

**CITY OF OJAI  
CITY COUNCIL RESOLUTION NO. 21-02**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF OJAI, CALIFORNIA,  
APPROVING DESIGN REVIEW PERMIT (DRP 20-001), TENTATIVE PARCEL MAP  
(TPM 20-001), PLANNED DEVELOPMENT PERMIT (PDP 20-001), AND  
CONDITIONAL USE PERMIT (CUP 20-003) FOR THE MERGER OF TWO  
ABUTTING/CONTINGUOUS LOTS, THE CONSTRUCTION OF A TWO-STORY  
MIXED-USE ADDITION AND OTHER SITE MODIFICATIONS LOCATED AT 204  
AND 206 CANADA STREET, (ASSESSOR'S PARCEL NUMBERS: 021-0-103-030, AND -  
040) AND DETERMINATION THE PROJECT IS CATEGORICALLY EXEMPT FROM  
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, On, January 30, 2020, the applicants submitted a Design Review Permit application (DRP 20-001), Tentative Parcel Map (TPM 20-001), Planned Development Permit (PDP 20-001), and Conditional Use Permit (CUP 20-003) for a Lot Merger for a two-story mixed-use addition in the Village Mixed-Use zone at 204 and 206 Canada, (Assessor's Parcel Numbers: 021-0-103-030, and -040), and on February 28, 2020 an incomplete letter was issued; and,

**WHEREAS**, On August 5, 2020, the applicants submitted incomplete items, and on August 28, 2020 an additional incomplete letter was issued requesting additional clarifying items; and

**WHEREAS**, On October 7, 2020, the applicants submitted additional incomplete items; and

**WHEREAS**, On November 6, 2020, the Community Development Department found the application to be complete; and

**WHEREAS**, a public hearing was held by the Planning Commission on December 16, 2020, for (DRP 20-001), (TPM 20-001), (PDP 20-001), and (CUP 20-003) for the project at the subject property, with notice of said hearing sent to all property owners within a 300' radius of the subject property and published in the *Ojai Valley News* at least 10 days prior to the public hearing; and

**WHEREAS**, after taking public testimony and hearing evidence from the City staff and the applicant, the Planning Commission finds, pursuant to the findings included in this resolution and subject to the project's new Conditions of Approval included in this resolution, that the requested approval of (DRP 20-001), (TPM 20-001), (PDP 20-001), and (CUP 20-003) for the projects on the subject property are consistent with the City's General Plan and City's Municipal Code; and

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**WHEREAS**, a public hearing was held by the City Council on January 26, 2021, for DRP 20-001, TPM 20-001, PDP 20-001, and CUP 20-003 for the project at the subject site, with notice of said hearing sent to all property owners within a 300’ radius of the subject property and published in the Ojai Valley News at least 10 days prior to the public hearing; and

**WHEREAS**, after taking public testimony and hearing evidence from the City staff and the applicant, the City Council finds, pursuant to the findings included in this resolution and subject to the project’s conditions of approval included in this resolution and provided in exhibit 1 to this resolution that the requested approval of DRP 20-001, TPM 20-001, PDP 20-001, and CUP 20-003 for the project on at the subject property are consistent with the City’s General Plan and City’s Municipal Code; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Ojai, California, that:

**SECTION 1.** Based on the foregoing facts and findings and conditions of approval contained in Exhibit 1 to this resolution contained herein, the City Council finds that the project meets the development standards required in the Village Mixed Use zoning district as allowed with a Planned Development Permit (PDP 20-001) contained in Title 10, Chapter 2, Article 5 (Commercial and Manufacturing Zoning Districts). The proposal includes sufficient information as to assure compatibility with the surrounding areas and compliance with the standards contained with the surrounding area and compliance with the standards contained in Section 10-2.504 (Commercial and manufacturing district general development standards) and Title 10, Chapter 2, Article 20 (DRP 20-001) of the City of Ojai Zoning Ordinance.

**SECTION 2.** Based on the foregoing facts and findings and conditions of approval contained in Exhibit 1 to this resolution contained herein, the City Council finds that the project meets the development standards required in the Village Mixed Use zoning district as allowed for Tentative Parcel Map (TPM 20-001) for the merger of two existing parcels to one on property addressed as 204 and 206 Canada Street and further addressed pursuant to Title 10, Chapter 3 of the Ojai Municipal Code and as further described, attached as Exhibit 1.

**SECTION 3.** Based on the foregoing facts and findings and conditions of approval contained in Exhibit 1 to this resolution contained herein, the City Council finds that the project meets the development standards required in the Village Mixed Use zoning district as the existing use is conditionally allowed within the subject district and complies with all of the applicable provisions of the zoning regulations with exception to a portion of the building being non-conforming, related to the expansion of the storage area/warehouse use; however such non-conforming use may be expanded pursuant to Section 10-2.2406 and Section 10-2.1316 through a conditional use permit (CUP 20-003), as further described and attached as Exhibit 1.

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**SECTION 4.** Based on the foregoing facts and findings and conditions of approval contained in Exhibit 1 to this resolution, the City Council finds that the project is subject to Title 4, Chapter 24 of the Ojai Municipal Code, prohibiting advertisements for short-term, transient, and vacation rentals. Further, City Council finds that the project must abide the provisions of the City's prohibition on short term rental, transient, and vacation rentals, which prohibit the renting of any property for less than thirty (30) days in exchange for any form of compensation.

**SECTION 5.** Based on the foregoing facts and findings and conditions of approval contained in Exhibit 1 to this resolution, the City Council finds that the project is exempt per Article 19: Categorical Exemptions, Section 15303: New construction or conversion of small structures, of California Environmental Quality Act (CEQA). Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

**PASSED, APPROVED and ADOPTED** this 26<sup>th</sup> day of January, 2021 by the following vote:

AYES:

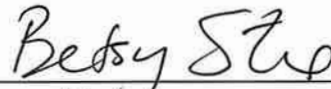
NOES:

ABSENT:

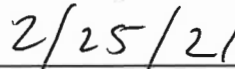
ABSTAIN:

CITY OF OJAI, CALIFORNIA

By:



Betsy Stix, Mayor



Date signed

ATTEST:



Gail Davis, Deputy City Clerk

APPROVED AS TO FORM:



Matthew Summers, City Attorney