD Zoning District is applied to areas suitable for campus-like planned industrial and business parks. The district is intended to accommodate projects with compatible manufacturing, research and development, office headquarters, and other land uses that will be compatible with the surrounding community, and not create excessive impacts, including noise, dust, odors, vibration, glare, air pollution, and traffic. The maximum floor area ratio is 0.45. The MPD Zoning District is consistent with the manufacturing planned development land use designation of the General Plan”*

Professional and Administrative offices are permitted in MPD zones.

## Community Cleanup Day

The City will be holding a Community Cleanup Day in cooperation with the County of Ventura on Saturday, March 28 at Nordhoff High School, from 9am to 1pm. An event flyer was included in the Harrison bills to all City residents this month, and ads were run in the Ojai Valley News. Provisions for this event were included in the new franchise agreement with EJ Harrison. No hazardous waste will be accepted, but the County Pollution Prevention Center will be open the same day and accepting hazardous waste (appointments are preferred but not necessary).

## Upcoming Agendas

The tentative upcoming agendas are listed below.

### **April 14**

#### Consent

Transit Funding Application  
Award of Contract: Sarzotti Master Plan  
Banking Policy

Public Hearing

Height Limits

Discussion Items

Archeological/ Cultural Resources Procedure

Libbey Bowl Report

Animal Services Contract

Chaparral School Landmark Designation

Water Conservation Measures (the brown grass initiative)

**April 28**

Presentations

Dark Sky Awards

Consent

Second Reading Height Ordinance

Lease Extension: Public Parking

Public Hearing

M-1 Zoning Amendment

Extend Fence/Wall Moratorium

Extend Transient Rental CUP Moratorium

Discussion Items

RFP Building Services

**May 12**

Joint Meeting with Planning Commission (6 pm)

Consent

Library Tax Assessment

Lighting and Plaza Assessments

Draft TDML Implementation Plan

Public Hearings

Engineering Report: Assessment Districts

Discussion

Historic Preservation Fees

Recreation Fees

Budget Presentation

Crime Statistics

Summer Meeting Schedule

## Planning Commission Upcoming Meetings

April 15 Wednesday	May 6 Wednesday	May 20 Wednesday
DRP 14-21 & CUP 15-01 Ojai Burger 401 E. Ojai Avenue		
DRP 14-05 & CUP 14-01 Topa Mtn. Winery 821 W. Ojai Avenue Phase 2		

### Future Agenda Items - ***Tentative***

Pending Projects (NOTE: Not all projects have been deemed complete)

Pending Resubmittal from the Applicant

- Landscape Ordinance Guidelines (handout)
- DRP 13-17 & CUP 13-08, Emerald Iguana Inn, 108 Pauline Street, modification to existing CUP
- DRP 14-20, 409 Fox Street, Ojai Valley Athletic Club, Carport for PV system and microturbine project in P-L zone
- DRP 15-01, 706 Daly Road, second-story addition
- CR 15-01, 601 Pearl Street, multi-unit development
- DRP 15-02, 832 E. Ojai Avenue, exterior upgrades in C-1 zone
- DRP 14-02, California Solar Electric, 302 N. Montgomery St, additional parking