



MEMORANDUM

Date: April 11, 2022
For: Maura Macaluso, Associate Planner, City of Ojai
Subject: 200-202 W. Ojai Avenue, Ojai, CA 93023
From: Audrey von Ahrens, Associate Architectural Historian, GPA Consulting

Executive Summary

GPA Consulting (GPA) was retained by the City of Ojai (City) to perform historic preservation consultation services regarding a proposed project involving a rooftop addition to conceal new cellular equipment and antennas (the Project) at 200-202 W. Ojai Avenue (Assessor Parcel No. [APN] 021-0-104-070) (the property). The property comprises a commercial utility building originally constructed from 1928 to 1929. The property is listed in the California Register of Historical Resources (California Register) as a contributor to the Downtown Ojai Historic District (Historic District). Therefore, the property is a historical resource in accordance with the California Environmental Quality Act (CEQA).

The purpose of this memorandum is to assist the City by reviewing the proposed plans to determine whether the Project would constitute a significant impact to the historical resource as defined by CEQA. The *Secretary of the Interior's Standards* (Standards) and accompanying Guidelines were referenced to conduct the Project review. Generally, projects that comply with the Standards are considered to be mitigated to the level of less than a significant impact on the historical resource and therefore would not cause a significant impact on the environment under CEQA.

As more fully explained within this memo, after following the methodology outlined below, GPA has determined that the Project would comply with the Standards and accompanying Guidelines. The Project would not cause a substantial adverse change to the significance of historical resources or result in a significant impact on the environment as defined by CEQA.

Methodology

Audrey von Ahrens, Associate Architectural Historian, was responsible for the preparation of this memorandum. Jenna Kachour, Senior Associate Architectural Historian, was responsible for oversight and peer review. Both individuals fulfill the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included as **Attachment A**.

In the preparation of this memo, GPA performed the following tasks:

1. Reviewed the proposed Project plans and other materials submitted to the City by the project team.

2. Reviewed existing information, including building permit records, planning documents, historic maps, the Department of Parks and Recreation (DPR) Form Set for the Historic District and subject property, as well as other previously completed reports.
3. Conducted a site visit from the public right-of-way and photographed the building exterior and surrounding Historic District for context.
4. Reviewed relevant ordinances, statutes, regulations, bulletins, and technical materials relating to rehabilitating historic properties.
5. Analyzed the Project against the ten Standards for Rehabilitation.
6. Summarized the results of all the tasks listed above in this memo.

Property Description

Architectural Description

The property consists of a one- and two-story commercial utility building located on a rectangular corner parcel at the northwest corner of the intersection of W. Ojai Avenue and Blanche Street. The Mission Revival style building is oriented to the east facing N. Blanche Street. It was originally constructed from 1928 to 1929 and is rectangular in plan and one story in height with multiple one and two-story additions. It has a medium-pitched side-gabled roof clad in red clay tiles with open, overhanging eaves and exposed beams and rafter tails. The exterior is clad in stucco.

The main entrance is located on the east elevation beneath a trabeated arcade consisting of four bays. Centered in the second bay from the south is a hollow metal entry door. South of the door is an arched window opening with metal security screen. Two square window openings are centered in the two bays north of the door. A hanging lantern is located at the center of each bay. The south elevation overlooks W. Ojai Avenue and is slightly setback from the street. At the far east end of the elevation is an arched entry opening to the arcade on the east elevation. Centered on the south elevation is a large arched window opening with decorative stucco surround consisting of a keystone detail. The window opening is covered by a metal screen. Behind the screen appears to be a pair of multi-light casements. Directly above the window is a gable-front vent with balconette detail.

See current photographs included as **Attachment B**.

Construction History

According to the original Grant Deed, the property was sold by the Ojai Valley Co. to the Pacific Telephone and Telegraph Co. on September 9, 1928 and construction of the one-story Mission Revival style building was completed by March 1929.¹ The original building permit was not found, and the architect remains unknown. No building records prior to 1955 were found. Thus, the dates of any exterior alterations that occurred prior to 1955 are not known. Following is a list of documented alterations related to the exterior of the building based on a review of available permit records, previous reports and documentation. See **Attachment E** for copies of building permits referenced.

- 1955: Construction of one-story, reinforced concrete addition (approx. 28' x 28') on north elevation.²

¹ City of Ojai Building Department, "Site Plan," December 12, 1955.

² Ibid.

- 1962: Construction of one-story, reinforced concrete office addition with wood truss and tile roof on north elevation of 1955 addition.³
- 1973: Construction of two-story reinforced concrete addition on north elevation of 1962 addition.⁴
- 1974: Addition of screening at roof and side of building for new equipment.⁵
- 1975: Replacement of garden walls.⁶
- 1986: Repairs and waterproofing of foundation along west and north sides of building.⁷
- 1990: Construction of 6' x 6' roof platform for new antenna.⁸
- 1991: Installation of new screening on roof.⁹
- 1996: Installation of new A/C equipment and screen.¹⁰
- 2015: In-kind roof replacement.¹¹

Previous Determinations and Summary of Significance

The property was first surveyed in 2011 as part of the *Ojai Screening Survey* and identified as a "Category 1" property, meaning the preparation of a Phase 1 Historic Resources Report to evaluate the building for significance was recommended.¹² In 2018, the property was evaluated for inclusion in the National Register of Historic Places (National Register) and California Register as part of the federal review process required under Section 106 of the National Historic Preservation Act. The property was determined not individually eligible for the National Register or California Register but was determined eligible as a contributor to a historic district, the Downtown Ojai Historic District, with concurrence by the State Historic Preservation Officer (SHPO). As a result, the property is listed in the California Register as a district contributor. See **Attachment C** for the DPR Form Set.

The Historic District was determined significant under National Register Criterion A and California Register Criterion 1 within the context of Early Development of Ojai; under National Register Criterion B and California Register Criterion 2 for its association with Edward Drummond Libbey (1854-1925); and under National Register Criterion C and California Register Criterion 3 as an early example of a "Spanish Town" plan in the Mission Revival style as well as for being comprised of several prominent examples of the work of master architects Frank Mead and Richard S. Requa.

The boundary for the Historic District generally follows the northern parcel lines of properties on the north side of Ojai Avenue and the southern parcel lines of properties on the south side of Ojai Avenue that are approximately located between Blanche Street and Montgomery Street (See **Attachment C** for detailed District boundaries). The boundary is defined by the extent of the densest area of significant and intact resources representing the period of commercial, institutional, and recreational development on Ojai Avenue between 1917 and 1928. The Historic District includes 36 parcels and

³ City of Ojai Building Department, Building Permit No. 1545, July 26, 1962.

⁴ Cooke and Greere AIA, Architecture and Planning, "Ojai Central Office 1973 Addition," June 13, 1973, Architectural Drawing Set.

⁵ Building Permit No. 3127, October 1974.

⁶ Building Permit No. 3254, October 23, 1975.

⁷ Building Permit No. 1204, September 4, 1986.

⁸ Building Permit No. 1934, October 30, 1990.

⁹ Building Permit No. 2008, June 13, 1991.

¹⁰ Building Permit No. 3017, December 23, 1996.

¹¹ Building Permit No. PC 15-30, April 3, 2015.

¹² Mitch Stone, San Buenaventura Research Association, "Proposed Re-Roofing of General Telephone (AT&T) Building, 200-202, W. Ojai Ave., Ojai," (Kathleen Wold, Community Development Director, City of Ojai, September 9, 2015), 1.

one non-parcel resource, 28 of which have been identified as contributing and 9 are non-contributing, giving the Historic District an approximately 77% concentration of contributing resources. Factors that aided in the formation of the boundary include age, architectural significance; integrity; and contribution to the feeling of the Historic District.

The subject property at 200-202 W. Ojai Avenue is located near the western boundary of the Historic District. The property was specifically identified as contributing to the significance of the Historic District under Criterion A/1 as part of the early development of Ojai and under Criterion C/3 as a Mission Revival style building constructed within the period of significance of the Historic District.¹³

Character-Defining Features

Character-defining features are the architectural components that contribute to a building's sense of time and place. Character-defining features can be generally grouped into three categories: the overall visual character of a building, the exterior materials and craftsmanship, and the interior spaces, features, and finishes. The relative importance of character-defining features depends on the level of craftsmanship, visibility, and integrity. In addition, some character-defining features are more important than others in conveying the significance of the building. The character-defining features identified below are considered the most important elements contributing to the significance of the property, and generally include features that date from the period of significance, directly relate to the original use, type, and style, display craftsmanship, are highly visible, and retain integrity.

Because the property is listed in the California Register as a contributor to a Historic District, character-defining features of both the district and the subject property are included in this analysis. However, interior spaces and features are not included in the designation. Thus, the character-defining features analysis is limited to the exterior only.

The DPR Form Set prepared in 2018 does not include a comprehensive list of the character-defining features of the property; however, it does explicitly mention certain characteristics and features. GPA reviewed this document and compiled an updated list of all character-defining features as follows. The period of significance for the Historic District is 1917- 1928; thus, the specific period of significance for the contributing building is assumed to be 1928 to 1929, the years of initial construction. Thus, the only historic portion of the property is the original one-story building.

Ojai Downtown Historic District

Overall Visual Character

- Location along Ojai Avenue
- Viewshed on Ojai Avenue from both the east and west
- Aesthetic uniformity and the repetition of Mission Revival style buildings
- Primarily commercial buildings, modest in scale, and compact in size and form
- Buildings one to three-stories in height

200-202 W. Ojai Avenue

Overall Visual Character

- Location on corner lot
- One-story height of original building
- Rectangular plan
- East orientation
- Asymmetrical elevations
- Medium-pitched side-gabled roof
- Open, overhanging eaves
- Entrance porch with trabeated arcade

¹³ Emily Rinaldi, GPA Consulting, "California Department of Parks and Recreation Form Set, Downtown Ojai Historic District," January 12, 2018, 7-10.

Exterior Materials and Craftsmanship

- White or beige stucco cladding
- Clay tile copings or roof cladding
- Arcades and rounded arch openings
- Mission-style curved parapets
- Individual buildings with combinations of Mission Revival style features, such as curved parapets, rounded arches and arcades (some with impost moldings), pergolas, bell towers, and quatre-foil accent windows, pierced stucco screens, pergolas, and bell towers

- Arched and rectangular window openings
- Mission Revival style details

Exterior Materials and Craftsmanship

- Red clay tile roofing
- Exposed wood rafter tails
- Smooth stucco cladding
- Decorative stucco surrounds
- Multi-light wood casement sash
- Gable-front vent with balconette detail

Project Description

AT&T proposes to build an unmanned wireless telecommunications facility consisting of a three (3) sector array with three (3) panel antennas per sector that is concealed behind fiber-reinforced polymer (FRP) screening wall. The proposed facility would be a rooftop alteration located on the existing two-story portion of the building toward the rear (north) that was constructed in 1973. Specifically, the Project proposes to replace an existing rooftop wall screen that is rectangular in plan and approximately six feet tall with a new wall that is slightly enlarged toward the side elevation to be “L”-shaped in plan and would be approximately nine feet tall. The exterior materials, color and texture would match the existing. Additionally, the new wall would have radiofrequency (RF) transparency, meaning the signal can go through the wall. All cellular equipment and antennas would not protrude above the wall screen and would therefore be fully screened from public view by this wall.

See proposed plans included in **Attachment D** for more information regarding the Project.

Compliance with the Standards

The Standards were issued by the National Park Service and are accompanied by Guidelines for four types of treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common treatment and the one that applies to the proposed Project is rehabilitation.

The definition of rehabilitation assumes that at least some repair or alteration of the historical resource would be needed in order to provide for efficient, ongoing use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the resource's historic character.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance as a whole.

Following is an analysis of the Project's compliance with the Standards for Rehabilitation based on a review of schematic plans submitted to the City and included in this memorandum as **Attachment D**:



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

The Project complies with Standard 1. There is no proposed change of use. The building on the property would continue to be used as a commercial utility building as it was historically.

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

The Project complies with Standard 2. The proposed work is for the non-original, two-story addition constructed in 1973 toward the rear (north) portion of the property and would not require the removal of any distinctive materials or the alteration of features and spaces that characterize the property.

The only portion of the property that contributes to the Historic District is the original one-story building constructed at the front of the property from 1928 to 1929. The Project does not propose any alterations to the historic building and thus, no distinctive materials or the alteration of features and spaces that characterize the Historic District will be undertaken. Therefore, the Project complies with Standard 2 in regard to the Historic District.

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

The Project complies with Standard 3. The use of conjectural features or elements from other buildings that would create a false sense of history are not proposed as part of the Project. As such, the Project would not create a false sense of historical development.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.

Standard 4 is not applicable. There is no documentation to suggest that any changes to the property since initial construction have acquired historic significance in their own right.

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

The Project complies with Standard 5. All distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property and the Historic District will be preserved. As explained above under Standard 2, the Project is proposed for the rear addition and no features, finishes or examples of craftsmanship that contribute to the property or Historic District are proposed for removal.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match

the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Project complies with Standard 6. The Project does not propose the repair or replacement of any extant or missing historic features. If any additional work to repair or replace in kind any historic features become necessary in the future, the work should be completed following Standard 6.

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

The Project complies with Standard 7. No harsh chemical or physical treatments have been proposed for historical materials or features.

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

The Project complies with Standard 8. The Project entails alterations to the roof of an extant building and no ground disturbance is proposed; thus, there is no potential for archaeological resources to be disturbed.

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

The Project complies with Standard 9. No alterations to the historic portion of the building would occur. As stated previously, the new addition would involve the replacement of the existing non-original wall screen on the roof of the two-story, 1973 addition at the rear of the property. Therefore, no historic materials, features, and spatial relationships that characterize the property would be destroyed as a result of the Project.

The proposed Project would entail alterations to an existing rooftop addition. While the Standards generally recommend avoiding rooftop additions on historic properties that are one story in height, the proposed addition would be appropriately placed on a non-historic portion of the building at the rear of the property. The one-story, historic portion of the building is sufficiently separated from the two-story, 1973 addition at the rear of the property where the rooftop addition would occur. Multiple one-story additions, set back from the main wall plane of the east elevation of the historic building provide visual separation between the historic portion of the building and the two-story, 1973 addition such that it clearly reads as a new addition and could easily be construed as a separate building on the property. Thus, because of the proposed location of the replacement wall screen, in analyzing the Project for compliance with Standard 9, the new work would be best considered related new construction. Although it would not necessarily be compatible with the historic character of the historic, one-story portion of the property in terms of size, scale and proportion, and massing, because of this physical and visual separation between the historic portion of the property and the location of the proposed work, the Project would not impact

the historic integrity of the building such that it would no longer be eligible for the National Register or California Register as a contributor to the Historic District.

The proposed wall screen will be clad in stucco to match the existing compatible wall screen in terms of materials and color. Because the new screen would be located on an existing, documented addition and the new equipment would be made of contemporary materials, it would not be construed as an original historic feature. Thus, the new work will be sufficiently differentiated from the old while also compatible with the historic materials and features of the property. Lastly, because of the simple design of the roof addition, it would not detract from the historical resource and its location at the rear of the property, setback from the roof perimeter of the existing additions, ensures that it would be subordinate to the historic portion of the building.

In analyzing the Project for compliance with Standard 9 in relation to the Historic District, the new work would most accurately be considered new construction. In determining the impacts of the Project on the Historic District as a whole, the central question is whether the new work would affect the physical integrity of the Historic District to the degree it would no longer qualify as a historical resource. Such an effect would only occur if the Historic District no longer retained sufficient integrity to convey its significance. According to “National Register Bulletin 15,” there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials.¹⁴ The only relevant aspects with respect to the impact of new construction in a historic district are setting and feeling. Setting refers to the character of the place in which the historical resource is situated; in this case within the boundaries of the Historic District as well as its broader surroundings. Feeling is the expression of the time and place the historical resource gained significance. While “National Register Bulletin 15” does not directly address the impact of new construction on the setting or feeling of a historic district, it provides direction in assessing the impact of non-contributing properties on the physical integrity of a listed historic district, as follows:

When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of historic environment.

The proposed Project would not diminish the integrity of the Historic District as a whole because no contributing properties would be demolished. As the addition would occur on a non-historic portion of the contributing property, the activity of constructing the rooftop addition in and of itself would not result in a substantial adverse change in the Historic District in terms of relative number. The Project would not result in an increase in the relative number of intrusions (i.e., non-contributing properties) within the

¹⁴ “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed March 2022, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

Historic District because it would not alter the subject property to the degree that it would no longer be eligible as a contributor.

The new construction would affect the setting of the Historic District by introducing a new visual element to the skyline. While the vast majority of the buildings in the Downtown Ojai Historic District are one-story, Mission Revival style commercial buildings, a number of two and three-story buildings are also present within the Historic District. Thus, the proposed addition would not necessarily be incompatible with the historic character of the Historic District. Additionally, the Project is located along the northwestern boundary of the Historic District, which is the most appropriate place for new construction to occur as it would not obstruct views into, or within, the Historic District.

Additionally, there are modern buildings that are already visible from within the boundaries of the Historic District at this location. Thus, the proposed Project would not diminish the Historic District's integrity of setting in terms of its broader setting, nor would it affect the integrity of the immediate setting to the degree that it would no longer be eligible for listing in the National Register or California Register. Therefore, the Project would have a less than significant impact on the Historic District and its contributing properties.

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

The proposed Project complies with Standard 10. The proposed work would not be attached to the historic portion of the building or any character-defining features of the Historic District. Thus, if the new construction were removed in the future, the essential form and integrity of the property and Historic District would be unimpaired.

Upon reviewing the proposed Project plans, GPA has concluded that the Project complies with the Standards.

CEQA

GPA has reviewed the proposed plans to determine whether the proposed Project would constitute a significant impact to historical resources as defined by CEQA. Projects that do not comply with the Standards have the potential to cause a substantial adverse change to a historical resource, while projects that do comply with the Standards are generally considered to be mitigated to the level of less than a significant impact on the historical resource and therefore would not cause a significant impact on the environment under CEQA. As explained in the above analysis, the proposed Project would comply with the Standards overall. As such, it would have a less-than-significant impact on the historical resource.

Recommendations and Conclusions

Upon review of the proposed plans, GPA has determined that the Project would comply with the Standards and accompanying Guidelines. The Project would not cause a substantial adverse change to the significance of historical resources or result in a significant impact on the environment as defined by CEQA.



GPA also has the following general recommendations:

- City Planning staff should keep a copy of the permit plan set, including existing conditions drawings and proposed drawings, in the City's historic property file as a method of documenting changes to the historical resource for future research.

Thank you for your consideration of this memorandum. I am happy to answer any questions you may have. You can reach me at (310) 792-2690 ex. 125 or by e-mail at audrey@gpaconsulting-us.com.

Attachments:

Attachment A – Résumés

Attachment B – Current Photographs

Attachment C – Department of Parks and Recreation Form Set

Attachment D – Proposed Project Plans and View Simulations

Attachment E – Building Permit Records



ATTACHMENT A – RÉSUMÉS

AUDREY VON AHRENS



Audrey von Ahrens is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies and B.A., Urban Studies University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Downtown Los Angeles Neighborhood Council, Planning and Land Use Committee, 2018-present
- Downtown Los Angeles Neighborhood Council, Board Member Alternate, present

Selected Projects:

- 328 N. Oakhurst Drive, Beverly Hills, CEQA Historical Resources Report, 2020
- 329 Avenida Cabrillo, San Clemente, Secretary of the Interior's Standards Compliance, 2021
- 818 Grant Street, Santa Monica, Landmark Application, 2020-2021
- 1360 Vine Street, City of Los Angeles, CEQA Historical Resources Technical Report, 2020-2021
- 1535 Oakdale Street, Pasadena, Secretary of the Interior's Standards Compliance, 2021
- 4080 Lafayette Place, Culver City, CEQA Historical Resources Technical Report, 2020
- Architecture & Engineering Context, Los Angeles Citywide Historic Context Statement, 2019
- Broadway Federal Midtown Branch, Los Angeles, Character-Defining Features Analysis and CEQA Historical Resource Report, 2018
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Report, 2018
- Georgian Hotel, Santa Monica, Secretary of the Interior's Standards Compliance, 2021-2022
- Hooper Center, Webb Schools, Claremont, Secretary of the Interior's Standards Compliance, 2018
- Los Angeles Mills Act Program, Pre-contract Services and Periodic Inspections, 2017-2020
- Laguna Beach Mills Act Program, Application Reports, 2017-2020
- WM Keck Science Center, Scripps College, Claremont, Secretary of the Interior's Standards Compliance, 2018-2020
- Applying the Secretary of the Interior's Standards Training Session, City of San Clemente Planning Commission, 2019-2021

JENNA KACHOUR



Jenna Kachour is a Senior Associate Architectural Historian/ Preservation Planner at GPA. She has 14 years of diversified planning experience in the private, public, and non-profit sectors. She has been dedicated to the field of historic preservation since 2010. Trained as a planner, Ms. Kachour's work at GPA is informed by her understanding of preservation's role within the larger context of land use and decision making. Since joining GPA in 2013, she has skillfully supervised the preparation of environmental compliance documents in accordance with the California Environmental Quality Act, National Environmental Policy Act, and Section 106 of the National Historic Preservation Act for projects throughout California. Her involvement in several large-scale transportation corridor projects has entailed the management of historical resource surveys through multiple cities in Los Angeles County. Jenna is also experienced in preparing applications for Mills Act Historic Property Contracts as well as inspecting properties with existing contracts.

Educational Background:

- Master of Planning, University of Southern California, 2007
- Graduate Certificate, Historic Preservation, University of Southern California, 2007
- B.S., Public Policy, Management and Planning, University of Southern California, 2007

Professional Experience:

- GPA Consulting, Senior Associate Architectural Historian/ Preservation Planner, 2013-Present
- Pasadena Heritage, Preservation Director, 2010-2013
- Deborah Murphy Urban Design + Planning, Planner, 2009-2010
- Brown/Meshul, Inc. Land Use Consultants, Assistant Project Manager, 2006-2009

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- 250 E. Union Street, Pasadena, CEQA Historical Resource Technical Report, 2018
- 3200 W Adams, Secretary of the Interior's Standards Compliance Memo, 2015
- 949 S. Hope Street, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Figueroa & Flower, Los Angeles, CEQA Historical Resource Technical Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Technical Report, 2016-2018
- Laguna Beach Mills Act Contract Applications, 2013-2016
- Long Beach Mills Act Program Recommendations Report, 2014
- Los Angeles Union Station Five New Capital Projects, Secretary of the Interior's Standards Compliance Memo, 2020-2021
- Mariposa Condominiums, El Segundo, CEQA Historical Resource Evaluation Report, 2021
- Mills Act Inspections, Long Beach, 2014
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, 2021
- North Hollywood to Pasadena Bus Rapid Transit Corridor Project, CEQA Historical Resource Technical Report, 2019-2021
- Olympic & Figueroa, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Sunset & Everett, Los Angeles, Historical Resource Evaluation Report, 2014
- Sunset Junction, Los Angeles, CEQA Historical Resource Evaluation Report, 2015
- Union Street Cycle Track, Pasadena, CEQA/NEPA Historical Resource Technical Report, 2019-2020



ATTACHMENT B – CURRENT PHOTOGRAPHS



South and east elevations of historic, one-story portion of building (foreground) and two-story addition (distance, right), view looking northwest. March 2022. Source: GPA.



East and north elevations of two-story addition (foreground) and one-story additions (distance, left), view looking southwest. March 2022. Source: GPA.



North block face of Ojai Avenue showing context of Historic District within the vicinity of the property (distance, right of center), view looking northeast. March 2022. Source: GPA.



North and south block face of Ojai Avenue showing context of Historic District within the vicinity of the property (middle ground, left), view looking east. March 2022. Source: GPA.



North block face of Ojai Avenue showing context of Historic District within the vicinity of the property (distance, left), view looking northwest. March 2022. Source: GPA.



ATTACHMENT C – DEPARTMENT OF PARKS AND RECREATION FORM SET

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 2S2

Other Listings
Review Code

Reviewer

Date

Page 1 of 19 *Resource Name or #: (Assigned by recorder) Downtown Ojai Historic District

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Ojai Date 2015 T ; R ; of of Sec ; B.M.

c. Address 111-345 E. Ojai Avenue, 108 N. Signal Street, and 122-338 E. Ojai Avenue City Ojai Zip 93023

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

See District Record for locational data.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See District Record for detailed description.

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/Motel; HP6. 1-3 story commercial building; HP10. Theater; HP14. Government Buildings; HP16. Religious Building; HP29. Landscape Architecture

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View looking west along Ojai Avenue, 1/3/2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1917-1928; See section D7.

*P7. Owner and Address: See attached DPR 523 A forms for resources documented within the district boundary.

*P8. Recorded by: (Name, affiliation, and address) Emily Rinaldi, GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded: 1/12/2018

*P10. Survey Type: (Describe) Section 106 Compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

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

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

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*Resource Name or # (Assigned by recorder) Downtown Ojai Historic District

D1. Historic Name: None

D2. Common Name: None

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Downtown Ojai Historic District in Ojai, California is an early example of a "Spanish Town" plan in the Mission Revival style. The district boundaries include 36 parcels and 1 non-parcel resource on the north and south sides of Ojai Avenue (also VEN-150) approximately located between Blanche Street and S. Montgomery Street. The surrounding area consists of a mix of single-family residences, commercial, hotel, and institutional buildings as well as various recreational facilities, including tennis courts, a skate park, and a paved recreational trail for walking, biking, and horseback riding.

Ojai Avenue is Ojai's primary east-west thoroughfare. It is a two-lane street with a center turning lane and two-way traffic. Blanche Street, Ventura Street, and Signal Street are all secondary, two-lane streets with two-way traffic traveling north-south that intersect with Ojai Avenue within the district boundaries. South Montgomery Street is also a secondary, two-lane street with two-way traffic traveling north-south that terminates at Ojai Avenue at the east end of the district boundary. All streets within the district have typical asphalt paving and striping. Concrete sidewalks, curbs, and gutters border the streets to either side. Street lighting is staggered along Ojai Avenue and consists of standard or ornamental street lights atop concrete or metal poles. There is a four-way traffic signal at the intersection of Ojai Avenue and Signal Street. There is also a bus shelter with stucco-clad columns and clay tile roof on the northwest corner of Ojai Avenue and Signal Street. Landscaping along the street consists primarily of different species of trees with some small plantings and climbing plants, but there is no overall landscaping pattern.

Within the historic district, there are 27 commercial buildings, a public utility building, single-family dwelling, hotel, post office, library, church, and municipal park. There is also one non-parcel resource, the Ojai Arcade. These resources were developed between c. 1898 and 1996. The district evolved from a collection of Ojai's earliest commercial buildings built in the late 19th century to its current configuration, which is primarily characterized by buildings and structures built between 1917 and 1928, largely in the Mission Revival style. Ojai Avenue was one of the first streets laid out within the original town site in 1874-1875, and the historic district was the location of Ojai's earliest commercial buildings, which are no longer extant, including the Nordhoff Inn (1874), Lafayette Herbert's general store (c. 1874), and B.F. Maddox's livery stable (c. 1887). By 1898, there was a row of commercial buildings to the north of Ojai Avenue between Signal Street and Stewart Creek. The row of commercial buildings at 242-306 E. Ojai Avenue likely date from c. 1898; however, they have been highly altered since their construction and do not retain their c. 1898 appearance.

The first Mission Revival-style building on Ojai Avenue was the Isis Theater, a movie theater developed in 1914. Following the construction of the Isis, Edward Drummond Libbey, a wealthy industrialist who kept a winter residence in Ojai, commissioned the San Diego architects Frank Mead and Richard S. Requa to design a Mission Revival style downtown district. This "Spanish Town" plan was constructed in three phases between 1917 and 1919. The first phase concentrated on the section of Ojai Avenue between Signal Street and S. Montgomery Street, and included the construction of the Post Office and Tower (201 E. Avenue), Libbey Park (205 E. Ojai Avenue), and the Arcade (202-306 E. Ojai Avenue) in 1917. The second phase included the construction of the St. Thomas Aquinas Chapel (130 W. Ojai Avenue) in 1917-1918, and the third phase included the construction of El Roblar Hotel (now The Oaks at Ojai Hotel, 122 E. Ojai Avenue) in 1919-1920. Following the completion of Mead and Requa's town plan, several additional commercial properties were constructed on Ojai Avenue in the 1920s, most with either Mission Revival or associated Spanish Colonial Revival details. The Arcade was also extended along two new commercial properties at 308-328 E. Ojai Avenue in 1927. The last notable building to be constructed in the historic district was the Ojai Library (111 E. Ojai Avenue) in 1928.

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D1. Historic Name: None

D2. Common Name: None

The buildings within the district are constructed on parcels of various sizes. The majority are built to the front of the property line bordering Ojai Avenue and directly adjoin neighboring buildings to create a row of two or more properties. The buildings within these rows are primarily commercial, modest in scale, and compact in size and form. There are also several buildings that are freestanding and setback from the street, including: St. Thomas Aquinas Chapel, 110 W. Ojai Avenue, Ojai Library, El Roblar Hotel, and 307 E. Ojai Avenue. Nearly all the buildings within the historic district are one story in height with the exception of the El Roblar Hotel and 307 E. Ojai Avenue, which are two stories. The Post Office Tower and the St. Thomas Aquinas Chapel bell tower are the tallest structures in the historic district at approximately three stories in height.

The district's most important visual characteristic is its aesthetic uniformity and the repetition of Mission Revival-style architectural features. Nearly all the buildings have white or beige stucco cladding, and most have clay tile copings or roof cladding. The Mission Revival-style Arcade fronting the row of commercial buildings on the north side of Ojai Avenue between Signal and S. Montgomery Streets is mirrored on the south by the Post Office's arcade and the rounded arches of the pergola bordering Libbey Park. These rounded arches are again repeated on the entry gates along the low concrete walls that surround the St. Thomas Aquinas Chapel and the El Roblar Hotel. The Mission-style curved parapet is seen on multiple structures, including the Isis Theater, 106-110 N. Signal Street, 202-206 E. Ojai Avenue, Ojai Fire Station (321 E. Ojai Avenue), City Garage (345 E. Ojai Avenue), the Libbey Park Pergola, and the entry gates at the St. Thomas Aquinas Chapel and the El Roblar Hotel. Other notable Mission Revival-style architectural features within the district include the pierced stucco screens on the El Roblar Hotel, the quarte-foil opening on the parapet of the Isis Theater, the pergolas at the Maravilla Company Sales Office (121 E. Ojai Avenue) and the El Roblar Hotel, and the bell tower at the St. Thomas Aquinas Chapel. The Post Office Tower at the southwest corner of Ojai Avenue and Signal Street is the visual focal point of the district, dominating the district's viewshed on Ojai Avenue from both the east and west. Modeled after the towers at the Columbus Cathedral in Havana, Cuba, the Post Office Tower features arched openings and rounded balconettes with iron railings. It is topped with a dome clad in decorative tiles with an ornamental finial.

Of the 36 parcels and one non-parcel resource within the boundary of the Downtown Ojai Historic District, 28 contribute to the significance of the historic district. Nine parcels do not contribute to the district's significance because the building on the parcel dates from after the period of significance or does not retain sufficient integrity to convey its significance, or the parcel is vacant. See the attached continuation sheet for a list and map of all buildings within the district boundary and their status codes. For additional descriptive information on the buildings, please see the attached DPR 523 A (Primary Record) forms. Primary Record forms were prepared for 36 parcels and one non-parcel resource within the district boundary, which is located within the Area of Potential Effect (APE) for the City of Ojai Ojai Ave/Maricopa Highway Pedestrian and Bicycle Safety Improvements Project (see associated Historical Resource Evaluation Report for project details). One DPR 523 B (BSO) form was prepared for the El Roblar Hotel at 122 E. Ojai Avenue in order to evaluate it in terms of its tourism context and provide a thorough integrity analysis due to its extensive alterations history. BSO forms were not prepared for every building within the district boundary, however, as the majority shared the same historic contexts and similar development and alterations histories. Documenting every building on a BSO form within the evaluated district would be considered beyond a reasonable level of effort for the proposed project.

The sidewalks, curbs, gutters, street lighting, traffic signal, and bus shelter were all constructed or added outside the period of significance and therefore, do not contribute to the district's significance. The portion of Ojai Avenue through the Downtown Ojai Historic District was first paved between 1917 and 1920 during the construction of Ojai's "Spanish Town" plan. Historic photographs from c. 1920 show that concrete sidewalks and curbs bordered the street to either side from approximately Ventura Street to Montgomery Street (see Page 19 for historic photographs). There also appear to have been no freestanding street lights at this time, though there were wooden utility poles staggered along the south side of Ojai Avenue. The only street lights visible in historic photographs from the period of significance are the light fixtures attached to adjacent buildings and structures that line Ojai

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D1. Historic Name: None

D2. Common Name: None

Avenue, such as the light fixtures attached to the Arcade, Libbey Park Pergola, and Post Office.

The existing sidewalks, curbs, gutters, street lighting, traffic signal, and bus shelter are all new or modern replacements, the majority of which were likely constructed or added around the 1980s and 1990s when the City of Ojai made a variety of improvements to the streetscape. According to a 1989 *Ojai Valley News* article, the sidewalk beneath the Arcade was replaced in 1989. The City of Ojai replaced the sidewalks on the north and south sides of Ojai Avenue between Blanche and Signal Streets in 1998 according to a *Los Angeles Times* article. Because the character of the sidewalk appears consistent throughout the Downtown Ojai Historic District, the City also likely replaced the sidewalk on the south side of Ojai Avenue between Signal Street and Montgomery around this time, possibly when the Libbey Park Pergola was rebuilt. There appear to have been no freestanding street lights on Ojai Avenue before the 1980s. The existing street lights were added at an unknown date, though it was likely sometime around the 1980s or 1990s. According to a 1996 *Los Angeles Times* article, the four-way traffic signal at the intersection of Ojai Avenue and Signal Street was likely installed in 1987. There appears to have been an early traffic signal that is no longer extant suspended across Ojai Avenue in a 1962 historic photograph. This traffic signal was possibly the first to be installed in Ojai that is noted in the 1996 *Los Angeles Times* article. Although it is unknown when the bus shelter was constructed, visual observations from the field suggest it is a modern structure and does not date from the period of significance.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundary for the district generally follows the northern parcel lines of properties on the north side of Ojai Avenue and the southern parcel lines of properties on the south side of Ojai Avenue that are approximately located between Blanche Street and Montgomery Street. The northern boundary follows the northern property lines of properties on the north side of Ojai Avenue except at the east side of Signal Street where it includes one parcel to the north at 106-108 N. Signal Street between Ojai Avenue and Matilija Street. The southern boundary follows the southern parcel lines of properties on the south side of Ojai Avenue, and includes only one of the seven parcels that comprise Libbey Park at 205 E. Ojai Avenue. This parcel constitutes the original park boundary and its southern parcel line follows a former railroad right-of-way that is now the Ojai Valley Trail. On the north side of Ojai Avenue, the western boundary is the western parcel line of 200 W. Ojai Avenue on the west side of Blanche Street. The boundary continues east across Blanche Street to 122 E. Ojai Avenue, then across Signal Street to 202 E. Ojai Avenue, and continues further east to the eastern boundary, which is the eastern parcel line of 338 E. Ojai Avenue. On the south side of Ojai Avenue, the western boundary is the western parcel line of 111 E. Ojai Avenue on the corner of Ojai Avenue and Ventura Street. The boundary continues east and crosses Signal Street to 201 E. Ojai Avenue, then continues further east to the eastern boundary, which is the eastern parcel line of 345 E. Ojai Avenue on the corner of Ojai Avenue and Montgomery Street. The boundary for the district is articulated on page 17.

***D5. Boundary Justification:**

The boundaries for the Downtown Ojai Historic District are defined by the extent of the densest area of significant and intact resources representing the period of commercial, institutional, and recreational development on Ojai Avenue between 1917 and 1928. The historic district includes 36 parcels and one non-parcel resource, 28 of which have been identified as contributing and 9 are non-contributing, giving the historic district an approximately 77% concentration of contributing buildings. Factors that aided in the formation of the boundary include age, architectural significance; integrity; and contribution to the feeling of the district.

Properties immediately to the east and west of the district boundaries on both the north and south sides of Ojai Avenue were constructed between 1968 and 2015 following the end of the district's period of significance in 1928. These areas of new development separate the historic district from properties further to the east that were constructed between 1917 and 1928. The district boundaries were not extended to include these potential historic

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D1. Historic Name: None

D2. Common Name: None

properties because they are now separated from the district visually and physically by this intervening new development that does not contribute to the significance or feeling of the historic district. Rather than conveying a sense of continuity, the outlying properties are now isolated examples of their dates of construction. In some instances they are also associated with different development trends and local groups and persons than those within the district boundary.

D6. Significance: Theme Early Development of Ojai; Mission Revival Style Architecture; The Work of Mead and Requa; "Spanish Town" Plans in Early 20th Century California

Area Ojai, California Period of Significance 1917-1928 Applicable Criteria A, B, C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

National Register of Historic Places

Criterion A

The Downtown Ojai Historic District is determined eligible for listing in the National Register under Criterion A for its important association with commercial, institutional, and recreational development in Ojai. The context considered under Criterion A was the Early Development of Ojai.

The district evolved from a collection of Ojai's earliest commercial buildings built in the late 19th century to its current configuration, which is primarily characterized by buildings and structures built between 1917-1928 in the Mission Revival style. Ojai Avenue was one of the first streets laid out within the original town site in 1874-1875, and the historic district was the location of Ojai's earliest commercial buildings, which are no longer extant, including the Nordhoff Inn (1874), Lafayette Herbert's general store (c. 1874), and B.F. Maddox's livery stable (c. 1887).

By 1898, there was a row of commercial buildings to the north of Ojai Avenue between Signal Street and Stewart Creek, which originally ran perpendicular to Ojai Avenue just west of Montgomery Street. This row of commercial buildings developed by 1898 probably featured the wood western false fronts and elevated sidewalks pictured in historic photographs of Ojai Avenue dating prior to 1917. A portion of this c. 1898 row of commercial buildings likely remains extant behind the Mission Revival-style Arcade fronting 242-306 E. Ojai Avenue; however, these buildings have been highly altered by the Arcade's construction and other cladding and fenestration changes and no longer retain their c. 1898 appearance. By 1912, Ojai Avenue had developed into Ojai's central commercial corridor with commercial structures located to the north and south of Ojai Avenue. There were 16 commercial buildings on the north side of Ojai Avenue, three dwellings, and the St. Sebastian Catholic Church, and 9 commercial buildings on the south side as well as the Ojai Inn (originally the Nordhoff Inn), the Ojai State Bank, the Jack Boyd Club, the fire department, and two dwellings. The majority were vernacular commercial, residential, and institutional buildings constructed from wood and/or brick with the exception of the Ojai State Bank, which was a 1911 Classical Revival-style brick building designed by architect Silas R. Burns. In 1914, the Isis Theater was the first Mission Revival-style building to be constructed on Ojai Avenue.

In the early 20th century, Ojai became a popular winter destination for upper class families. Edward Drummond Libbey was a wealthy Midwestern industrialist who began to winter yearly in Ojai after lodging in the Foothills Hotel in 1907 or 1908 at the recommendation of his friend Harry Sinclair, the founder of Sinclair Oil. Soon after his first visit, Libbey began purchasing land in town and commissioned architects Myron Hunt and Elmer Gray to design a Craftsman-style winter residence at Foothill and Palomar Road. In 1914, he began discussing with local officials his idea to re-design Ojai's commercial center on Ojai Avenue. Libbey organized the Ojai Valley Men's League to coordinate the community improvement effort, raised funds, and completed purchasing all the land

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D1. Historic Name: None

D2. Common Name: None

that now comprises Libbey Park. In 1916, Libbey embarked on a campaign to create a picturesque town center, demolishing the majority of existing buildings on his land south of Ojai Avenue, except for the Ojai State Bank and Jack Boyd Club, to create the 7.46-acre Civic Center Park (now Libbey Park).

Libbey then commissioned the San Diego architects Frank Mead and Richard S. Requa to design a Mission Revival style redevelopment plan for downtown Ojai. These civic improvements were constructed in three phases between 1917 and 1919. The first phase of Mead and Requa's "Spanish Town" plan concentrated on the section of Ojai Avenue between Signal Street and S. Montgomery Street, and included the construction of the Post Office and Tower, Libbey Park, and the Arcade in 1917. A fire destroyed the western portion of the row of commercial buildings behind the Arcade soon after construction was completed. These commercial buildings were rebuilt and the Arcade quickly repaired. The second phase included the construction of the St. Thomas Aquinas Chapel in 1917-1918. The original wood church on the corner of Ojai Avenue and Blanche Street had burned in the 1917 fire that destroyed part of the Arcade. Finally, the third phase included the construction of the El Roblar Hotel in 1919-1920. Ojai Avenue was also paved and sidewalks were constructed as part of these civic improvements. The trees that lined Ojai Avenue prior to 1917 were originally incorporated into Mead and Requa's design; however, they were later removed in 1926 for reasons of safety.

This transformation of Ojai's downtown fully established the Downtown Ojai Historic District as Ojai's commercial, institutional, and recreational center. During the 1920s, Ojai Avenue was Ojai's central commercial shopping district, as well as the location of important commercial and civic institutions like the Ojai State Bank and Ojai Post Office. After Ojai incorporated in 1921, Ojai's first City Hall was located at 252 E. Ojai Avenue until 1939 in a former commercial building within the Arcade. Libbey Park was the first municipal park in Ojai and was soon improved with four new tennis courts, a tennis clubhouse, and bleachers. Several additional commercial and institutional properties were also constructed within the Downtown Ojai Historic District in the 1920s. These properties included the Maravilla Company Sales Office (121 E. Ojai Avenue) in 1921; the City Garage (345 E. Ojai Avenue) in c. 1921; the Ojai Fire Station (321 E. Ojai Avenue) in 1923; 325 E. Ojai Avenue in c. 1925; 338 E. Ojai Avenue in c. 1925; 106-108 N. Signal Street in 1926; 331-337 E. Ojai Avenue in 1927, and the Pacific Telephone and Telegraph Company service building (200 W. Ojai Avenue) sometime between 1927-1929. In 1927, Stewart Creek was channeled, allowing for the extension of the Arcade on Ojai Avenue and the construction of two additional commercial buildings at 308-328 E. Ojai Avenue. Finally, the Ojai Library (111 E. Ojai Avenue) was completed in 1928.

The historic district is significant at a local level for its direct and important association with the early development of Ojai. Its period of significance extends from 1917, when the first phase of Mead and Requa's Mission Revival-style plan was constructed, to 1928, when the Ojai Library was constructed. The following buildings and features that contribute to the district's significance under Criterion A:

Map Ref. #	Resource Name	Address	Year Built
1-2	Ojai Library	111 E. Ojai Avenue	1928
3	Maravilla Company Sales Office	121 E. Ojai Avenue	1921
5	The Isis Theater	145 E. Ojai Avenue	1914
6	Post Office & Tower	201 E. Ojai Avenue	1917
7	Libbey Park	205 E. Ojai Avenue	1917
10	Former Creek Bed	East of 205 E. Ojai Avenue	N/A
11	Ojai Fire Station	321 E. Ojai Avenue	1923
12	325 E. Ojai Avenue	325 E. Ojai Avenue	c. 1925
13	331-337 E. Ojai Avenue	331-337 E. Ojai Avenue	1927

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D1. Historic Name: None

D2. Common Name: None

14	City Garage	345 E. Ojai Avenue	c. 1921
15	Pac Bell Building	200 W. Ojai Avenue	1927-1929
16	St. Thomas Aquinas Chapel	130 W. Ojai Avenue	1918-1919
18	El Roblar Hotel	122 E. Ojai Avenue	1919-1920
19	106-108 N. Signal Street	106-108 N. Signal Street	1926
20	202 E. Ojai Avenue	202 E. Ojai Avenue	c. 1917
21	208-214 E. Ojai Avenue	208-214 E. Ojai Avenue	c. 1917
24	242 E. Ojai Avenue	242 E. Ojai Avenue	c. 1898
25	246 E. Ojai Avenue	246 E. Ojai Avenue	c. 1898
26	250 E. Ojai Avenue	250 E. Ojai Avenue	c. 1898
27	254 E. Ojai Avenue	254 E. Ojai Avenue	c. 1898
29	260 E. Ojai Avenue	260 E. Ojai Avenue	c. 1898
30	302-306 E. Ojai Avenue	302-306 E. Ojai Avenue	c. 1898
31	308 E. Ojai Avenue	308 E. Ojai Avenue	1926
32	310 E. Ojai Avenue	310 E. Ojai Avenue	1926
33	314-328 E. Ojai Avenue	314-328 E. Ojai Avenue	1927
34	The Ojai Arcade	202-328 E. Ojai Avenue	1917 & 1927
37	338 E. Ojai Avenue	338 E. Ojai Avenue	c. 1925

Several buildings that contribute to the district's significance were constructed prior to 1917. These properties were extensively altered between 1917 and 1928, and therefore better reflect the period of significance through these alterations rather than their original pre-1917 appearance. The row of commercial buildings at 242-306 E. Ojai Avenue were highly altered with new fronts during the construction of the Arcade in 1917. The Isis Theater was also altered sometime between 1918 and 1926. Its parapet was modified to its current configuration, and an awning clad in clay tiles added over the original storefront. One structure that is part of a contributing resources, the Libbey Park Pergola, was demolished in 1968, but entirely rebuilt in 1999 in a manner that appears to have been consistent with the Secretary of Interior Standards for Reconstruction. No other resources or streetscape features within the district contribute to its significance under Criterion A, because they were constructed outside the period of significance or no longer retain sufficient integrity, as demonstrated on the attached DPR forms.

Criterion B

The Downtown Ojai Historic District is determined eligible for listing in the National Register under Criterion B for its association with Edward Drummond Libbey (1854-1925). Libbey is a significant person at a local level for his role in the planning and funding of Ojai's Mission Revival-style redevelopment plan.

Libbey was a wealthy Midwestern industrialist who was a central figure in the American glass industry in the late 19th and early 20th century. Born in 1854 in Chelsea, Massachusetts, he inherited full control of his father's glass company, the New England Glass Company, in 1880. In 1888, he moved the company to Toledo, Ohio, changing the company's name to the Libbey Glass Company. The Libbey Glass Company was one of the first glass manufacturers in Toledo, which would subsequently be known as "The Glass City" due to the later dominance of the glass industry in the area. Libbey is well-known for his popular exhibition at the 1893 World's Columbian Exposition in Chicago, and the Libbey Glass Company is noted as the first company within the American glass industry to automate the manufacture of electric light bulbs in 1904 and the first to develop machine blown glass tumblers in 1907. From 1907-1925, Libbey spent the majority of his winters at his winter residence in the Ojai Valley. He died of pneumonia in 1925 at the age of 71.

Libbey is credited as the visionary force that first conceived the idea of transforming Ojai's downtown into a

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D1. Historic Name: None

D2. Common Name: None

harmonious environment in the vein of a City Beautiful plan. In 1912, Libbey bought the Ojai Inn with the intention of later redeveloping the site, and at a town meeting on April 17, 1914, he first revealed his idea to redesign the row of commercial buildings on the north side of Ojai Avenue between Signal Street and Stewart Creek. He organized the Ojai Valley Men's League to coordinate the community improvement effort, raised funds, and completed purchasing all the land that now comprises Libbey Park. In 1916, Libbey embarked on a campaign to create an aesthetically unified "Spanish Town." He commissioned the architects Mead and Requa to design the Mission Revival civic improvements, which were constructed in three phases between 1917 and 1920 as detailed above under Criterion A.

Libbey is also associated with the development of the Maravilla Company Sales Office (121 E. Ojai Avenue) in 1921 and the Ojai Library in 1928. He is credited as a founder of the Maravilla Company, which was incorporated in 1920 as part of a residential tract development scheme called the Arbolada. A sales office for the company designed by Mead was constructed on Ojai Avenue to sell parcels within this 360-acre residential tract located north of Rancho Drive and west of Del Norte Road. The Ojai Library was completed after Libbey's death in 1925. However, Libbey had originally proposed the site at the southeast corner of Ventura Street and Ojai Avenue for the construction of a new library as part of his larger town plan. He contributed a substantial donation towards its building fund, and Libbey's estate ultimately donated the parcel on which it is built to the library committee on his behalf after his death.

The Downtown Ojai Historic District is significant at a local level with a period of significance extending from 1917 to 1928, reflecting the period during which properties directly associated with Libbey were constructed. The following resources contribute to the historic district's significance under Criterion B:

Map Ref. #	Resource Name	Address	Year Built
1-2	Ojai Library	111 E. Ojai Avenue	1928
3	Maravilla Company Sales Office	121 E. Ojai Avenue	1921
6	Post Office & Tower	201 E. Ojai Avenue	1917
7	Libbey Park	205 E. Ojai Avenue	1917
16	St. Thomas Aquinas Chapel	130 W. Ojai Avenue	1918-1919
18	El Roblar Hotel	122 E. Ojai Avenue	1919-1920
34	Arcade	202-328 E. Ojai Avenue	1917 & 1927

No other important individuals or groups were directly associated with the historic district during the period in which it gained significance. Therefore, the Downtown Ojai Historic District is not significant for an association with any significant persons or groups, other than Edward D. Libbey, and no other resources or streetscape features contribute to the historic district's significance under Criterion B.

Criterion C

The district was evaluated within the contexts of Mission Revival Style Architecture, the Work of Mead and Requa, and "Spanish Town" Plans in Early 20th Century California. Within these contexts, the Downtown Ojai Historic District is determined eligible for listing in the National Register under Criterion C as an early example of a "Spanish Town" plan in the Mission Revival style as well as for being comprised of several prominent examples of the work of master architects Frank Mead and Richard S. Requa.

The Mission Revival style is one of several architectural styles associated with a revival of Mediterranean and indigenous architecture in the late 1880s through the first half of the 20th century—known broadly as Mediterranean

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D1. Historic Name: None

D2. Common Name: None

Revival. It is considered the first phase of Mediterranean Revival, emerging in the late 19th century out of a renewed public interest in California's Hispanic heritage and late 18th and early 19th centuries Spanish Missions. Architects during this period became swept up in this growing public fascination with California's early history and architecture, and drew upon the state's architectural heritage as a source of inspiration for the development of Mission Revival. From the late 1890s through the early 1910s, Mission Revival buildings were being constructed all over Southern California, especially in Los Angeles and San Diego. Mission Revival-style buildings are usually one to two stories in height, clad in smooth stucco, have hipped roofs with overhanging eaves, and lack elaborate ornamentation (with the exception of a plain string course outlining windows and arches). They are also characterized by Mission-style curved parapets, dormers, and bell towers, porches whose roofs are supported by large, square piers, semi-circular arch openings and arcades, with and without impost moldings, and quatre-foil accent windows.

The Downtown Ojai Historic District possess the character-defining features of Mission Revival style architecture. The buildings within the district are one to two stories in height. Nearly all the buildings have white or beige stucco cladding, and most have clay tile copings or roof cladding. Individual buildings within the district also possess combinations of features that include Mission-style curved parapets, rounded arches and arcades (some with impost moldings), pergolas, bell towers, and quatre-foil accent windows, all character-defining features of the Mission Revival style.

In the 1910s and 1920s several California cities were either redeveloped or planned from scratch in variations of the Mediterranean Revival style. These "Spanish Towns" reflected many of the tenets of the City Beautiful Movement of the 1890s and 1900s, but rendered in the regionally popular Mission Revival or Spanish Colonial Revival architectural styles. Principle tenants of the City Beautiful Movement reflected in these California "Spanish Town" plans include buildings sited on an axial plan or gridded street, aesthetic uniformity in building design, planned viewsheds or focal points, and the incorporation of parks, greenspaces, and landscaping. One of the earliest Mission Revival or Spanish Colonial Revival City Beautiful designs in Southern California was Planada in Merced County in 1910-1912. Although Planada was one of the earliest, City Beautiful designs in the Mission Revival or Spanish Colonial Revival styles were popularized in the mid-1910s by the Panama-California Exposition of 1915. Following the Panama-California Exposition of 1915, public fervor for Spanish Colonial Revival style architecture swept through Southern California, and thousands of buildings were constructed in the style. Several communities went further and redeveloped entire areas according to Mission Revival or Spanish Colonial Revival designs, such as Ojai in 1917-1928 and Santa Barbara in the late 1920s. Entire planned communities were also constructed in the 1920s in the Spanish Colonial Revival style, notably Rancho Santa Fe (1922-1929), Palos Verdes (1923-1939), and San Clemente (1925-1928).

The Downtown Ojai Historic District also possesses the distinctive characteristics of an early 20th century "Spanish Town" community plan. Mead and Requa's design incorporated many of the principle tenants of the City Beautiful Movement, including: aesthetically uniform buildings sited on gridded streets, a planned viewshed or focal point, and the incorporation of a park and landscaping. In an article printed in *The Ojai*, Requa describes the City Beautiful characteristics of their plan for downtown Ojai, noting their intention to produce a "harmonious grouping" of buildings and structures, incorporate a "rallying and recreation center" for the community in the form of a municipal park, and to "complete the architectural scheme and provide a dominant note for the design" through the construction of the Post Office's monumental tower. ("Architectural Significance of Ojai Civic Improvements," *The Ojai*, May 11, 1917.) Additionally, Mead and Requa incorporated into their community plan the existing trees along Ojai Avenue, preserving them in place; although, these trees have since been removed and/or replaced since 1917. Requa also describes in this article their "desire to maintain the primitive simplicity of the valley and historic architecture of Southern California." By designing their community plan in the Mission Revival style, Requa believed that their design "would be in perfect accord with the environment" and "not prohibitive in cost."

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*Resource Name or # (Assigned by recorder) Downtown Ojai Historic District

D1. Historic Name: None

D2. Common Name: None

He also thought that the Mission Revival style could then be used for "the design of all future buildings added to the scheme." The majority of buildings later constructed within the district between 1919 and 1928 were indeed designed in the Mission Revival style in keeping with Mead and Requa's 1917-1919 designs.

The historic district is significant at a local level as a representative example the Mission Revival style applied to a unified town plan. Its period of significance extends from 1917, when the first phase of Mead and Requa's "Spanish Town" plan was constructed, to 1928, when the Ojai Library was constructed. The following buildings and features that contribute to the district's significance under this aspect Criterion C:

Map Ref. #	Resource Name	Address	Year Built
1-2	Ojai Library	111 E. Ojai Avenue	1928
3	Maravilla Company Sales Office	121 E. Ojai Avenue	1921
5	The Isis Theater	145 E. Ojai Avenue	1914
6	Post Office & Tower	201 E. Ojai Avenue	1917
7	Libbey Park	205 E. Ojai Avenue	1917
11	Ojai Fire Station	321 E. Ojai Avenue	1923
12	325 E. Ojai Avenue	325 E. Ojai Avenue	c. 1925
13	331-337 E. Ojai Avenue	331-337 E. Ojai Avenue	1927
14	City Garage	345 E. Ojai Avenue	c. 1921
15	Pac Bell Building	200 W. Ojai Avenue	1927-1929
16	St. Thomas Aquinas Chapel	130 W. Ojai Avenue	1918-1919
18	El Roblar Hotel	122 E. Ojai Avenue	1919-1920
19	106-108 N. Signal Street	106-108 N. Signal Street	1926
20	202 E. Ojai Avenue	202 E. Ojai Avenue	c. 1917
21	208-214 E. Ojai Avenue	208-214 E. Ojai Avenue	c. 1917
24	242 E. Ojai Avenue	242 E. Ojai Avenue	c. 1898
25	246 E. Ojai Avenue	246 E. Ojai Avenue	c. 1898
26	250 E. Ojai Avenue	250 E. Ojai Avenue	c. 1898
27	254 E. Ojai Avenue	254 E. Ojai Avenue	c. 1898
29	260 E. Ojai Avenue	260 E. Ojai Avenue	c. 1898
30	302-306 E. Ojai Avenue	302-306 E. Ojai Avenue	c. 1898
31	308 E. Ojai Avenue	308 E. Ojai Avenue	1926
32	310 E. Ojai Avenue	310 E. Ojai Avenue	1926
33	314-328 E. Ojai Avenue	314-328 E. Ojai Avenue	1927
34	The Ojai Arcade	202-328 E. Ojai Avenue	1917 & 1927
37	338 E. Ojai Avenue	338 E. Ojai Avenue	c. 1925

The Downtown Ojai Historic District also is determined eligible for listing in the National Register under Criterion C for being comprised of several prominent examples of the work of master architects Frank Mead and Richard S. Requa and representing their overall town plan. Mead and Requa was an architectural firm based in San Diego established by Frank Mead (1865-1940) and Richard S. Requa (1881-1941). The firm operated from 1912 until 1920. Mead and Requa are best known for their architectural designs in the Mission Revival style. During their partnership, Mead and Requa designed numerous residences as well as several public and commercial structures, mostly in San Diego and Los Angeles. Notable projects include: the Krotona Institute (1913) in Beachwood Canyon, Palomar Apartments (1914) in San Diego, Hopi House (1915) in La Jolla, Knudsen Residence (1917) in Hollywood, Brackenbury House (1918) in San Diego, and the Residence of E. Roscoe Shrader (1920) in Hollywood.

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D1. Historic Name: None

D2. Common Name: None

Mead and Requa are figures generally recognized in the field of architecture and urban planning for their Mission Revival buildings and urban planning projects constructed in the 1910s. Because Mead is best known for his work in collaboration with Requa and not well-known for any of his work after 1920, Ojai's town plan represents the culminating work of his career. The Downtown Ojai Historic District is a synthesis of the primary features of Mead's body of work that is characterized by a strong relationship between geography, climate, culture, and architecture. It is also an excellent example of Mead's philosophy of design, which was informed by his extensive study of Spanish and Mediterranean architecture and the indigenous architecture of the American Southwest.

Requa's association with Mead between 1912 and 1920 likely highly influenced his later work. After the end of his partnership with Mead, Requa would become widely known as one of the principal practitioners of the Southern California style of architecture, a blend of the Spanish Revival style with influences from the Mediterranean, Mexico, and Central and South America. Requa would go on to design numerous residential, civic, institutional, and landscape projects in San Diego, Coronado, Point Loma, and Mission Hills in the 1920s and 1930s. He would also go on to design three notable community planning projects: the concept plan for Rancho Santa Fe (1922), the 1935 Panama-California Exposition, and the San Diego Civic Administration Center (1938). Therefore, the Downtown Ojai Historic District represents the culmination of his early career and his work in the Mission Revival style. It is also an early example of Requa's work in community planning and landscape design.

The following resources within the historic district constructed between 1917 and 1919 are prominent examples of the work of Mead and Requa:

Map Ref. #	Resource Name	Address	Year Built
6	Post Office & Tower	201 E. Ojai Avenue	1917
7	Libbey Park	205 E. Ojai Avenue	1917
16	St. Thomas Aquinas Chapel	130 W. Ojai Avenue	1918-1919
18	El Roblar Hotel	122 E. Ojai Avenue	1919-1920
34	The Ojai Arcade	202-328 E. Ojai Avenue	1917 & 1927

Although the Maravilla Company Sales Office was designed by Frank Mead in 1921, it is a modest, Mission Revival-style commercial building and does not appear to be a significant example of his work.

Robert Winfield is noted in secondary sources as the contractor for the Arcade, Post Office Tower, Libbey Park Pergola, and the El Roblar Hotel. No information was found about Winfield that indicated he could be considered a master builder. He moved to Los Angeles from Ohio in 1907. He worked with Mead and Requa on projects in San Diego, and then came to Ojai at their request to build the Arcade, Libbey Park Pergola, and Post Office Tower, and the El Roblar Hotel. Winfield later settled in Ojai, and built numerous homes in the area. The El Roblar hotel is not known to be constructed with innovative design qualities or with consummate skill. Winfield appears to have built numerous properties in San Diego and Ojai, but does not appear to have been a master builder.

Criterion D

Criterion D generally applies to archaeological resources and so was not considered as part of this evaluation. Please refer to the archaeological documentation prepared for the City of Ojai Ojai Ave/Maricopa Highway Pedestrian and Bicycle Safety Improvements Project for more information pertaining to archaeological resources.

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D1. Historic Name: None

D2. Common Name: None

Integrity

The Downtown Ojai Historic District and the buildings that comprise it were analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The district maintains its integrity of location. Changes to the district's immediate setting include some infill construction, loss of street trees, and additive street features, such as street lighting, wider sidewalks, road re-paving and re-stripping, a four-way traffic signal at the intersection of Ojai Avenue and Signal Street, and a bus shelter. The surrounding setting has also been altered by new construction in the vicinity located on the perimeter of the district. However, despite these changes to the immediate and surrounding setting, the district maintains the historic interrelationship of its contributing resources and its aesthetic uniformity. Therefore, these changes to setting do not impede the district's ability to convey a visual sense of the overall historic environment.

The historic district retains its integrity of design overall because it still retains the character-defining features of its early 20th century, Mission Revival-style, "Spanish Town" plan, including aesthetically uniform buildings sited on gridded streets, a planned viewshed or focal point, and the incorporation of a park and landscaping. Buildings within the historic district were evaluated for integrity of design based on the retention of three major design qualities: fenestration or arrangement of window/door/storefront openings, wall cladding, and massing. Of the 36 parcels and 1 non-parcel resource within the boundaries of the Downtown Ojai Historic District, 27 retain their integrity of design and have been identified as contributing. These contributing buildings feature minor alterations, including stucco recladding, new roofing materials, window and door replacement within the original opening, and changes to the storefront infill within the original storefront opening. Despite these cosmetic alterations, the contributing buildings retain their original massing, scale, and Mission Revival-style details. However, some of the contributing buildings no longer retain their integrity of materials and workmanship due to these alterations. Additionally, three properties constructed within the period of significance were identified as non-contributing because they do not retain their integrity of design. These properties at 218 E. Ojai Avenue, 238 E. Ojai Avenue, and 256 E. Ojai Avenue are commercial buildings fronted by the Arcade that have been significantly altered by changes to the original storefront opening and wall cladding.

Because the Downtown Ojai Historic District retains its integrity of design and setting overall, it also retains its integrity of feeling and its important associations under Criteria A, B, and C for the period of 1917 and 1928. Therefore, as a whole, the historic district retains historic integrity and is able to convey its historic significance.

Conclusion

The Downtown Ojai Historic District is determined eligible for listing in the National Register under Criterion A for its important association with commercial, institutional, and recreational development in Ojai; under Criterion B for its association with Edward Drummond Libbey; and under Criterion C as an early example of a unified "Spanish Town" plan in the Mission Revival style, as well as for representing the work of master architects Frank Mead and Richard S. Requa. The district retains sufficient integrity to convey each of its significant historic and architectural associations. Seventy-seven percent of the parcels within the boundary contribute to its significance.

California Register of Historical Resources

Because the four California Register criteria are based upon the National Register criteria, the district is eligible for the California Register under Criteria 1, 2, and 3 based upon the same information outlined above.

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*Resource Name or # (Assigned by recorder) Downtown Ojai Historic District

D1. Historic Name: None

D2. Common Name: None

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

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*Resource Name or # (Assigned by recorder) Downtown Ojai Historic District

D1. Historic Name: None

D2. Common Name: None

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*D8. Evaluator: Emily Rinaldi

Date: January 12, 2018

Affiliation and Address: GPA Consulting, 617 S. Olive Street, Los Angeles, CA 90014

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*Recorded by: Emily Rinaldi *Date 1/12/2018

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TABLE 1: ALL RESOURCES WITHIN DISTRICT BOUNDARY*

Map Ref. No.	APN	Address	Resource Name	Year Built	Description	OHP Status Code
1	023-0-077-020	111 E. Ojai Avenue	Ojai Library	1928	One-story library building	2D2
2	023-0-077-090	111 E. Ojai Avenue	Ojai Library	1981	Addition to library building	2D2
3	023-0-077-080	121 E. Ojai Avenue	Maravilla Company Sales Office	1921	One-story commercial building	2D2, 5S1
4	023-0-077-040	125 E. Ojai Avenue	125 E. Ojai Avenue	1945-1959	Two one-story commercial buildings and one-story single-family dwelling	6Y, 6Z
5	023-0-077-050	145 E. Ojai Avenue	The Isis Theater	1914	One-story movie theater and commercial storefront	2D2
6	023-0-100-220	201 E. Ojai Avenue	Ojai Post Office & Tower	1917	One-story post office and tower	2D2, 5S1
7	023-0-100-210	205 E. Ojai Avenue	Libbey Park	1917	Municipal Park	2D2
8	023-0-100-020	East of 205 E. Ojai Avenue	Parking Lot	N/A	Vacant	6Y, 6Z
9	023-0-100-240	307 E. Ojai Avenue	307 E. Ojai Avenue	1996	Two-story commercial building	6Y, 6Z
10	023-0-100-250	East of 307 E. Ojai Avenue	Former Creek Bed	N/A	Vacant	2D2
11	023-0-100-040	321 E. Ojai Avenue	Ojai Fire Station	1923	One-story commercial building	2D2
12	023-0-100-050	325 E. Ojai Avenue	325 E. Ojai Avenue	c. 1925	One-story commercial building	2D2
13	023-0-100-060	331-337 E. Ojai Avenue	331-337 E. Ojai Avenue	1927	One-story commercial building	2D2
14	023-0-100-230	345 E. Ojai Avenue	City Garage	c. 1921	One-story commercial building	2D2
15	021-0-104-070	200 W. Ojai Avenue	Pac Bell Building	1927-1929	One-story public utility building	2D2
16	021-0-106-080	130 W. Ojai Avenue	St. Thomas Aquinas Chapel	1917	Church	1S, 2D2, 5S1
17	021-0-106-100	110 W. Ojai Avenue	110 W. Ojai Avenue	1938	One-story commercial building	6Y, 6Z
18	021-0-112-020	122 E. Ojai Avenue	El Roblar Hotel	1919-1920	Two-story hotel building	2D2

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*Resource Name or # (Assigned by recorder) Downtown Ojai Historic District

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TABLE 1: ALL RESOURCES WITHIN DISTRICT BOUNDARY*

Map Ref. No.	APN	Address	Resource Name	Year Built	Description	OHP Status Code
19	021-0-140-020	106-108 N. Signal Street	106-108 N. Signal Street	1926	One-story commercial building	2D2
20	021-0-140-330	202 E. Ojai Avenue	202 E. Ojai Avenue	c. 1917	One-story commercial building	2D2
21	021-0-140-340	208-214 E. Ojai Avenue	208-214 E. Ojai Avenue	c. 1917	One-story commercial building	2D2
22	021-0-140-500	218 E. Ojai Avenue	218 E. Ojai Avenue	c. 1917	One-story commercial building	6Y, 6Z
23	021-0-140-360	238 E. Ojai Avenue	238 E. Ojai Avenue	c. 1917	One-story commercial building	6Y, 6Z
24	021-0-140-370	242 E. Ojai Avenue	242 E. Ojai Avenue	c. 1898	One-story commercial building	2D2
25	021-0-140-380	246 E. Ojai Avenue	246 E. Ojai Avenue	c. 1898	One-story commercial building	2D2
26	021-0-140-450	250 E. Ojai Avenue	250 E. Ojai Avenue	c. 1898	One-story commercial building	2D2
27	021-0-140-460	254 E. Ojai Avenue	254 E. Ojai Avenue	c. 1898	One-story commercial building	2D2
28	021-0-140-400	256 E. Ojai Avenue	256 E. Ojai Avenue	c. 1898	One-story commercial building	6Y, 6Z
29	021-0-140-410	260 E. Ojai Avenue	260 E. Ojai Avenue	c. 1898	One-story commercial building	2D2
30	021-0-140-420	302-306 E. Ojai Avenue	302-306 E. Ojai Avenue	c. 1898	One-story commercial building	2D2
31	021-0-140-490	308 E. Ojai Avenue	308 E. Ojai Avenue	1926	One-story commercial building	2D2
32	021-0-140-430	310 E. Ojai Avenue	310 E. Ojai Avenue	1926	One-story commercial building	2D2
33	021-0-140-440	314-328 E. Ojai Avenue	314-328 E. Ojai Avenue	1927	One-story commercial building	2D2
34	Non-parcel resource	Over sidewalk from 202-314 E. Ojai Avenue	The Ojai Arcade	1917 & 1927	Sidewalk arcade	2D2, 5S1
35	021-0-140-130	East of 328 E. Ojai Avenue	Vacant Lot	N/A	Vacant	6Y, 6Z
36	021-0-140-140	334 E. Ojai Avenue	334 E. Ojai Avenue	1954	One-story commercial building	6Y, 6Z
37	021-0-140-150	338 E. Ojai Avenue	338 E. Ojai Avenue	c. 1925	One-story commercial building	2D2

*Map with reference numbers provided on the following page.

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*Date 1/12/2018

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Downtown Ojai Historic District Map

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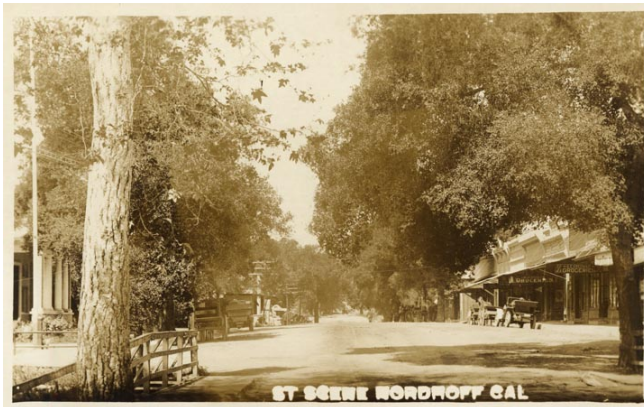
*Resource Name or # (Assigned by recorder) Downtown Ojai Historic District

*Recorded by: Emily Rinaldi

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Ojai Avenue in c. 1917, looking west. (E. F. Mueller Postcard Collection, California State Library)



Ojai Avenue in c. 1917, looking west. (E. F. Mueller Postcard Collection, California State Library)



Ojai Avenue in c. 1920, looking west. (California State Library)



Ojai Avenue in c. 1920, looking east. (California State Library)



St. Thomas Aquinas Chapel in c. 1920, looking northwest. (California State Library)



El Roblar Hotel in c. 1920, looking northeast. (California State Library)

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*Recorded by: Emily Rinaldi

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Libbey Park in c. 1920, looking southeast. (F. W. Martin, California State Library)



Ojai Avenue, undated, looking east. (Ojai Valley Museum)



Ojai Avenue in 1951, looking east. (Ojai Valley Museum)



Ojai Avenue in c. 1950, looking southeast. (Ojai Valley Museum)



Ojai Avenue in 1962, looking east. (Los Angeles Public Library)

State of California - The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 2D2

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

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*Resource Name or # (Assigned by Recorder) Pac Bell Building

P1. Other Identifier: Map Reference # 15

*P2. Location: ☐ Not for Publication ☒ unrestricted *a. County Ventura
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Ojai, CA Date 2012 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 200 W. Ojai Avenue City: Ojai Zip 93023

d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 021-0-104-070

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The property at 200 E. Ojai Avenue is a utility building originally constructed between 1927-1929. It was designed in the Mission Revival style. The parcel is rectangular in plan and is located at the northwest corner of the intersection of W. Ojai Avenue and N. Blanche Street. The building faces east onto N. Blanche Street and is set back from the street. It is rectangular in plan and one story in height with a one and two-story addition. It has a medium-pitched side-gabled roof clad in red clay tiles with open, overhanging eaves and exposed beams and rafter tails. The exterior is clad in stucco. The entrance is located on the east elevation beneath a trabeated arcade consisting of four bays. Centered in the second bay from the south is a hollow metal entry door. South of the door is an arched window opening with metal security screen. Two square window openings are centered in the two bays north of the door. A hanging lantern is located at the center of each bay. The south elevation overlooks W. Ojai Avenue and is slightly setback from the street. At the far east end of the elevation is an arched entry opening to the arcade on the east elevation. Centered on the south elevation is a large arched window opening with decorative stucco surround consisting of a keystone detail. The window opening is covered by a metal screen. Behind the screen appears to be a pair of multi-light casements. Directly above the window is a gable-front vent with balconette detail.

Alterations include a one-story addition constructed on the north elevation between 1945 and 1952 and a two-story addition added sometime after the 1970s. Metal security screens were added to the window openings at an unknown date and the original main entry doors have been replaced.

Despite these alterations and the uncertainty of the original date of construction, the building appears to have at least been under construction by 1927, within the period of significance, and retains sufficient integrity to contribute to the Downtown Ojai Historic District.

*P3b. Resource Attributes: (List Attributes and codes) HP09. Public Utility Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
South elevation, 01/03/2018, looking N

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1927-1929

Ventura County Assessor

*P7. Owner and Address:

Pacific Tel. & Tel. Co.

140 New Montgomery St.

San Francisco, CA 94105

*P8. Recorded by:

Audrey von Ahrens

GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*P9. Date Recorded: 1/12/2018

*P10. Survey Type: (Describe)

Section 106 Compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of Ojai Ojai Ave/Maricopa Highway Pedestrian and Bicycle Safety Improvements Project," April 2018

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):



ATTACHMENT D – PROJECT PLANS AND VIEW SIMULATIONS

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- | | |
|---|---|
| 1. 2019 CALIFORNIA BUILDING CODE | 7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23 |
| 2. 2019 CALIFORNIA ELECTRICAL CODE ADOPTED 2017 NEC | 8. COUNTY FIRE CODE ORDINANCE - TITLE 16 |
| 3. 2019 CALIFORNIA FIRE CODE | 9. COUNTY LAND USE ORDINANCE - TITLE 22 |
| 4. 2019 CALIFORNIA MECHANICAL CODE | 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19 |
| 5. 2019 CALIFORNIA PLUMBING CODE | 11. BUELLTON MUNICIPAL CODE TITLE 19 ZONING ORDINANCE |
| 6. 2019 CALIFORNIA ENERGY CODE | |

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY: SMARTLINK, LLC
ADDRESS: 3300 IRVINE AVENUE, SUITE 300,
CITY, STATE, ZIP: NEWPORT BEACH, CA 92660
CONTACT: ALEXIS DUNLAP
PHONE: (949) 838-7313
EMAIL: alexis.dunlap@smartlinkgroup.com

CONSTRUCTION MANAGER

COMPANY: BECHTEL COMMUNICATIONS, INC.
ADDRESS: 18008 ARMSTRONG AVENUE SUITE 225
CITY, STATE, ZIP: IRVINE, CA 92606
CONTACT: RON VANDERWAL
PHONE: (714) 343-0931
EMAIL: rvanderw@bechtel.com

SITE ACQUISITION

COMPANY: SMARTLINK, LLC
ADDRESS: 3300 IRVINE AVENUE, SUITE 300,
CITY, STATE, ZIP: NEWPORT BEACH, CA 92660
CONTACT: ERIC HARGRAVE
PHONE: (626) 695-7375
EMAIL: erichargrave@smartlinkgroup.com

ATT PROJECT MANAGER

COMPANY: AT&T
ADDRESS: 1452 EDINGER AVE.
CITY, STATE, ZIP: TUSTIN, CA. 92780
CONTACT: CHRISTIE M. ASARI-PRICE
PHONE: (714) 267-3628
EMAIL: CH0897@att.com

ZONING

COMPANY: SMARTLINK, LLC
ADDRESS: 3300 IRVINE AVENUE, SUITE 300,
CITY, STATE, ZIP: NEWPORT BEACH, CA 92660
CONTACT: ALISHA STRASHEIM
PHONE: (951) 440-0669
EMAIL: alisha.strasheim@smartlinkgroup.com

APPLICANT

COMPANY: AT&T
ADDRESS: 1452 EDINGER AVE.
CITY, STATE, ZIP: TUSTIN, CA. 92780
CONTACT: CHRISTIE M. ASARI-PRICE
PHONE: (714) 267-3628
EMAIL: CH0897@att.com

ENGINEER

COMPANY: CASA INDUSTRIES, INC.
ADDRESS: 4430 E. MIRALOMA AVE., SUITE D
CITY, STATE, ZIP: ANAHEIM, CA 92807
CONTACT: JULIUS SANTIAGO
PHONE: (714) 553-8899
EMAIL: JSANTIAGO@CASAIND.COM

RF ENGINEER

COMPANY: AT&T
ADDRESS: 739 E SANTA CLARA ST.,
ROOM 217
CITY, STATE, ZIP: VENTURA, CA. 93001
CONTACT: SANDEEP MANGAT
PHONE: (805) 312-1694
EMAIL: sm2840@att.com

SITE INFORMATION

APPLICANT / LESSEE



1452 EDINGER AVE. 3RD FLOOR
TUSTIN, CALIFORNIA 92780

PROPERTY OWNER

OWNER: MICHELLE CASSENS
ADDRESS: 5001 EXECUTIVE PARKWAY, #3W050-N
CITY, STATE, ZIP: SAN RAMON, CA 94583
PHONE: (925) 302-4616, (925) 968-8744

LATITUDE: 34° 26' 52.94" N (34.448039°) (PENDING 1A)
LONGITUDE: 119° 14' 54.43" W (-119.248453°) (PENDING 1A)
LAT/LONG TYPE: NAD 83
GROUND ELEVATION: 760.1' AMSL
ABOVE GROUND LEVEL: 35' A.G.L.
APN #: 021-0-104-070
AREA OF CONSTRUCTION: 557 SQ. FT.
ZONING / JURISDICTION: CITY OF OJAI
CURRENT ZONING: COMMERCIAL C-1
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED



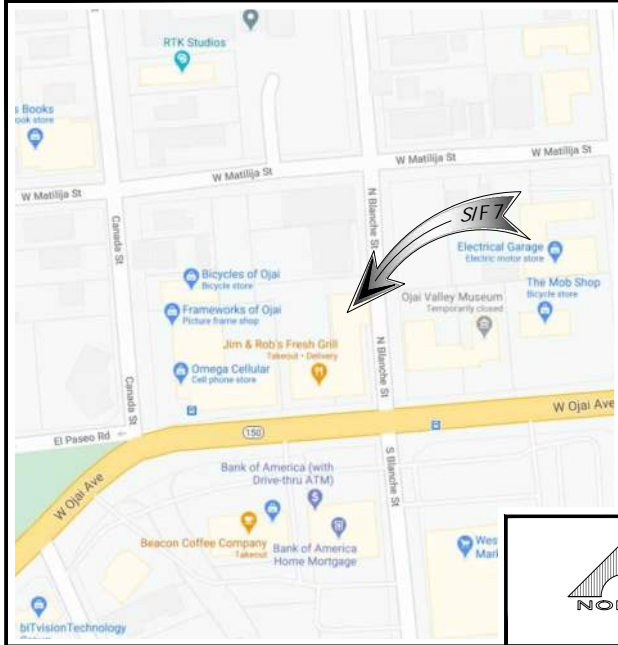
AT&T

Your world. Delivered

SITE NUMBER: CSL04566 - NSB
SITE NAME: AT&T LAND LINE SWITCH
FA NUMBER: 10581690

USID: 286597
202 W. OJAI AVE,
OJAI, CA 93023
VENTURA COUNTY

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

HEAD NORTHEAST TOWARD AT&T, TURN LEFT TOWARD AT&T, TURN RIGHT ONTO AT&T, TURN LEFT ONTO EDINGER AVE, TURN LEFT ONTO NEWPORT AVE, TURN RIGHT TO MERGE ONTO CA-75 N/STATE RTE 55 N, MERGE ONTO CA-75 N/STATE RTE 55 N, USE THE RIGHT 2 LANES TO TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARD SANTA ANA, KEEP LEFT TO STAY ON I-5 N, KEEP LEFT AT THE FORK TO CONTINUE ON US-101 N, FOLLOW SIGNS FOR LOS ANGELES N/CIVIC CENTER, USE THE RIGHT 3 LANES TO TAKE THE US-101 N EXIT TOWARD VENTURA/VENTURA FWY, CONTINUE ONTO US-101 N/VENTURA FWY, USE THE RIGHT 2 LANES TO TAKE EXIT 70B FOR CALIFORNIA 33 N TOWARD OJAI, CONTINUE ONTO CA-33 N, CONTINUE ONTO W OJAI AVE, TURN LEFT ONTO N BLANCHE ST, DESTINATION WILL BE ON THE LEFT.

LEGAL DESCRIPTION

SEE SURVEY SHEETS FOR LEGAL DESCRIPTION



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO WORKING
DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION OUTDOOR EQUIPMENT CABINETS

THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (N) FRP SCREEN WALL (COLOR AND TEXTURE TO MATCH EXISTING).
- INSTALL 1 (N) EMERSON POWER CABINET.
- INSTALL 4 (N) PURCELL CABINETS.
- INSTALL 1 (N) CIENA PANEL.
- INSTALL (N) UTILITY PANELS.
- INSTALL 1 (N) GPS ANTENNA.
- INSTALL 9 (N) 6" PANEL ANTENNAS (3 PER SECTOR).
- INSTALL 36 (N) LTE RRUS AT ANTENNA LEVEL (12 PER SECTOR).
- INSTALL 6 (N) DC-9 NEMA (2 PER SECTOR).
- INSTALL 3 (N) DC-12 OUTDOOR UNITS.
- INSTALL 1 (N) STEEL PLATFORM

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
FD-1	FIRE DEPARTMENT NOTES
GN-1	GENERAL NOTES
GS-1	GENERAL SIGNAGE
LS-1	SITE SURVEY
A-1	SITE PLAN
A-1.1	PROJECT SITE PLAN
A-2	LEASE AREA PLAN/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	EQUIPMENT SPECIFICATIONS
A-8	DETAILS
A-9	DETAILS
A-10	DETAILS
S-1	STRUCTURAL NOTES
S-2	EQUIPMENT SUPPORT FRAMING PLAN AND SECTIONS
S-3	EQUIPMENT SUPPORT FRAMING PLAN AND SECTIONS
E-1	ELECTRICAL SITE PLAN
E-2	SINGLE LINE DIAGRAM AND PANEL SCHEDULE
E-3	GROUNDING PLAN AND NOTES
E-4	GROUNDING DETAILS
	SCREEN DRAWINGS (BY OTHERS)
T-1	TITLE SHEET
N1-N2	NOTES & SPECIFICATIONS
S-1	BUILDING PLAN VIEW
S-2	SCREEN WALL VIEW
S-3	DETAILS
S-4	DETAILS



AT&T
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

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3300 IRVINE AVENUE, SUITE 300,
NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
3	12/01/21	REVISED PER PEER REVIEWER
2	07/23/21	REVISED TO ELEVATED PLATFORM
1	05/24/21	REVISED 100% CDs
0	05/12/21	100% CONSTRUCTION DRAWINGS
A	02/24/21	90% CONSTRUCTION DRAWINGS



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL04566
AT&T LAND LINE SWITCH
202 W. OJAI AVE,
OJAI, CA 93023
ROOFTOP (OUTDOOR)

DRAWN BY:	CHECKED BY:
EMS	JS

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

FIRE DEPARTMENT NOTES

GENERAL

- 1.0 ADDRESS NUMBERS:
- A. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY.
- 2.0 FIRE EXTINGUISHERS:
- A. PROVIDE A FIRE EXTINGUISHER (MINIMUM 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 mm) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.
- 3.0 DOOR OPERATIONS:
- A. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- 4.0 ADDITIONAL PERMIT:
- A. PRIOR TO THE FINAL INSPECTION, OBTAIN A HAZARDOUS MATERIALS PERMIT FROM THE FIRE DEPARTMENT. CONTACT THE ENVIROMENTAL MANAGEMENT CENTER AT (916) 455-8200
- 5.0 REQUIRED INSPECTIONS:
- A. THE FIRE DEPARTMENT INSPECTION FOR THIS PROJECT INCLUDE THE FOLLOWING:
1. HAZARDOUS MATERIALS FINAL INSPECTION.
2. FIRE PREVENTION BUREAU FINAL INSPECTION – CONTRACTOR MUST REQUEST A SEPERATE INSPECTION. INSPECTION INCLUDES, BUT IS NOT LIMITED TO: FIRE EXTINGUISHERS; SIGNAGE; DOOR HARDWARE AND MEANS OF EGRESS; EMERGENCY/EXIT LIGHTING; ETC.

NOTE: TO SCHEDULE INSPECTIONS: CALL OFFICE OF STATE FIRE MARSHALL AT LEAST 48 HOURS IN ADVANCE.

FIRE DEPARTMENT

2

NOTES

GENERAL

1. PER CFC SECTION 3103.1 "QUANTITIES NOT EXCEEDING THE MAXIMUM ALLOWABLE QUANTITIES PER CONTROL AREA," AND REFERRING TO CFC SECTION 608.1 AND SINCE THE TOTAL QUZNTITIES OF ELECTROLYTE IS LESS THAN 50 GALLONS, NEITHER SPILL CONTROL NOR CATCH BASIN FOR MATERIAL IS REQUIRED IN THE CABINET ENCLOSURE.
2. PER CFC SECTION 602.1 AND PER CBC 2019 SECTION 307.2 THE DEFINITIONS:

VALVE-REGULATED LEAD-ACID (VRLA) BATTERY:
A LEAD-ACID BATTERY CONSISTING OF SEALED CELLS FURNISHED WITH A VALVE THAT OPENS TO VENT THE BATTERY WHENEVER THE INTERNAL PRESSURE OF THE BATTERY EXCEEDS THE AMBIENT PRESSURE BY A SET AMOUNT. IN VRLA BATTERIES, THE LIQUID ELECTROLYTES IN THE CELLS IS IMMOBILIZED IN A ABSORPTIVE GLASS MAT (AGM CELLS OR BATTERIES) OR BY THE ADDITION OF A GELLING AGENT (GEL CELL OR GELLED BATTERIES).

CORROSIVE:
A CHEMICAL THAT CAUSES VISIBLE DESTRUCTION OF, OR IRREVERSIBLE ALTERATIONS IN, LIVING TISSUE BY CHEMICAL ACTION AT THE POINT OF CONTACT. A CHEMICAL SHALL BE CONSIDERED CORROSIVE IF, WHEN TESTED ON THE INTACT SKIN OF ALBINO RABBITS BY THE METHOD DESCRIBED IN DOH 49 CFR, PART 17.137, SUCH A CHEMICAL DESTROYS OR CHANGES IRREVERSIBLY THE STRUCTURE OF THE TISSUE AT THE POINT OF CONTACT FOLLOWING AN EXPOSURE PERIOD OF 4 HOURS. THIS TERM DOES NOT REFER TO ACTION ON INANIMATE SURFACES.

HAZARDOUS MATERIALS:
THOSE CHEMICALS OR SUBSTANCES THAT ARE PHYSICAL HAZARDS OR HEALTH HAZARDS AS DEFINED AND CLASSIFIED IN THIS SECTION AND THE CALIFORNIA FIRE CODE, WHETHER THE MATERIALS ARE IN USABLE OR WASTE CONDITION.

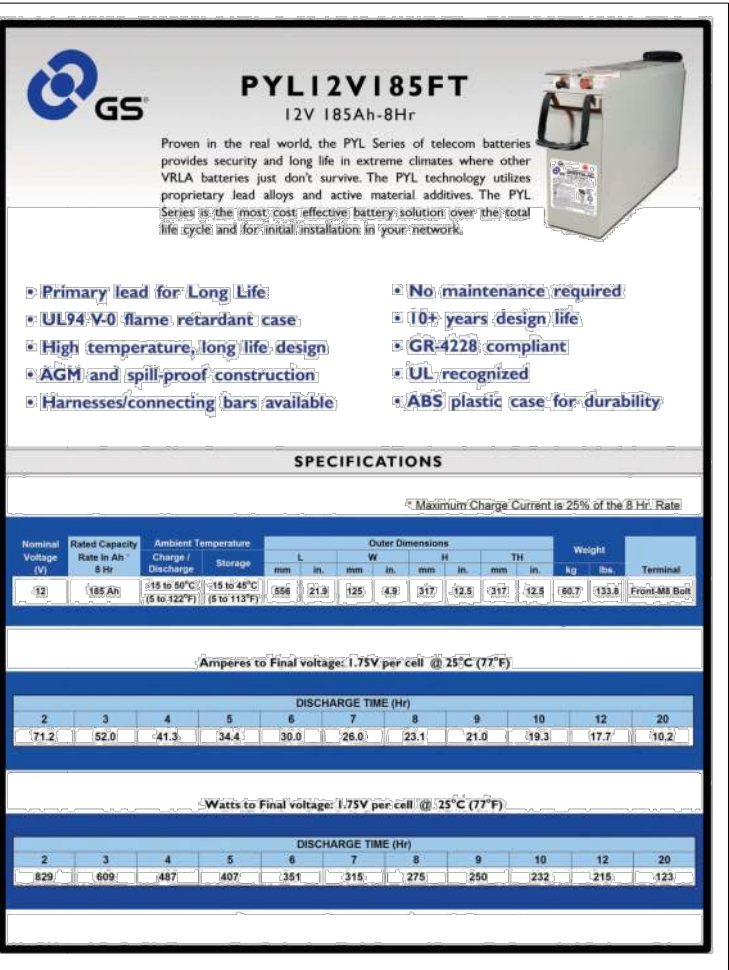
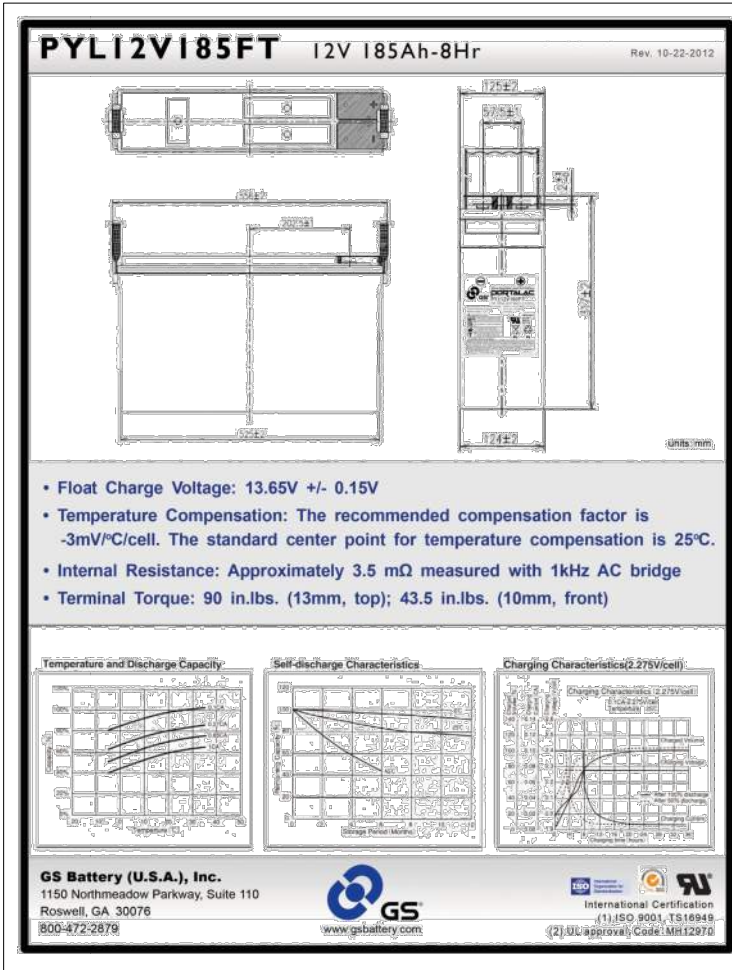
HEATH HAZARD:
A CLASSIFICATION OF A CHEMICAL FOR WHICH THERE IS STATISTICALLY SIGNIFICANT EVIDENCE THAT ACUTE OR CHRONIC HEALTH EFFECTS ARE CAPABLE OF OCCURRING IN EXPOSED PERSONS. THE TERM "HEALTH HAZARD" INCLUDES CHEMICALS THAT ARE TOXIC OR HIGHLY TOXIC, AND CORROSIVE.

PHYSICAL HAZARD:
A CHEMICAL FOR WHICH THERE IS EVIDENCE THAT IS A COMBUSTIBLE LIQUID, CRYOGENIC FLUID, EXPLOSIVE, FLAMMABLE (SOLID, LIQUID, OR GAS), ORGANIC PEROXIDE (SOLID OR LIQUID), OXIDIZER (SOLID OR LIQUID), OXIDIZING GAS, PYROPHORIC (SOLID, LIQUID, OR GAS), UNSTABLE (REACTIVE) MATERIAL (SOLID, LIQUID, OR GAS), OR WATER REACTIVE MATERIAL (SOLID OR LIQUID).

*NEW EMERSON

*FUTURE EMERSON

BATTERY TYPE	AMP HOUR RATING/STRING	DIMENSIONS (WxDxH)	WEIGHT	TOTAL # OF BATTERIES
GS "PYL12V185FT"	185AH	4.9"x21.9"x12.5"	133.8 lbs	8
GS "PYL12V185FT"	185AH	4.9"x21.9"x12.5"	133.8 lbs	8
LEAD ACID, ALL TYPES: 70 kWh AMP HOUR RATING/STRING: 185AH 70 kWh X 185AH = 12950 12950 / 1000 = 12.95kWh MAX PER 1206.2: 70kWh				16



BATTERY SPECIFICATIONS

NOTE:
THE EQUIPMENT WITHIN THE LICENSE AREA WILL NOT STORE MORE THAN THE MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF, PER FIRE CODE 5003.1.1 OR BUILDING CODE 307.1

NOTES

3

BATTERY SYSTEM ANALYSIS



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NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
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CSL04566
AT&T LAND LINE SWITCH
202 W. OJAI AVE,
OJAI, CA 93023
ROOFTOP (OUTDOOR)

DRAWN BY: EMS
CHECKED BY: JS

SHEET TITLE:
FIRE DEPARTMENT NOTES

SHEET NUMBER:

FD-1

1

ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MAT	MATERIAL
A.G.L.	ABOVE GRADE LEVEL	MAX	MAXIMUM
A.M.S.L.	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BMT	BASEMENT	MS	MACHINE SCREW
BTS	BASE TRANSCEIVER STATION	MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTE	NOT TO EXTEND
CLR	CLEAR	NTS	NOT TO SCALE
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR		
CO	CONDUIT ONLY	PARTN	PARTITION
		PL	PLATE
DIA	DIAMETER	PLAS	PLASTER
DBL	DOUBLE	PLYWD	PLYWOOD
DEPT	DEPARTMENT	POC	POINT OF CONNECTION
DEMO	DEMOLITION	PROP	PROPERTY
DIM	DIMENSION	PT	PRESSURE TREATED
DN	DOWN	REQD	REQUIRED
DR	DOOR	RD	ROOF DRAIN
DTL	DETAIL	RM	ROOM
DWG	DRAWING	RMS	ROOMS
		RO	ROUGH OPENING
(E)	EXISTING	SC	SOLID CORE
EA	EACH	SCHED	SCHEDULE
ELEC	ELECTRIC	SECT	SECTION
ELEV	ELEVATION	SHT	SHEET
EQUIP	EQUIPMENT	SM	SIMILAR
EXP	EXPANSION	SPECS	SPECIFICATIONS
EXT	EXTERIOR	SS	STAINLESS STEEL
FA	FIRE ALARM	STL	STEEL
FB	FLAT BAR	STOR	STORAGE
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FH	FLAT HEAD	SUSP	SUSPENDED
FIN	FINISH(ED)	SW	SWITCH
FLR	FLOOR	SWBO	SWITCHBOARD
FOS	FACE OF STUDS	THK	THICK
FS	FINISH SURFACE	TI	TENANT IMPROVEMENT
FT	FOOT, FEET	TMA	TOWER MOUNTED AMPLIFIER
FTG	FOOTING	TOS	TOP OF SURFACE
FW	FINISH WALL	TS	TUBE STEEL
F.G.	FINISH GRADE	TYP	TYPICAL
FUT	FUTURE	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VCT	VINYL COMPOSITION
GALV	GALVANIZED		
GL	GLASS	VERT	VERTICAL
GR	GRADE	V.I.F.	VERIFY IN FIELD
GYP	GYPSUM	VG	VERTICAL GRAIN
GFCI	GROUND FAULT CIRCUIT INTERRUPT	W/	WITH
GND	GROUND	WD	WOOD
		WR	WATER RESISTANT
HC	HOLLOW CORE	WT	WEIGHT
HDW	HARDWARE	XFMR	TRANSFORMER
HTR	HEATER		
HM	HOLLOW METAL	Ⓢ	AT
HORIZ	HORIZONTAL	Ⓢ	CHANNEL
HR	HOUR	Ⓢ	CENTERLINE
HT	HEIGHT	Ⓢ	ANGLE
HV	HIGH VOLTAGE	Ⓢ	PROPERTY LINE
ID	INSIDE DIMENSION		
INS	INSULATION		
INT	INTERIOR		
JT	JOINT		

SYMBOLS:

SECTION NUMBER

X

X-X

SHEET NUMBER

DETAIL NUMBER

X

X-X

SHEET NUMBER

SECTION NUMBER

X

X-X

SHEET NUMBER

DETAIL NUMBER

X

X-X

SHEET NUMBER

KEY NOTE REFERENCE

DOOR NUMBER

AREA AND/OR ROOM NUMBER

MECHANICAL UNIT

PROPERTY LINE

FENCING

ELECTRICAL SERVICE

TELCO SERVICE

ELECTRICAL & TELCO SERVICE

GENERAL:

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.

2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, AND NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.

3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.

4. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUM'S, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.

6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.

7. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE 2019 C.B.C. AND ALL THE OTHER LATEST GOVERNING CODES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.

9. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.

11. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS NOTED OTHERWISE.

12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.

13. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

14. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR UNLESS NOTED OTHERWISE IN THE PLANS.

15. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.

16. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.

17. ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.

18. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.

19. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.

21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.

23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.

24. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.

25. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

26. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

SITE PREPARATION NOTES:

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.

2. BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.

3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.

4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.

5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.

6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

7. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION.

9. THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.

11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.

12. PRIOR TO PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SUBMITTALS:

SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ECT. FOR ITEMS DESIGNED BY THE ARCHITECT/ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT. SUBMITTALS SHALL BE MADE IN ADVANCED TO ARCHITECT-ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW:

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

ACCESSIBILITY NOTE:

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN HEREON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2019 C.B.C. CHAPTER 11B, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

BID WALK NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS. START OF CONSTRUCTION AND/OR FABRICATION AFTER THOROUGHLY EXAMINING THE PLANS AND EXISTING SITE CONDITIONS NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR ANY ITEMS NEEDING CLARIFICATIONS PRIOR TO SUBMITTING FINAL BIDS.

2. IF THE ENGINEER IS NOT NOTIFIED OF ANY DISCREPANCIES OR CLARIFICATIONS IN WRITING AS DESCRIBED IN #1 IT WILL BE CONFIRMED THAT THE CONTRACTOR HAS CONSIDERED ALL ITEMS THAT WILL AFFECT THE COST OF THE CONSTRUCTION OF THE SITE UNDER THE MOST STRINGENT CONDITIONS. THE CONTRACTOR WILL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION AFTER THE FINAL BIDS HAVE BEEN SUBMITTED AND AWARDED FROM THE CARRIER.

STRUCTURAL STEEL:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER AISC 14TH EDITION AND C.B.C. 2019.

2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION.

3. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.

4. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.

5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS NOTED OTHERWISE. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.

6. WELDING: CONFORM TO AWS D1 1. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS. USE E70 ELECTRODES OF TYPE REQUIRED FOR MATERIALS TO BE WELDED.

7. BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC SECTION RCSC 8(C) ASTM A325 BOLTS SHALL CONFORM TO THE RCSC SPECIFICATION SECTION 8 (D).

8. FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.

9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER SPECIFICATIONS. PER ASTM A153.

10. MATERIALS: CONFORM TO

ANCHOR BOLTS (HEADED):	ASTM A307
ANCHOR BOLTS (J-TYPE):	ASTM A36
BARS AND PLATES:	ASTM A36
BOLTS:	ASTM A307
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
EPOXY AND EXPANSION ANCHORS:	HILTI OR EQUIVALENT
GROUT:	EMBECCO OR EQUIVALENT
HIGH-STRENGTH BOLTS:	ASTM A325SC OR (A325N)
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS:	ASTM A615. GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STRUCTURAL WF SHAPES:	ASTM A572-GR50
STEEL PIPE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL AND PIPE COLUMNS:	ASTM A500, GRADE B
WELDING ELECTRODES:	E70XX
W - SHAPES:	ASTM A992, GRADE 50

11. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.

12. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.

ABBREVIATIONS & SYMBOLS

2

GENERAL NOTES & SPECIFICATIONS

1

AT&T

1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

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NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275

CASA INDUSTRIES

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

3	12/01/21	REVISED PER PEER REVIEWER
2	07/23/21	REVISED TO ELEVATED PLATFORM
1	05/24/21	REVISED 100% CDs
0	05/12/21	100% CONSTRUCTION DRAWINGS
A	02/24/21	90% CONSTRUCTION DRAWINGS
REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PINE
NO. C41035
EX. 05-20
CIVIL
STATE OF CALIFORNIA

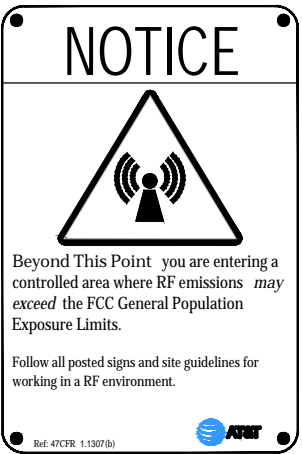
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CSL04566
AT&T LAND LINE SWITCH
202 W. OJAI AVE,
OJAI, CA 93023
ROOFTOP (OUTDOOR)

DRAWN BY:	CHECKED BY:
EMS	JS

SHEET TITLE:
GENERAL NOTES

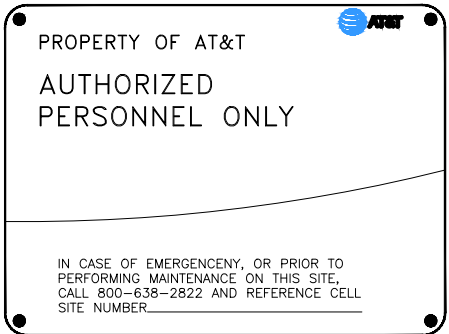
SHEET NUMBER:
GN-1



ALERTING SIGNS
NO SCALE



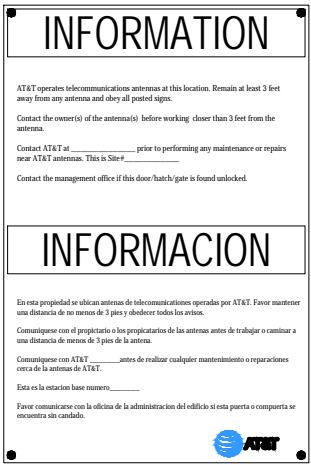
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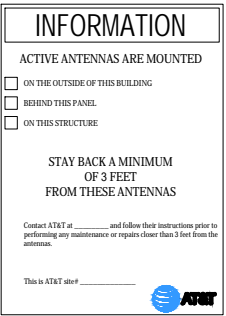
INFO SIGN #5
NO SCALE



INFO SIGN #3
NO SCALE



INFO SIGN #1
NO SCALE



INFO SIGN #2
NO SCALE



THIS ROOM CONTAINS
LEAD ACID BATTERY SYSTEMS
AND
ENERGIZED CIRCUITS
Electrolyte Solutions Are Corrosive

NFPA SIGN
NO SCALE

STAY BACK 3 FEET FROM ANTENNA

GENERAL SIGNAGE GUIDELINES								
Structure Type	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
Towers								
	Monopole/Monopine/Monopalm	entrance gates, shelter doors OR on the outdoor cabinets	climbing side of the Tower	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet		At the height of the first climbing step, min. 9ft above ground
	SCE Towers/ Towers with high voltage	entrance gates, shelter doors OR on the outdoor cabinets	climbing side of the Tower	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet		At the height of the first climbing step, min. 9ft above ground
Light Poles / Flag Poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			
Utility Wood Poles (JPA)	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet		If GP max value of MPE at antenna level is: 0-99%: Notice sign; over 99%: Caution sign at no less than 3ft below antenna and 9ft above ground	
Microcells mounted on non-JPA poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	On the side of Antennas	On the shelter door or On one outdoor equipment cabinet		Notice or Caution sign at no less than 9ft above ground; only if the exposure exceeds 90% of the General Public exposure at 9ft above ground or at outside surface of adjacent buildings	
Rooftops								
At all access points to the roof	X							
On Antennas	X		X	X				
Concealed Antennas	X	X						
antennas mounted facing outside the building	X	X						
antennas on support structure	X	X						
Rooftop Graph:								
Radiation area is within 3ft from antenna	X	adjacent to each antenna						
Radiation area is beyond 3ft from antenna	X	adjacent to each antenna				diagonal, yellow striping as to Rooftop graph	either Notice or Caution sign (based on Rooftop results) at antennas/barrier	
Church Steeples	Access to steeple	adjacent to antennas if antennas are concealed	On backside of Antennas	On the side of Antennas	On the shelter door or On one outdoor equipment cabinet			Caution sign at the antennas
Water Stations	Access to ladder	adjacent to antennas if antennas are concealed	On backside of Antennas	On the side of Antennas	On the shelter door or On one outdoor equipment cabinet			Caution sign beside info sign #1, min. 9ft above ground

Notes for Rooftop sites:
1. Either NOTICE or CAUTION signs need to be posted at each sector as close as possible to: the outer edge of the striped off area or the outer antennas of the sector.
2. If Rooftop shows: only blue = Notice Sign, blue and yellow = Caution Sign, only yellow = Caution Sign to be installed.
3. Should the required striping area interfere with any structures or equipment (A/C, vents, roof hatch, doors, other antennas, dishes, etc.), please notify AT&T to modify the striping area, prior to starting the work.

SIGNAGE GUIDELINES CHART
NO SCALE



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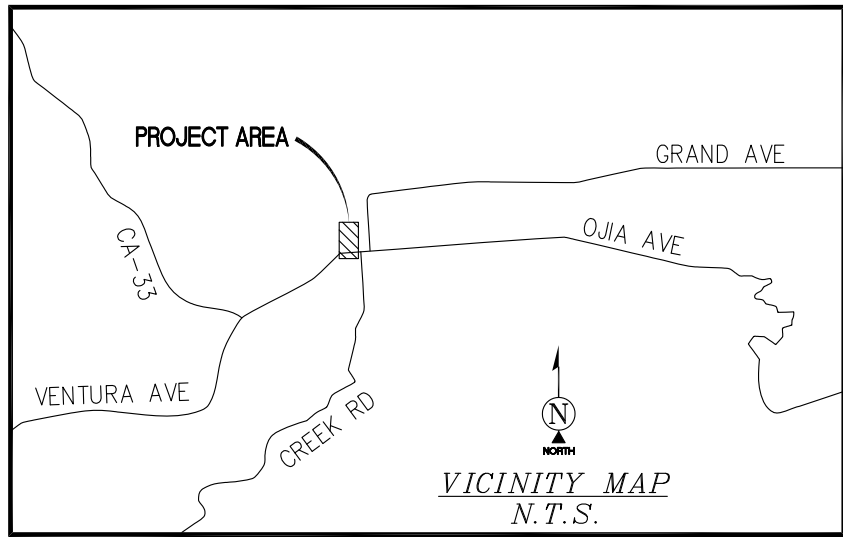
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AT&T LAND LINE SWITCH
202 W. OJAI AVE,
OJAI, CA 93023
ROOFTOP (OUTDOOR)

DRAWN BY: EMS
CHECKED BY: JS

SHEET TITLE:
GENERAL SIGNAGE

SHEET NUMBER:
GS-1



SURVEY DATE
08/26/2020

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990218

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06111C0578F, DATED 09/26/2014

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

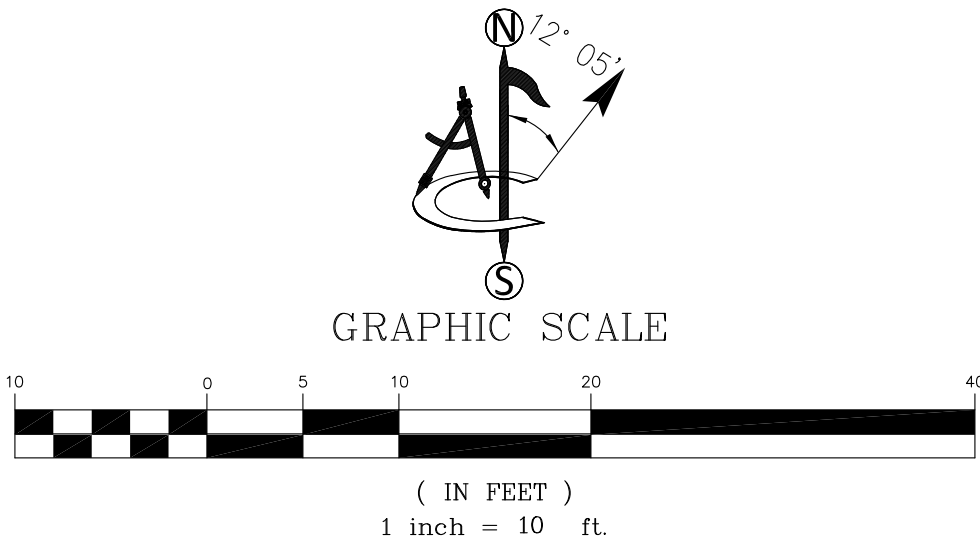
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LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OJAI, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PART OF BLOCK 14 OF THE CITY OF OJAI, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE TOWN OF NORDHOFF", RECORDED IN BOOK 1 PAGE 224, OF MISCELLANEOUS RECORDS, AND PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF OJAI STREET AND THE WEST LINE OF BLANCHE STREET, AT THE SOUTHEAST CORNER OF SAID BLOCK 14; THENCE FROM SAID POINT OF BEGINNING,
1ST - NORTH 150.00 FEET ALONG THE WEST LINE OF BLANCHE STREET TO A POINT; THENCE AT RIGHT ANGLES,
2ND - WEST 50.00 FEET PARALLEL WITH THE OJAI STREET TO A POINT; THENCE AT RIGHT ANGLES,
3RD - SOUTH 150.00 FEET TO A POINT IN THE NORTH LINE OF OJAI STREET; THENCE AT RIGHT ANGLES;
4TH - EAST 50.00 FEET ALONG THE NORTH LINE OF OJAI STREET TO THE POINT OF BEGINNING.

LEGEND

- | | | |
|-------|-----------------------|---------------------------------|
| AP | ASPHALT | UTILITY MANHOLES |
| CONC | CONCRETE | UTILITY POLE |
| FC | FACE OF CURB | LIGHT POLE |
| LP | LIGHT POLE | POSITION OF GEODETC COORDINATES |
| NG | NATURAL GRADE | SPOT ELEVATION |
| FS | FINISHED ROOF SURFACE | TREES |
| SCREN | TOP OF SCREEN WALL | VENT PIPE |
| TP | TOP OF PARAPET | |
-
- | | |
|---------------------|------------------------|
| — | CURBLINES |
| — O/H — O/H — O/H — | OVERHEAD LINES |
| - - - | STREET CENTERLINES |
| — — — — — | SUBJECT PROPERTY LINE |
| - - - - - | ADJACENT PROPERTY LINE |



POSITION OF GEODETC COORDINATES - LEASE CENTER
LATITUDE 34° 26' 52.94" (34.448039) NORTH (NAD83)
LONGITUDE 119° 14' 54.43" (119.248453) WEST(NAD83)
GROUND ELEVATION @ 760.1' (NAVD88)

POSITION OF GEODETC COORDINATES - SECTOR "A"
LATITUDE 34° 26' 52.90" (34.448028) NORTH (NAD83)
LONGITUDE 119° 14' 54.26" (119.248406) WEST(NAD83)
GROUND ELEVATION @ 760.1' (NAVD88)

POSITION OF GEODETC COORDINATES - SECTOR "B"
LATITUDE 34° 26' 52.89" (34.448025) NORTH (NAD83)
LONGITUDE 119° 14' 54.59" (119.248497) WEST(NAD83)
GROUND ELEVATION @ 760.1' (NAVD88)

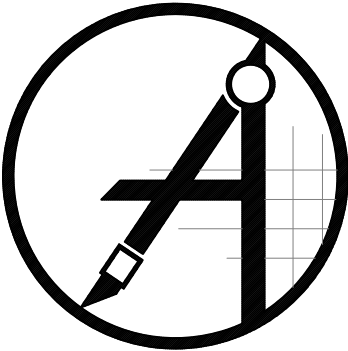
POSITION OF GEODETC COORDINATES - SECTOR "C"
LATITUDE 34° 26' 52.84" (34.448011) NORTH (NAD83)
LONGITUDE 119° 14' 54.43" (119.248453) WEST(NAD83)
GROUND ELEVATION @ 760.1' (NAVD88)

APN: 021010407

PARENT PARCEL
APN: 021010407



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

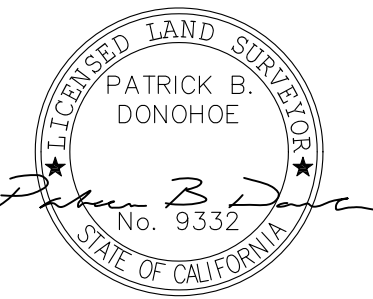


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REV	DATE	DESCRIPTION
D	11/03/20	ADD TITLE/DESIGN (C) (LO)
C	10/26/20	RVSD COORDINATES (C) (DH)
B	09/08/20	COMMENTS (A) (CK)
A	08/28/20	INITIAL ISSUE (CK)



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CSL04566

202 W. OJAI AVENUE
OJAI, CA 92023

SHEET TITLE
ROOFTOP SURVEY

SHEET NUMBER

LS-1

NOTES CORRESPONDING TO SCHEDULE B

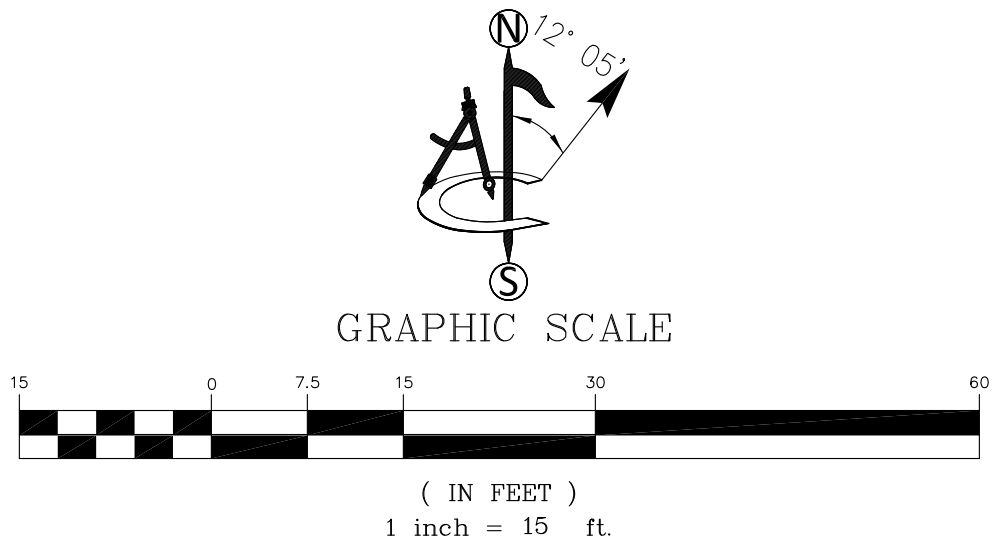
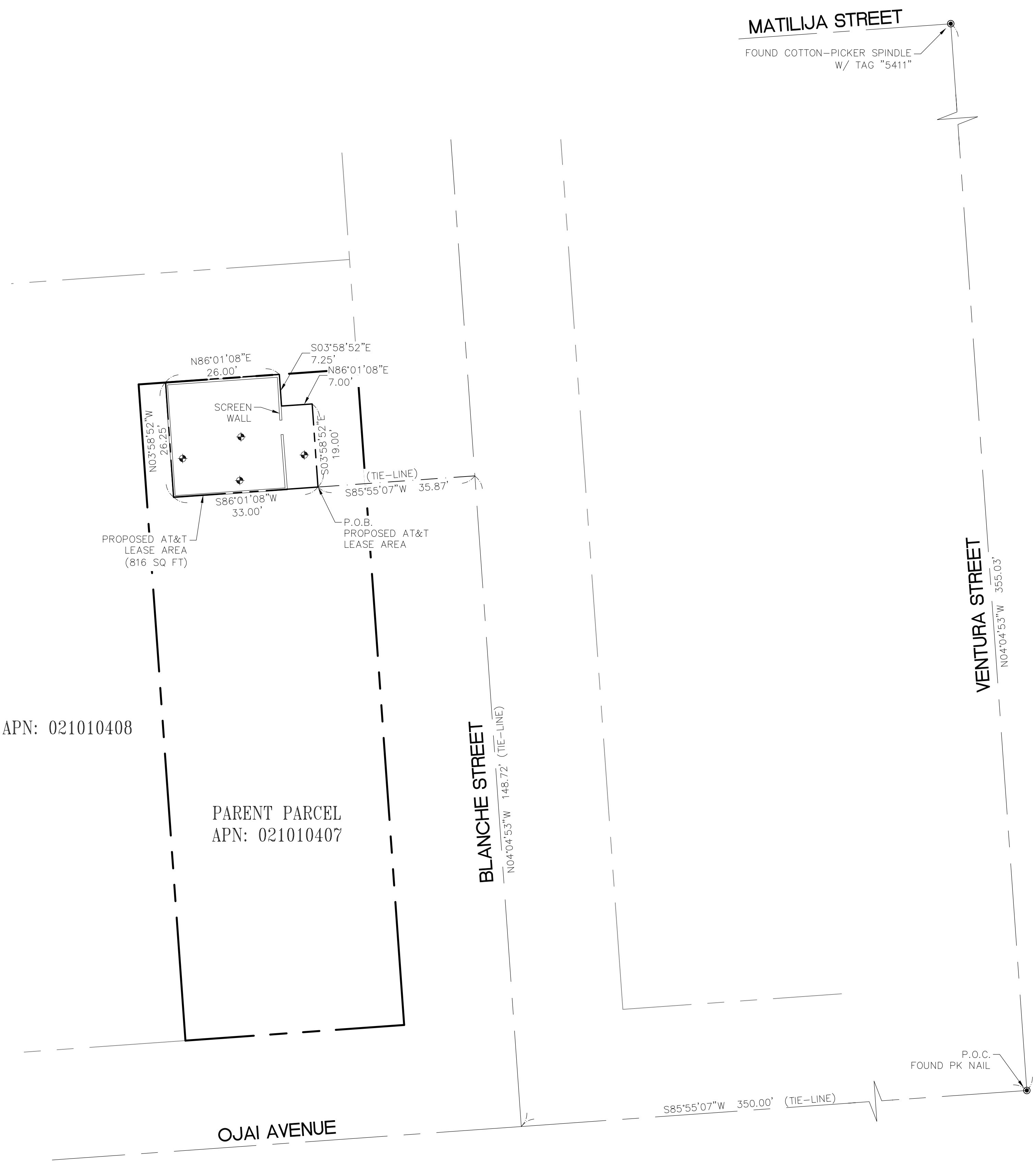
REFERENCE IS MADE TO COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NO.: 92013546-920-CMM-CM8, DATED OCTOBER 6, 2020 AT 7:30AM. ALL EASEMENTS CONTAINED WITHIN SAID GUARANTEE AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

- A. THERE WERE NO TAXES LEVIED FOR THE FISCAL YEAR 2019-2020 AS THE PROPERTY WAS VESTED IN A PUBLIC ENTITY.
AFFECTS: 021-0-104-070
(NOT A SURVEY MATTER)
- B. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS:
CFD NO: CASITAS MUNICIPAL WATER DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2013-1 (OJAI)
FOR: ANNUAL SPECIAL TAX
DISCLOSED BY: NOTICE OF SPECIAL TAX LIEN
RECORDING DATE: DECEMBER 3, 2013
RECORDING NO.: 2013-195146 OF OFFICIAL RECORDS
THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF OJAI, COUNTY OF VENTURA. THE TAX MAY NOT BE PREPAID.
FURTHER INFORMATION MAY BE OBTAINED BY CONTACTING: GENERAL MANAGER OF THE DISTRICT, AT 1055 VENTURA AVENUE, OAK VIEW, CALIFORNIA 93022 (805) 649-2251
(NOT A SURVEY MATTER)
- C. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
(NOT A SURVEY MATTER)
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(NOT A SURVEY MATTER)
2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: OCTOBER 3, 1928
RECORDING NO: BOOK 221, PAGE 466 OF OFFICIAL RECORDS
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
(BLANKET IN NATURE)
3. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: CITY OF OJAI ORDINANCE NO. 455
RECORDING DATE: JULY 27, 1972
RECORDING NO: BOOK 3987, PAGE 71 OF OFFICIAL RECORDS
(BLANKET IN NATURE)
4. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
(NOT A SURVEY MATTER)
5. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(NOT A SURVEY MATTER)

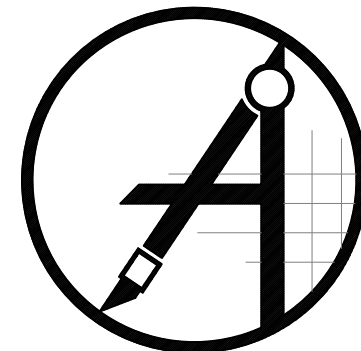
LEASE AREA LEGAL DESCRIPTION

DESCRIPTION FOR AN AT&T LEASE AREA, BEING A PORTION OF BLOCK 14 OF THE MAP OF THE TOWN OF NORDHOFF AS RECORDED IN BOOK 1, PAGE 224 OF MISCELLANEOUS RECORDS OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF OJAI AVENUE AND VENTURA STREET, FROM WHICH THE CENTERLINE INTERSECTION OF MATILIJA STREET AND SAID VENTURA STREET BEARS NORTH 04°04'53" WEST, 355.03 FEET;
THENCE, ALONG THE CENTERLINE OF SAID OJAI AVENUE, SOUTH 85°55'07" WEST, 350.00 FEET TO THE CENTERLINE INTERSECTION OF BLANCHE STREET AND SAID OJAI STREET;
THENCE, ALONG THE CENTERLINE OF SAID BLANCHE STREET, NORTH 04°04'53" WEST, 148.72 FEET
THENCE SOUTH 85°55'07" WEST, 35.87 FEET THE POINT OF BEGINNING;
THENCE SOUTH 86°01'08" WEST, 33.00 FEET;
THENCE NORTH 03°58'52" WEST, 26.25 FEET;
THENCE NORTH 86°01'08" EAST, 26.00 FEET;
THENCE SOUTH 03°58'52" EAST, 7.25 FEET;
THENCE NORTH 86°01'08" EAST, 7.00 FEET;
THENCE SOUTH 03°58'52" EAST, 19.00 FEET TO THE POINT OF BEGINNING, CONTAINING 816 SQUARE FEET (0.019 ACRES) OF LAND, MORE OR LESS.



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ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
D	11/03/20	ADD TITLE/DESIGN (C) (LO)
C	10/26/20	RVSD COORDINATES (C) (DH)
B	09/08/20	COMMENTS (A) (CK)
A	08/28/20	INITIAL ISSUE (CK)



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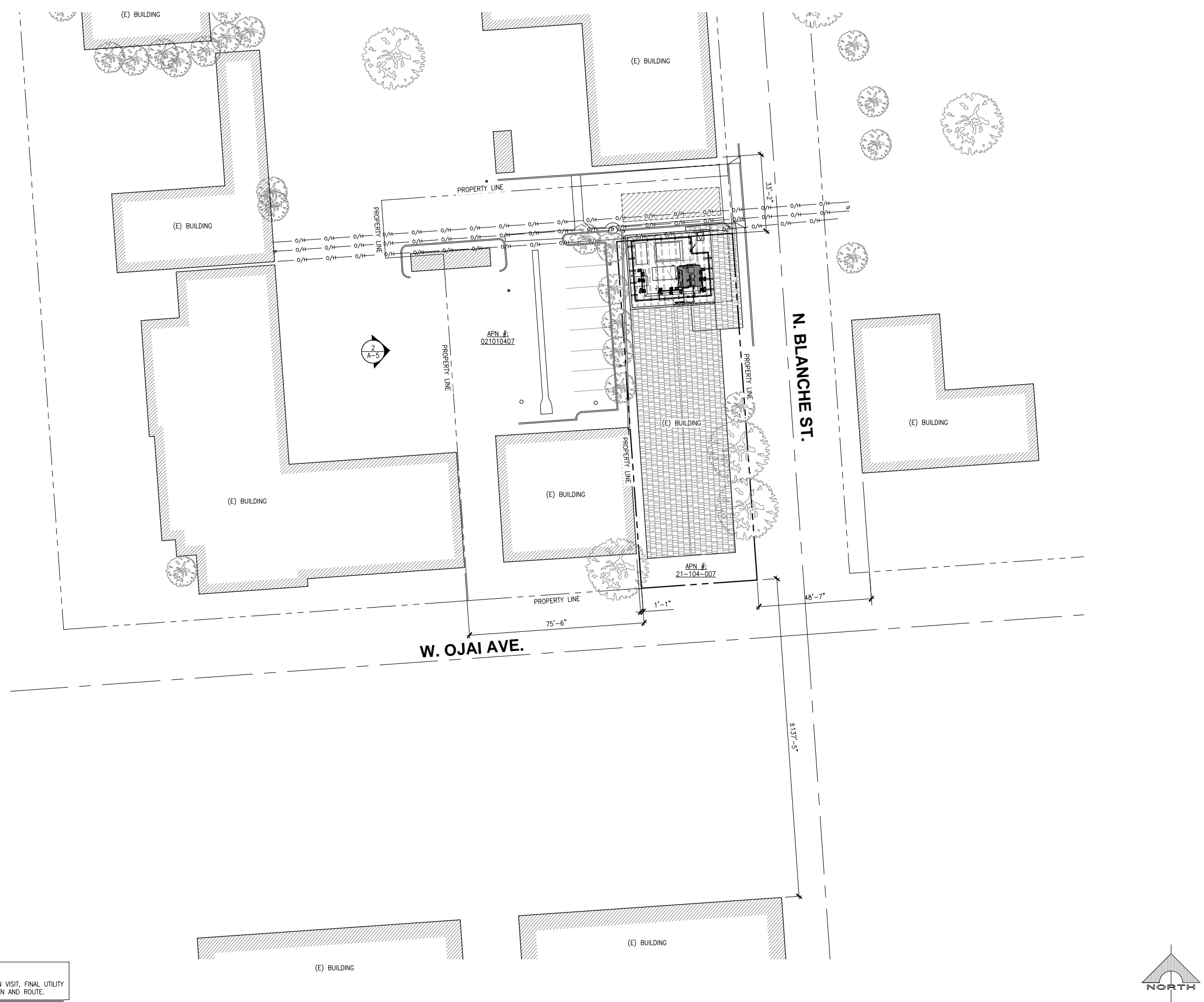
CSL04566

202 W. OJAI AVENUE
OJAI, CA 92023

SHEET TITLE
SITE SURVEY

SHEET NUMBER

LS-2



NOTES:
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.



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ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
3	12/01/21	REVISED PER PEER REVIEWER
2	07/23/21	REVISED TO ELEVATED PLATFORM
1	05/24/21	REVISED 100% CDs
0	05/12/21	100% CONSTRUCTION DRAWINGS
A	02/24/21	90% CONSTRUCTION DRAWINGS



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AT&T LAND LINE SWITCH
202 W. OJAI AVE,
OJAI, CA 93023
ROOFTOP (OUTDOOR)

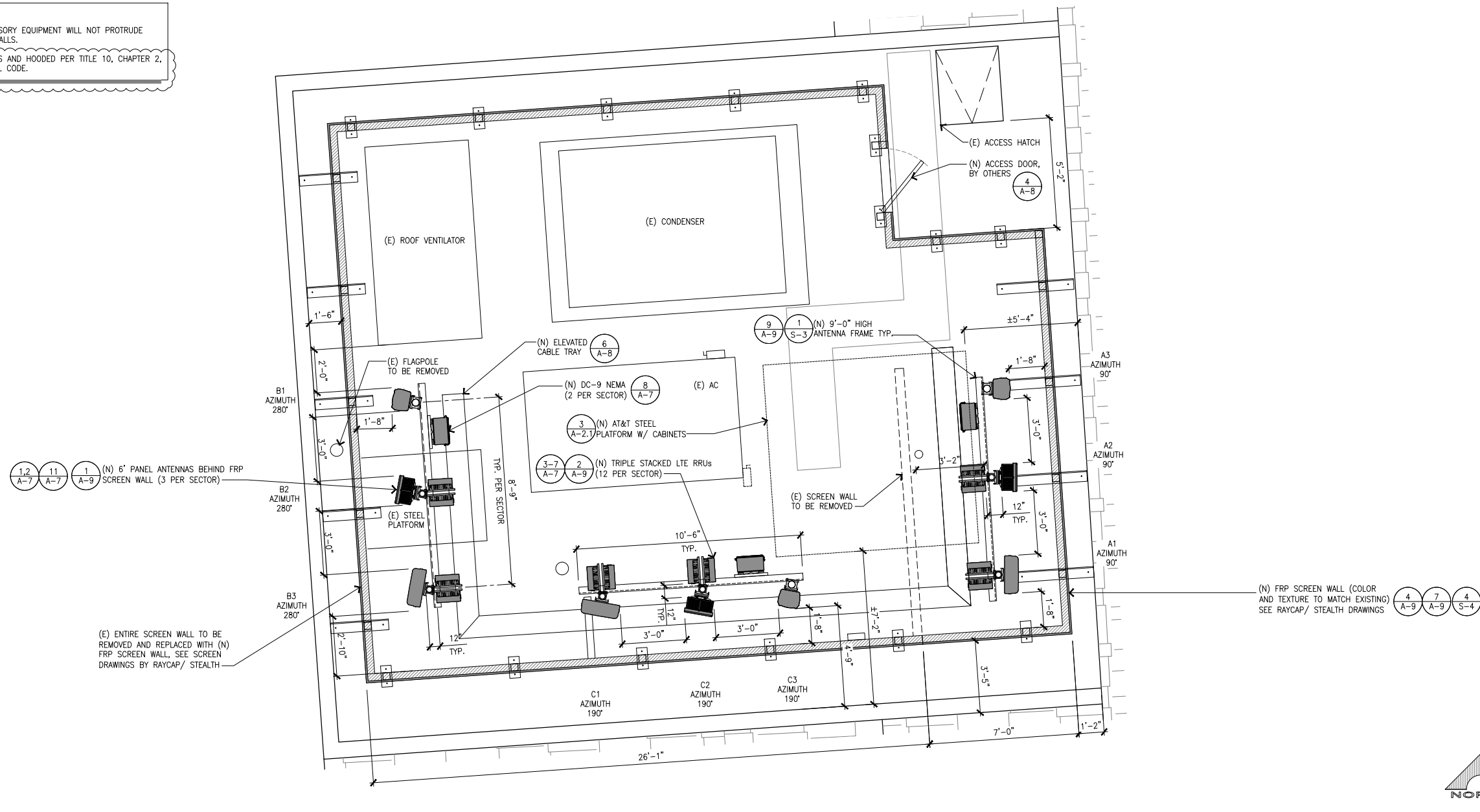
DRAWN BY: EMS	CHECKED BY: JS
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SHEET TITLE:
PROJECT SITE PLAN

SHEET NUMBER:
A-1.1

NOTE:

1. THE PANEL ANTENNAS AND ACCESSORY EQUIPMENT WILL NOT PROTRUDE BEYOND THE TOP OF THE SCREEN WALLS.
2. ALL LIGHTING WILL BE ON TIMERS AND HOODED PER TITLE 10, CHAPTER 2, ARTICLE 16.5 OF THE OJAI MUNICIPAL CODE.



ANTENNA PLAN

SCALE:
3/8"=1'-0"

1

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)		
		AIR/HEX/8-PORT	SIZE (4'; 6'; 8')			JUMPER	DC CABLE (AWG #8)	
ALPHA SECTOR	A1	LTE	CCI TPA-65R-BU6DA-K	6'	90°	32'-0"	<12'	+/- 90'
	A2	LTE	ERICSSON AIR6449 N77	2'-7"	90°	33'-9"	<12'	+/- 90'
	A3	LTE	QUINTEL QS6658-7	6'	90°	32'-0"	<12'	+/- 90'
BETA SECTOR	B1	LTE	CCI TPA-65R-BU6DA-K	6'	280°	32'-0"	<12'	+/- 90'
	B2	LTE	ERICSSON AIR6449 N77	2'-7"	280°	33'-9"	<12'	+/- 90'
	B3	LTE	QUINTEL QS6658-7	6'	280°	32'-0"	<12'	+/- 90'
GAMMA SECTOR	C1	LTE	CCI TPA-65R-BU6DA-K	6'	190°	32'-0"	<12'	+/- 120'
	C2	LTE	ERICSSON AIR6449 N77	2'-7"	190°	33'-9"	<12'	+/- 120'
	C3	LTE	QUINTEL QS6658-7	6'	190°	32'-0"	<12'	+/- 120'

REMOTE RADIO UNITS (RRU'S)						
SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	UP	4	<12'	18"	8" 8"
	A2	UP	4	<12'	18"	8" 8"
	A3	UP	4	<12'	18"	8" 8"
BETA SECTOR	B1	UP	4	<12'	18"	8" 8"
	B2	UP	4	<12'	18"	8" 8"
	B3	UP	4	<12'	18"	8" 8"
GAMMA SECTOR	C1	UP	4	<12'	18"	8" 8"
	C2	UP	4	<12'	18"	8" 8"
	C3	UP	4	<12'	18"	8" 8"

ANTENNA AND RRU SCHEDULE

2



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REV	DATE	DESCRIPTION
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0	05/12/21	100% CONSTRUCTION DRAWINGS
A	02/24/21	90% CONSTRUCTION DRAWINGS



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AT&T LAND LINE SWITCH
202 W. OJAI AVE,
OJAI, CA 93023
ROOFTOP (OUTDOOR)

DRAWN BY:

EMS

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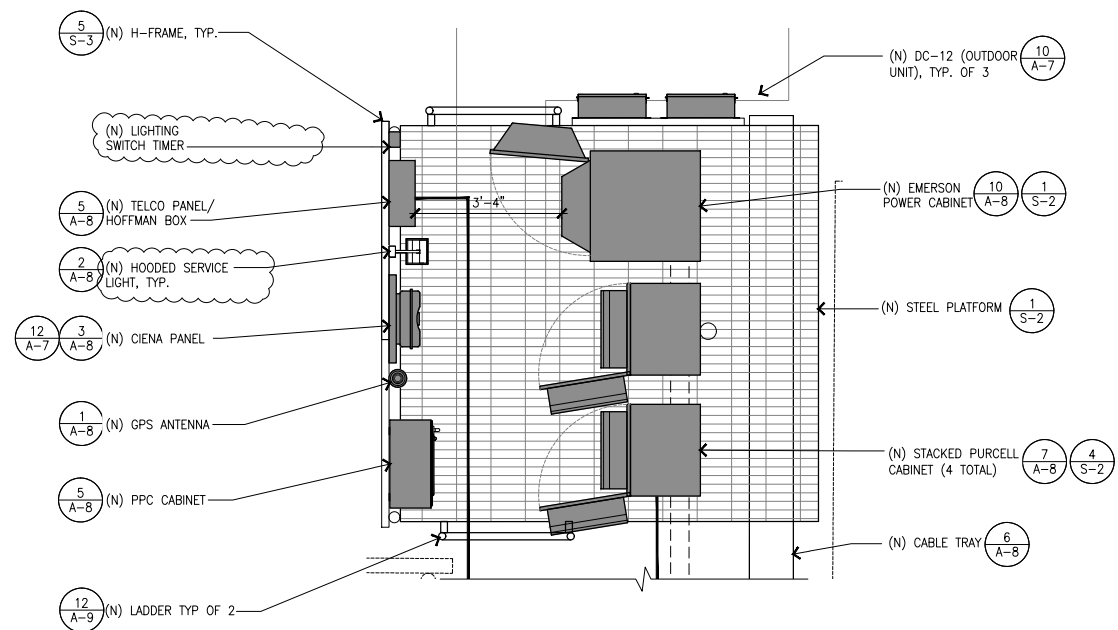
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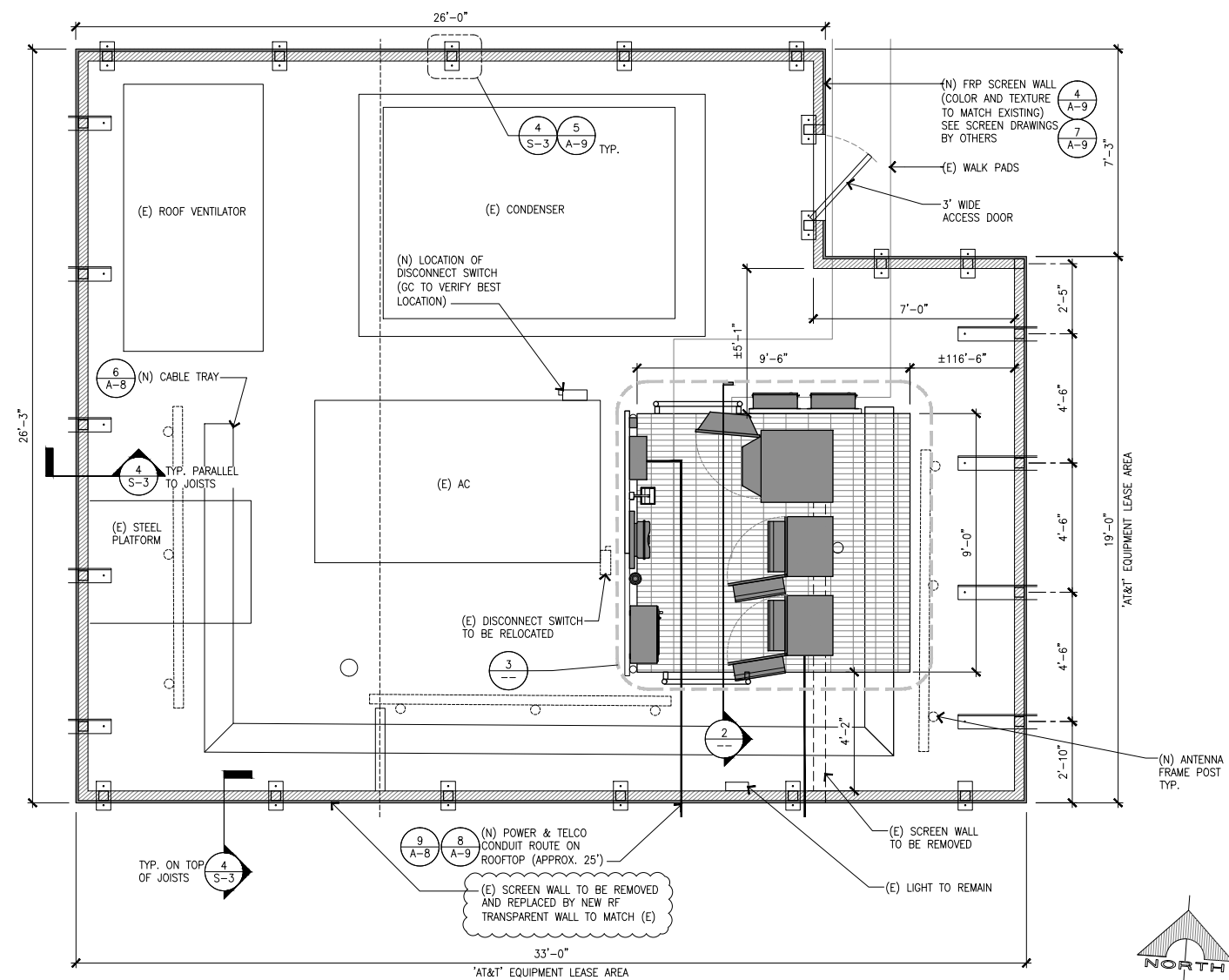
LEASE AREA/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:

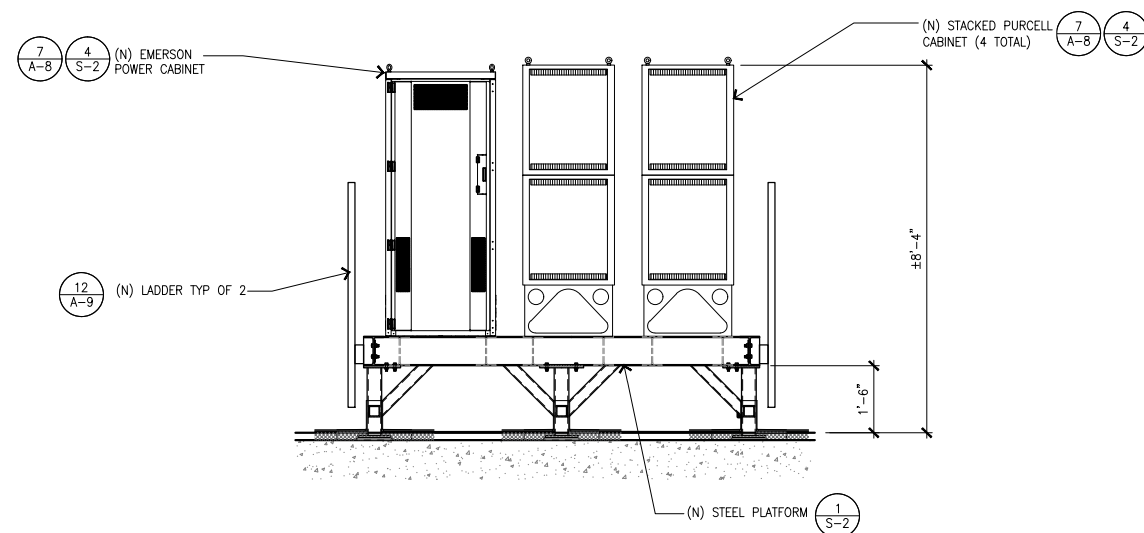
A-2



EQUIPMENT PLAN



PARTIAL ROOF PLAN



EQUIPMENT ELEVATION



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REV	DATE	DESCRIPTION



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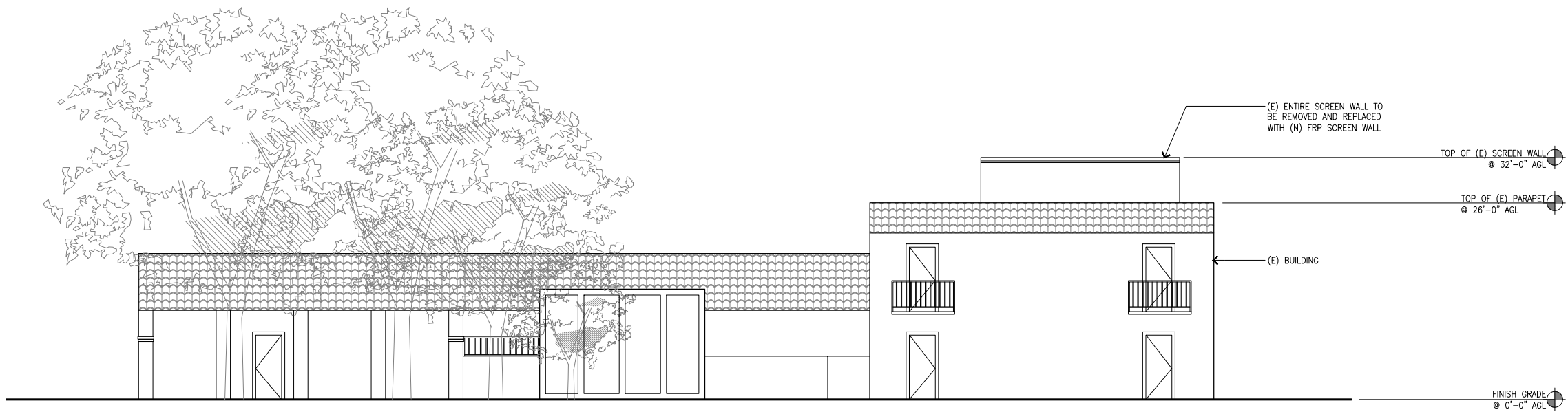
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OJAI, CA 93023
ROOFTOP (OUTDOOR)

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EMS	JS

SHEET TITLE:
PARTIAL ROOF PLAN
EQUIPMENT PLAN

SHEET NUMBER:

A-2.1

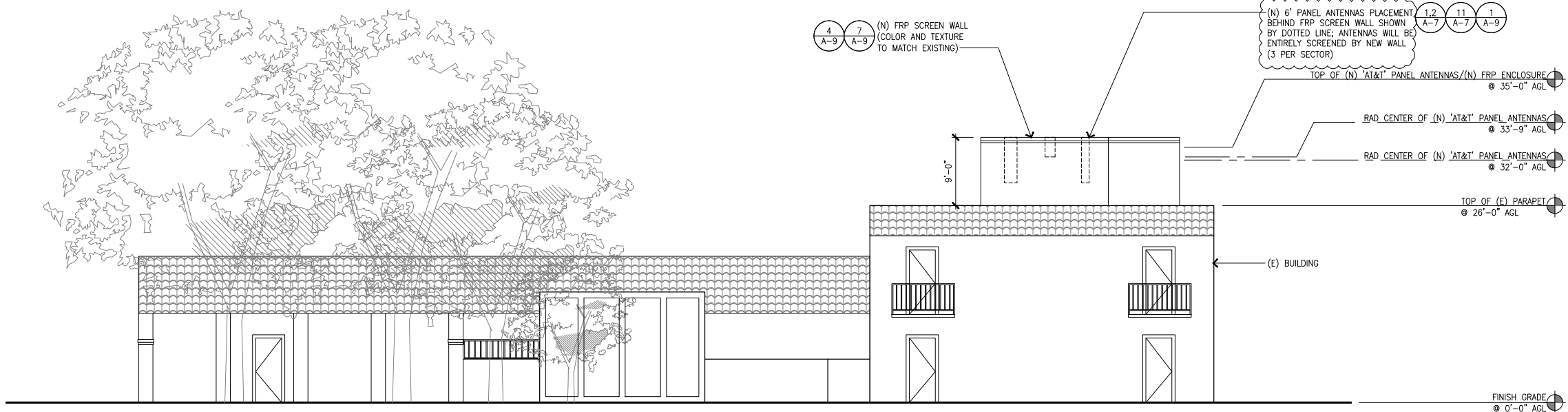


(E) EAST ELEVATION

SCALE:

1/8"=1'-0"

1



(N) EAST ELEVATION

SCALE:

1/8"=1'-0"

2



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AT&T LAND LINE SWITCH
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OJAI, CA 93023
ROOFTOP (OUTDOOR)

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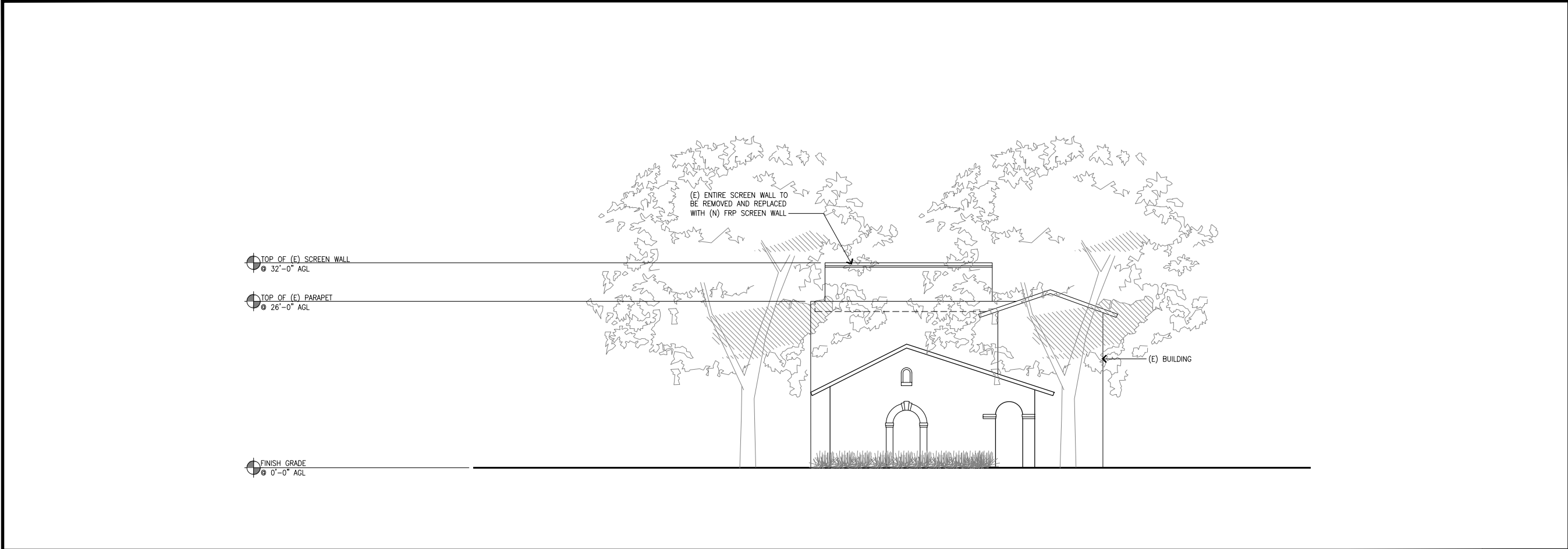
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3

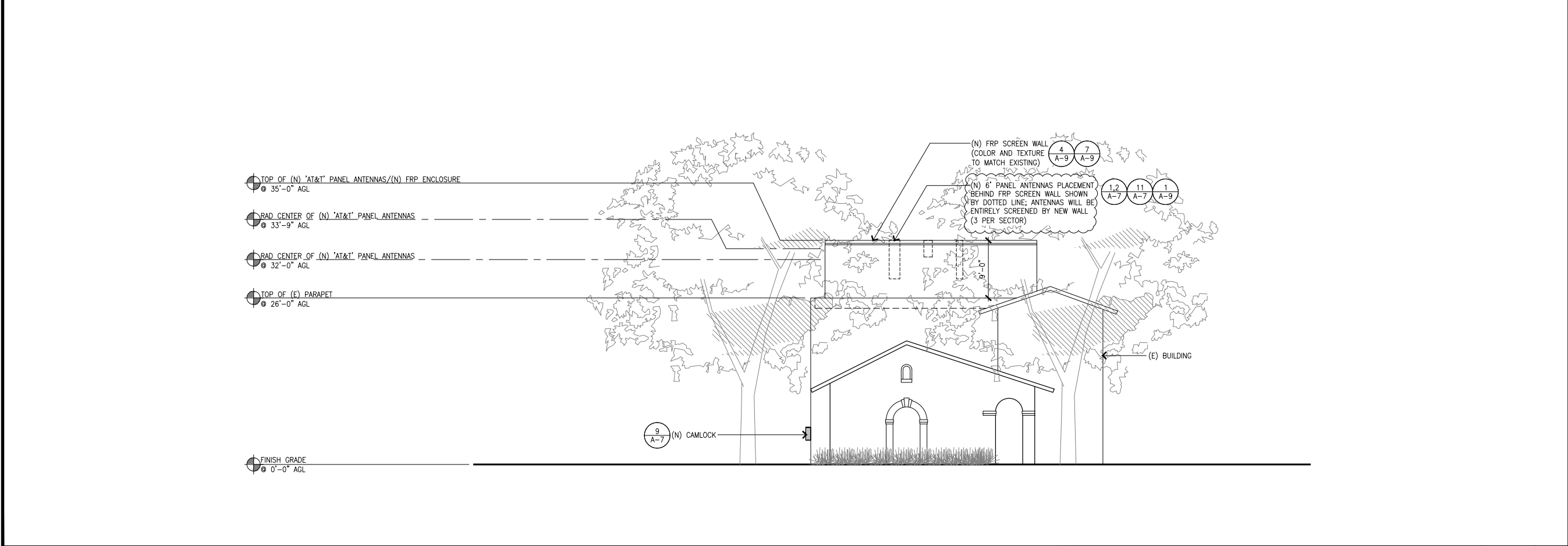


(E) SOUTH ELEVATION

SCALE:

1/8"=1'-0"

1



(N) SOUTH ELEVATION

SCALE:

1/8"=1'-0"

2



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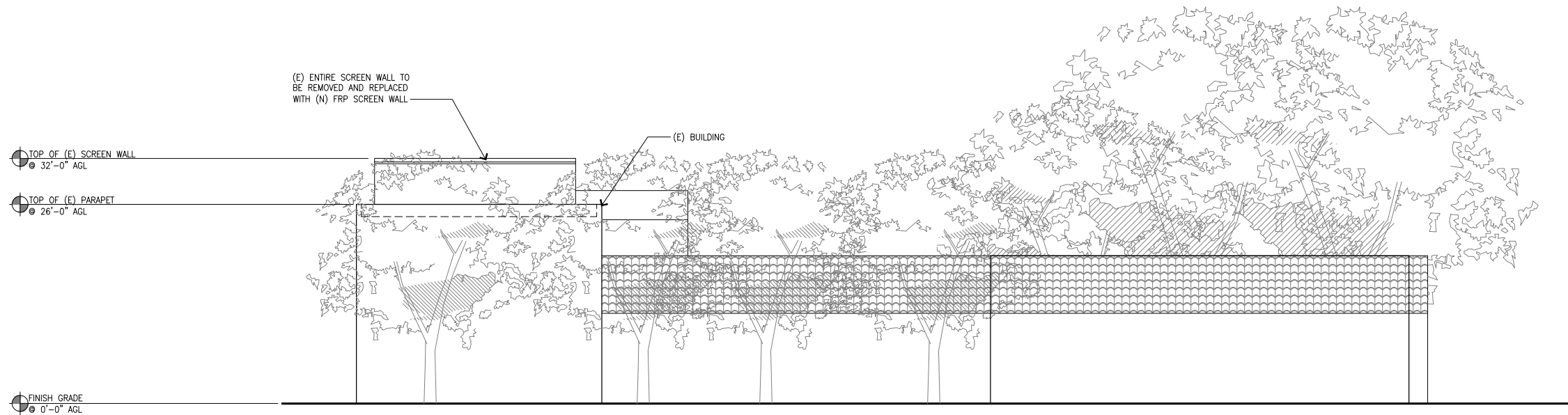
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ROOFTOP (OUTDOOR)

DRAWN BY:
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SHEET TITLE:
ELEVATIONS

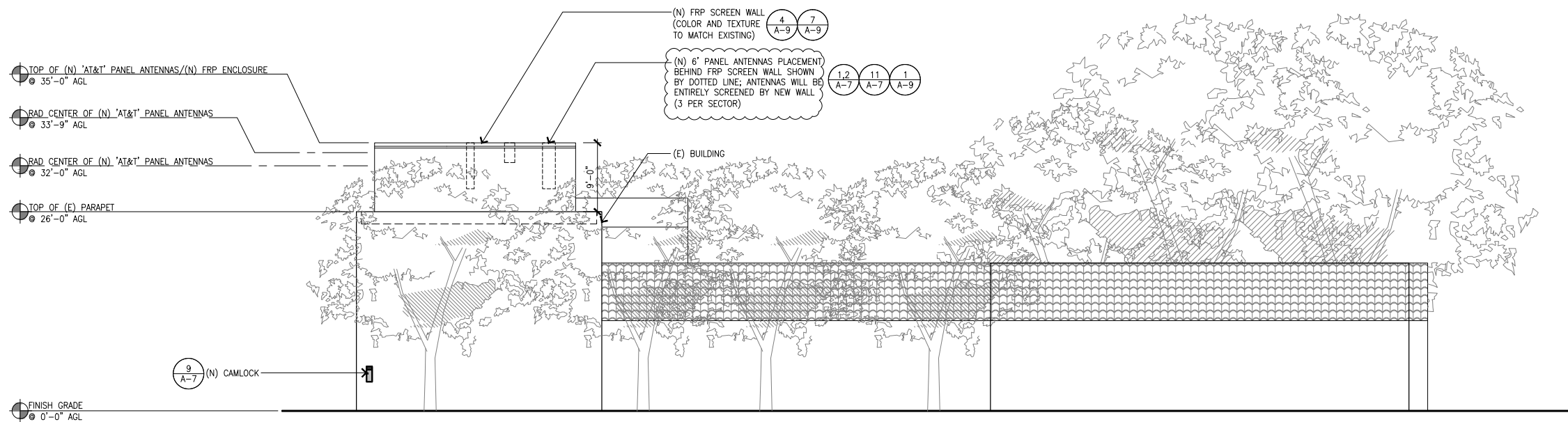
SHEET NUMBER:
A-4



(E) WEST ELEVATION

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

1



(N) WEST ELEVATION

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

2



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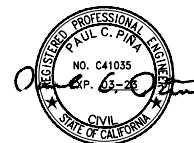


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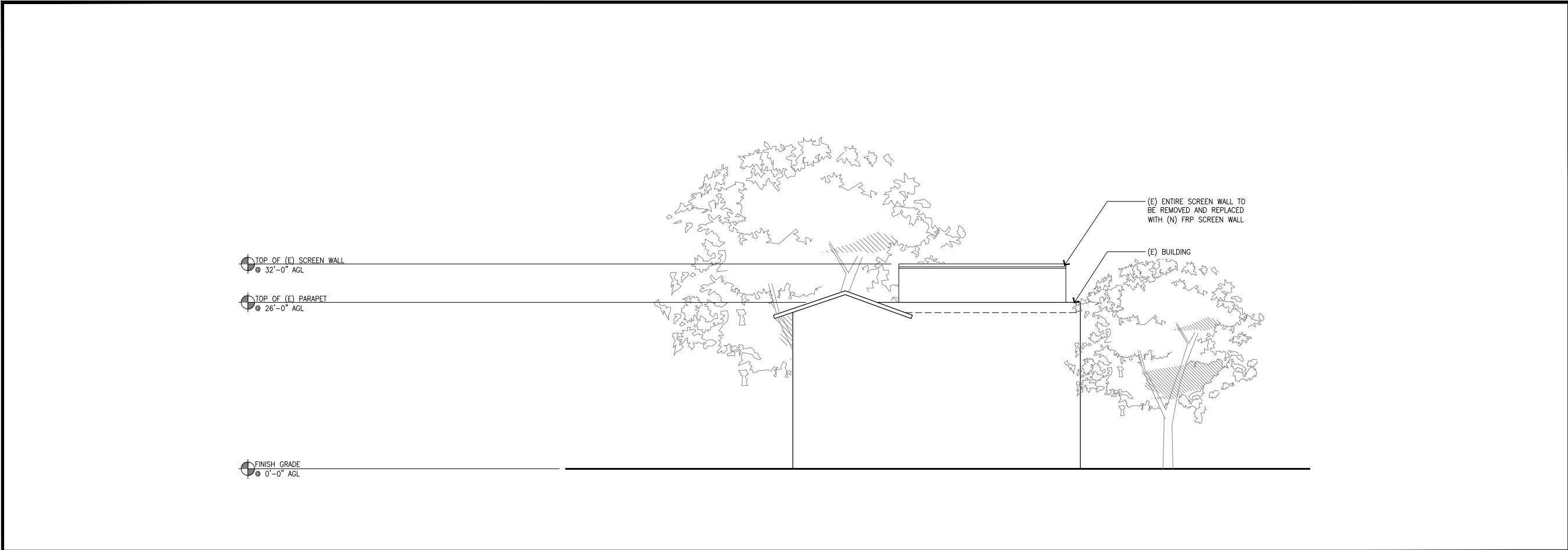
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ROOFTOP (OUTDOOR)

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

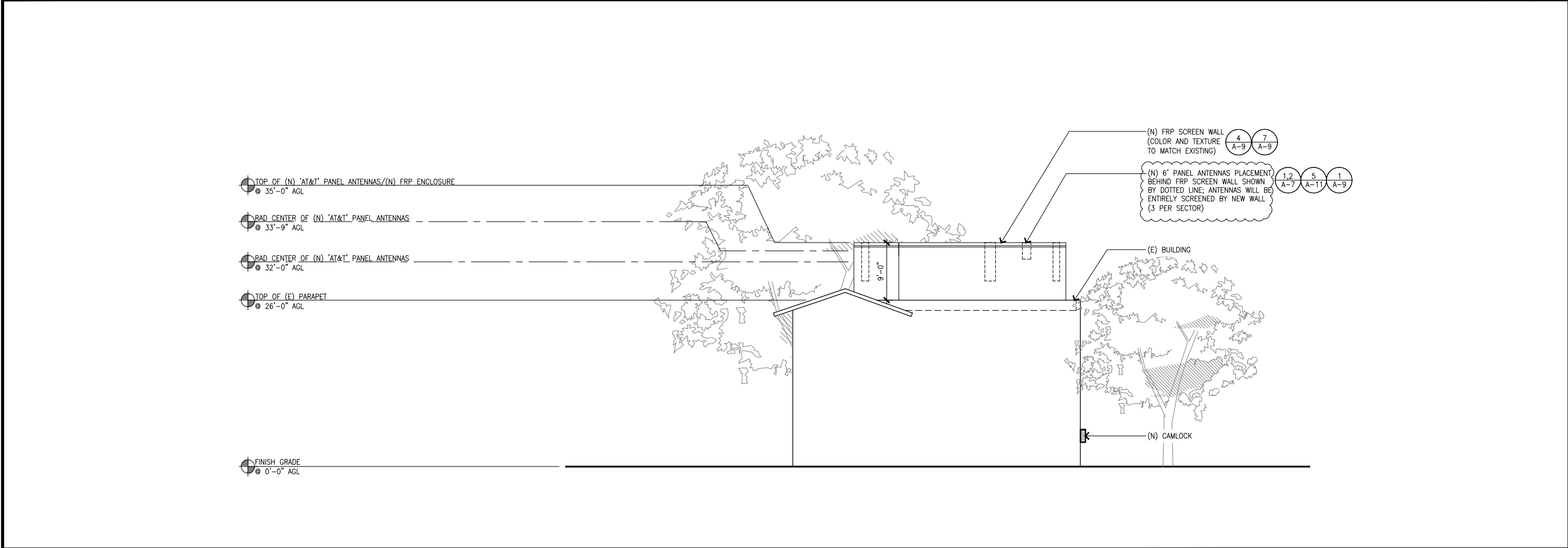


(E) NORTH ELEVATION

SCALE:

1/8"=1'-0"

1



(N) NORTH ELEVATION

SCALE:

1/8"=1'-0"

2



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



3300 IRVINE AVENUE, SUITE 300,
NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
3	12/01/21	REVISED PER PEER REVIEWER
2	07/23/21	REVISED TO ELEVATED PLATFORM
1	05/24/21	REVISED 100% CDs
0	05/12/21	100% CONSTRUCTION DRAWINGS
A	02/24/21	90% CONSTRUCTION DRAWINGS



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL04566
AT&T LAND LINE SWITCH
202 W. OJAI AVE,
OJAI, CA 93023
ROOFTOP (OUTDOOR)

DRAWN BY:
EMS

CHECKED BY:
JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-6



CSL04566

ATT SWITCH

202 W OJAI AVENUE OJAI CA 93023



VIEW 1



LOCATION

©2020 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM BLANCHE STREET



CSL04566

ATT SWITCH

202 W OJAI AVENUE OJAI CA 93023



VIEW 2



LOCATION

©2020 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM BLANCHE STREET



CSL04566

ATT SWITCH

202 W OJAI AVENUE OJAI CA 93023



VIEW 3



LOCATION

©2020 Google Maps



EXISTING



PROPOSED ANTENNAS BEHIND NEW SCREEN

PROPOSED

LOOKING NORTHEAST ACROSS OJAI AVENUE



CSL04566

ATT SWITCH

202 W OJAI AVENUE OJAI CA 93023



VIEW 4



LOCATION

©2020 Google Maps



EXISTING



PROPOSED

LOOKING EAST FROM PARKING LOT



ATTACHMENT E – BUILDING PERMIT RECORDS

A Jai #1

GRANT DEED

THIS INDENTURE, Made the 15th day of September
in the year of our Lord, one thousand nine hundred and twenty-
eight, between THE OJAI VALLEY COMPANY, a corporation organized
and existing under the laws of the State of Ohio and lawfully
transacting business within the State of California, party of the
first part, and THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a
corporation, party of the second part,

WITNESSETH

That for and in consideration of the sum of TEN AND
NO/100 (\$10.00) DOLLARS, in hand paid by said party of the second
part, the receipt whereof is hereby acknowledged, the said party
of the first part does by these presents grant, bargain, sell
convey and confirm unto the said party of the second part, and to
its successors and assigns forever, all that certain real proper-
ty situate, lying and being in the City of Ojai, County of
Ventura, State of California, and bounded and particularly des-
cribed as follows, to-wit:

X A part of Block Fourteen (14) of the City of Ojai,
formerly Town of Nordhoff, as the same is designated and
delineated upon that certain map entitled "Map of the Town
of Nordhoff located in the Ojai Valley, Ventura County,
California", and recorded in the office of the County Re-
corder of Ventura County in Book 1 of Miscellaneous Records
at page 224, and particularly described as follows:

Beginning at the point of intersection of the North
line of Ojai Street and the West line of Blanche Street, at
the Southeast corner of said Block 14; thence from said
point of beginning,

- 1st- North 150.00 feet along the West line of Blanche
Street to a point; thence at right angles,
- 2nd- West 50.00 feet parallel with Ojai Street to a
point; thence at right angles,
- 3rd- South 150.00 feet to a point in the North line of Ojai
Street; thence at right angles,

4th- East 50.00 feet along the North line of Ojai Street
to the point of beginning.

This deed is executed, delivered and accepted, and this conveyance is made and accepted upon and subject to the following conditions subsequent all of which conditions and covenants are covenants running with the land and said party of the second part assumes and agrees to perform and abide by and expressly makes said conditions and each of them binding upon its successors or assigns, to-wit:

(a) That said property shall not, nor shall any interest therein at any time be leased, sold, devised or conveyed to or be inherited by, or be otherwise acquired by or occupied or become the property of a person whose blood is not entirely that of the Caucasian race; provided, however, that persons not of the Caucasian race may be kept thereon by a Caucasian occupant strictly in the capacity of servant of such occupant.

(b) That the said property shall not be used nor shall any part thereof be used for the purpose of drilling for or developing oil, gas or any other hydrocarbon substance or substances.

(c) That the said property shall not be used, nor shall any part thereof be used for the purpose of placing, constructing or erecting thereon any derrick or machinery of any nature or kind to be used for the purpose of drilling for or developing oil, gas or any hydro-carbon substance, or substances upon said property.

(d) No building shall be erected on the property hereby conveyed until exterior plans therefor shall have first been submitted to and approved by grantor or its duly authorized representative.

(e) That a breach of any of the foregoing conditions and covenants shall cause said premises, together with the appurtenances thereunto belonging to be forfeited to and revert to grantor, its successors and assigns, each of whom shall have the right to immediate entry upon said premises in the event of such breach, but the breach of any of the foregoing conditions or covenants or any re-entrance by reason of such breach shall not defeat nor effect the lien of any mortgage or deed of trust made in good faith for value upon said land; provided, however, that the breach of any of said conditions may be enjoined, abated or remedied by appropriate proceedings, notwithstanding the lien or existence of any deed of trust or mortgage; but nevertheless each and all of the foregoing conditions and covenants shall remain at all times in full force and effect as against, and shall be binding upon and shall be a part of the estate acquired by any one and the successors and assigns of anyone acquiring title under or through any such deed of trust or mortgage, and a

DESCRIPTION

In the City of Ojai

County of Ventura, State of California

That certain tract of land described as:

A part of Block Fourteen (14), of the City of Ojai, formerly Town of Nordhoff, as the same is designated and delineated upon that certain map entitled "Map of the Town of Nordhoff, located in the Ojai Valley, Ventura County, California", and recorded in the office of the County Recorder of Ventura County in Book 1 of Miscellaneous Records at page 224, and particularly described as follows:

Beginning at the point of intersection of the North line of Ojai Street and the West line of Blanche Street, at the Southeast corner of said Block 14; thence from said point of beginning,

- 1st: - North 150.00 feet along the West line of Blanche Street to a point; thence at right angles,
- 2nd: - West 50.00 feet parallel with Ojai Street to a point; thence at right angles,
- 3rd: - South 150.00 feet to a point in the North line of Ojai Street; thence at right angles,
- 4th: - East 50.00 feet along the North line of Ojai Street to the point of beginning.

NOTE: No examination or Guarantee is made as to liens, or general incumbrances created by the Pacific Telephone and Telegraph Company, a corporation.

OJAI - OJAI AVE.
202 W. Ojai Ave.
Ojai, California

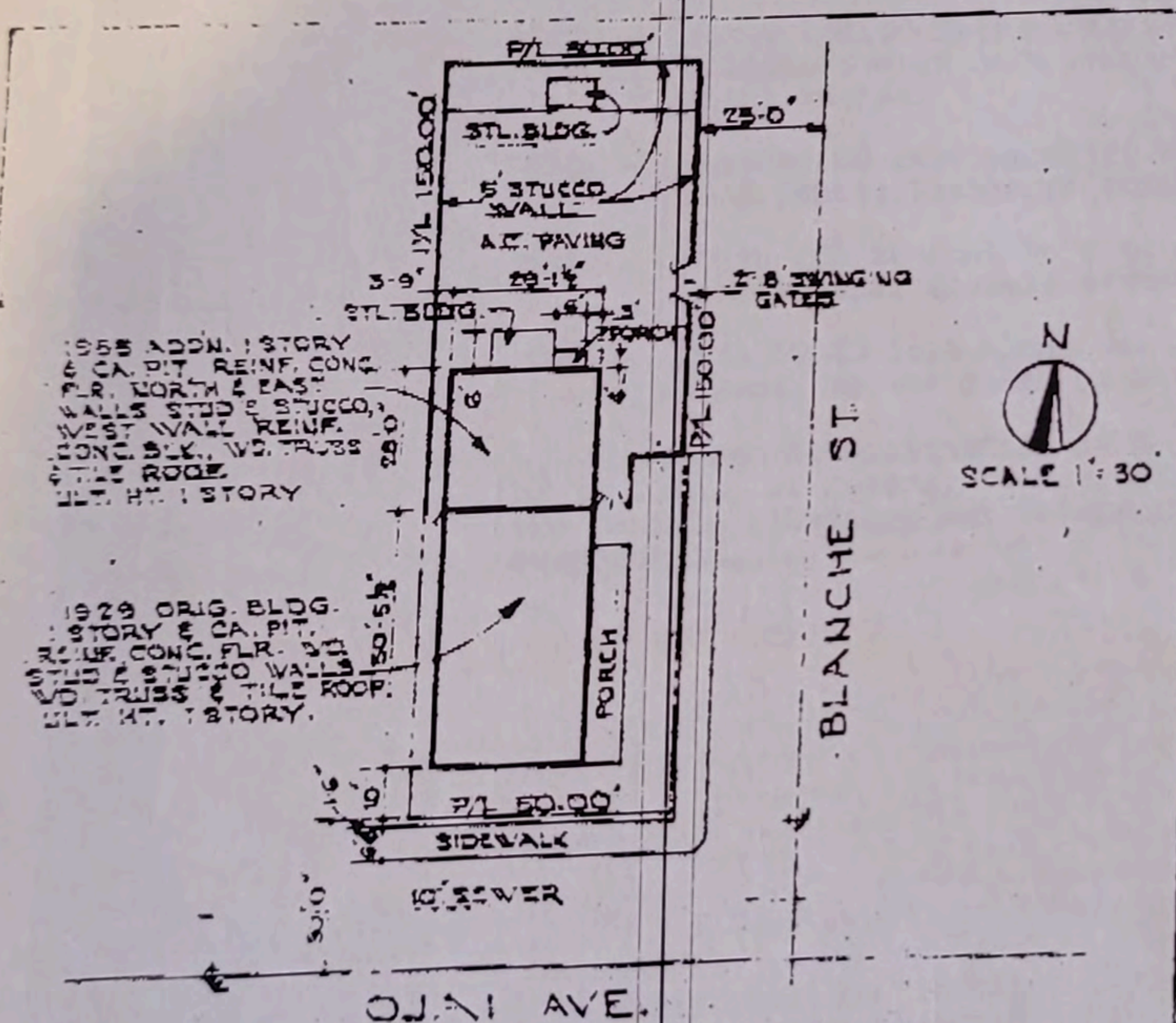
KD-103



LAND:
Purchased 9-15-1928
Book Value 1-1-56
(Est. \$5,000.00)

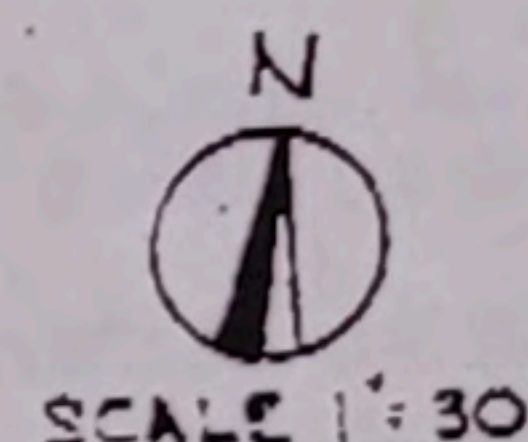
BUILDING:
Completed Orig. 5-7-1929
" 1st. Add'n. 11-21-1956
Book Value (Est. \$34,000.00)

EQUIPMENT
Milton - 6 SXS #1 4-21-1956



1955 ADDN. 1 STORY
6 CA. PIT. REINF. CONC.
FLR. NORTH & EAST
WALLS STUCCO & STUCCO
WEST WALL REINF.
CONC. BLK. W. TRUSS
TILE ROOF
ULT. HT. 1 STORY

1929 ORIG. BLDG.
1 STORY & CA. PIT.
REINF. CONC. FLR. STUCCO
& STUCCO WALLS
W. TRUSS & TILE ROOF.
ULT. HT. 1 STORY



ASSOC. SURVEY
YS-330

R.E. #1

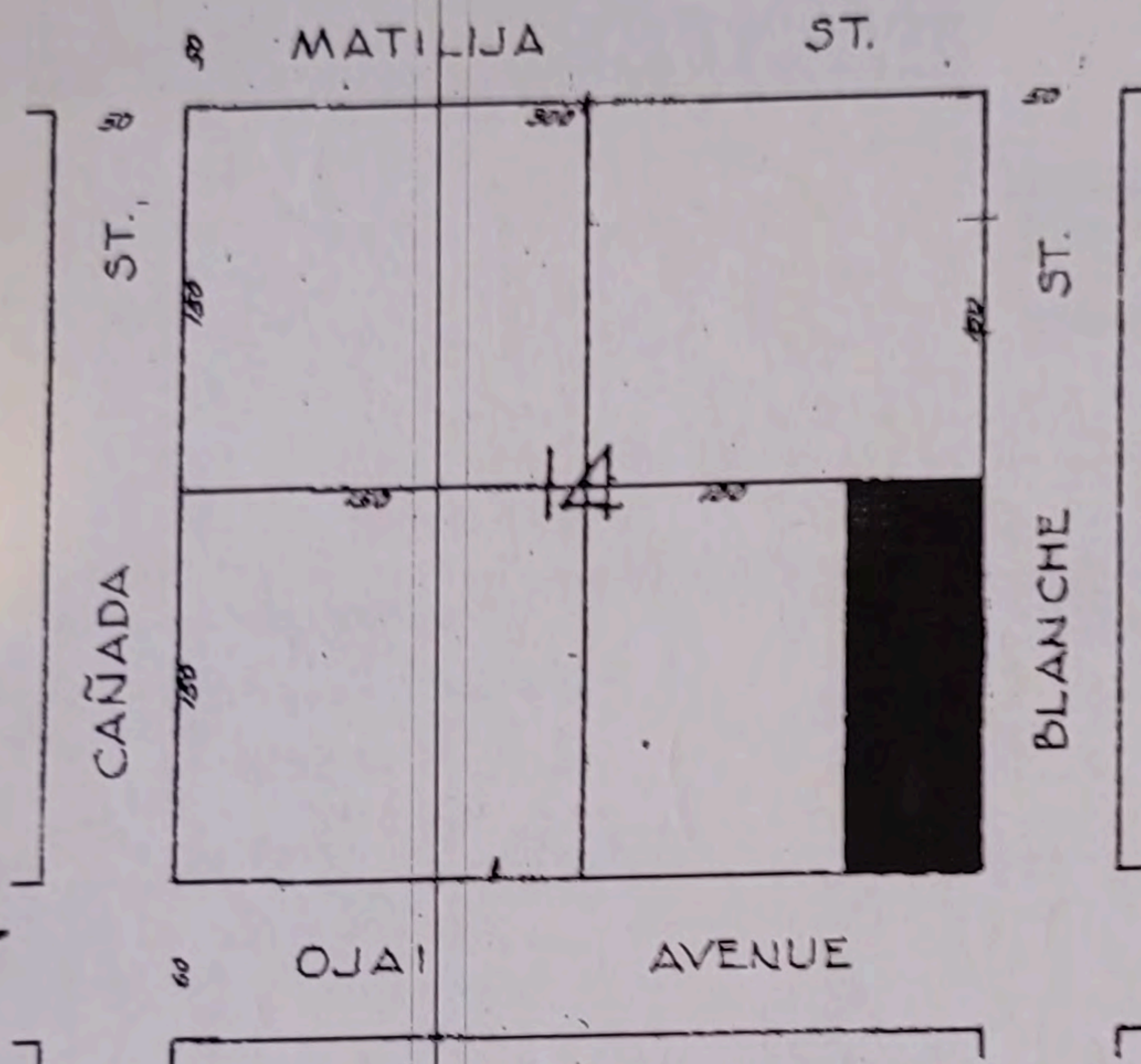
LEGAL DESCRIPTION

A PART OF BLK. 14 OF THE CITY OF
OJAI FORMERLY TOWN OF NORDHOFF
AS THE SAME IS DESIGNATED &
DELINEATED UPON THAT CERTAIN
MAP ENTITLED MAP OF THE TOWN
OF NORDHOFF LOCATED IN THE OJAI
VALLEY VENTURA COUNTY CALIF.
RECORDED IN THE OFFICE OF THE
RECORDER, BOOK 1, PAGE 224 OF
MISCELLANEOUS RECORDS.

REPLACING YS-353 123.2

THE PACIFIC TEL AND TEL. CO.			
OFFICE OF CHIEF ENGINEER			
LOS ANGELES - CALIFORNIA			
OJAI, CALIF.		202 W. OJAI AVE.	
OJAI EXCH.		COE. BLDG.	
SITE PLAN			
YS-353	12-12-55	DATE OF	LONG
[Signature]		[Signature]	
COUNTY ENGINEER			

CODE 2-0

PARCEL N^o2202 W. Ojai St.

OJAI - MAIN OFFICE SITE

PART OF BLOCK 14, CITY OF OJAI DESCRIBED AS
 BEG. AT POINT OF INTERSECTION OF NORTH LINE
 OF OJAI ST AND WEST LINE OF BLANCHE ST, AT S/E
 COR. OF SAID BLK 14; TH N 150' ALONG WEST LINE
 OF BLANCHE ST TO A POINT; TH AT R/A WEST 50'
 PARALLEL WITH OJAI ST. TO A POINT; TH AT R/A
 SOUTH 150' TO A POINT IN NORTH LINE OF OJAI ST;
 TH AT R/A EAST 50' TO POINT OF BEG., AS PER MAP
 RECORDED IN BOOK 1, PAGE 224 MISCELLANEOUS
 RECORDS OF VENTURA COUNTY.

202 W. Ojai St.

3-56-001-02

CITY OF OJAI

APPLICATION AND PERMIT

BUILDING AND ZONING DEPARTMENT

Job Address 202 W. Ojai Avenue Phone _____

Owner Pacific Tel and Tel Mailing Address _____

Location: Lot No. _____ Tract _____

Contractor ☐ Lic. No. 175184 B-1 Owner Builder ☐ Address 1626 Piney St. Phone Hub 6-6322

Ralph S. Viola Co. Oxnard mi 2-2449

CASH RECEIVED

Date	Permit No.	Name	Bldg.	Plan Check	Plbg.	Elec.	Sewer Conn.	Total
			27.00					27.00

BUILDING

Occupancy (Use) Office addition No. Sq. Ft. in Bldg. 812 Garage _____

Type Foundation: Caisson ☐ Concrete ☒ Continuous ☒ Blocks ☐ Type Floor System: Slab ☒ Wood ☐

Land Use Zone C-1 Fire Zone 1 Roof Pitch _____ Covering tile

	TYPE		Group	Division	No. of
<input type="checkbox"/> New structure	<input type="checkbox"/> I -	<input type="checkbox"/> Fire Resist.	<input type="checkbox"/> A	<input type="checkbox"/> 1	Rooms
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> II -	<input type="checkbox"/> Heavy Timber	<input type="checkbox"/> B	<input type="checkbox"/> 2	Families
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> III -	<input checked="" type="checkbox"/> Wood/Masonry	<input type="checkbox"/> C	<input type="checkbox"/> 3	Stories
<input type="checkbox"/> Repair	<input type="checkbox"/> IV -	<input type="checkbox"/> Steel/Masonry	<input type="checkbox"/> D	<input type="checkbox"/> 4	
<input type="checkbox"/> Conversion	<input type="checkbox"/> V -	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> E	<input type="checkbox"/> 5	
<input type="checkbox"/> Move			<input type="checkbox"/> F		
<input type="checkbox"/> Demolition			<input type="checkbox"/> G		
			<input type="checkbox"/> H		
			<input type="checkbox"/> I		
			<input type="checkbox"/> J		

Building must be at least the following distances from (front lot line _____ ft.) (rear lot line _____ ft.)

(nearest structure _____ ft.) (side lot line _____ ft.)

Deed restrictions may require additional setbacks.

VALUATION \$7714. PERMIT FEE \$ 27.00 no. 1545

PLUMBING CONTRACTOR	LIC. No.	ELECTRICAL CONTRACTOR	LIC. No.
Basic Fee	\$ _____	Basic Fee	\$ _____
Each fixture or trap etc.	No. _____ \$ _____	Outlets.	No. _____ \$ _____
Cesspool or swimming pool dry well.	No. _____ \$ _____	Fixtures.	No. _____ \$ _____
Septic tank & seepage pit or drainfield.	No. _____ \$ _____	Each Range, Heating Installations.	No. _____ \$ _____
Water Heater &/or Vent.	No. _____ \$ _____	Each Electrical sign up to 4 Trans-	No. _____ \$ _____
Gas Piping (1 - 5 outlets).	No. _____ \$ _____	formers.	No. _____ \$ _____
Gas Piping (6 or more ea.)	No. _____ \$ _____	5 or more Transformers each.	No. _____ \$ _____
Installation, alteration, repair of each:		METERS	No. _____ \$ _____
Water Piping, Treating equip., drainage	No. _____ \$ _____	MOTORS to 1/2 H.P.	No. _____ \$ _____
or Vent piping.	No. _____ \$ _____	more than 1/2 to 2 H.P.	No. _____ \$ _____
Lawn sprinkler system including back-	No. _____ \$ _____	more than 2 to 5 H.P.	No. _____ \$ _____
flow.	No. _____ \$ _____	more than 5 to 15 H.P.	No. _____ \$ _____
Vacuum breakers or backflow protec-	No. _____ \$ _____	more than 15 to 50 H.P.	No. _____ \$ _____
tive devices including water piping	No. _____ \$ _____	more than 50 to 200 H.P.	No. _____ \$ _____
(1 to 5)	No. _____ \$ _____	TOTAL FEE: \$ _____	
6 or more.	No. _____ \$ _____		
TOTAL FEE: \$ _____			

SEWER CONNECTION: (See sewer certificate) CONTRACTOR _____ LIC. No. _____ FEE _____

Plan Check Date _____ Checker _____ No. _____ Fee _____

Zoning Checked by JCB Date _____

Plans On File _____

SEWER CERTIFICATION:

Pursuant to Ord. No. 247 adopted 1-19-59, it is my opinion that the present improved facilities of the City's sewage disposal system are adequate to accept and properly process the load anticipated from such connection.

Unit Charge _____

City Manager

I have signed the Declaration of Applicant for Construction Permit.

READ CONDITIONS ON BACK OF THIS PERMIT BEFORE SIGNING.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Permittee X Ralph S. Viola Building Official Jack C. Blalock

By _____ By _____

Date Issued 7-26-62

(over)

CITY OF OJAI

APPLICATION AND PERMIT

BUILDING AND ZONING DEPARTMENT

Job Address 202 W. Ojai Ave.
 Owner Pacific Tel & Tel. Mailing Address _____ Phone _____
 Location: Lot No. _____ Tract _____
 Contractor ☐ Lic. No. _____ Owner Builder ☐ Address _____ Phone _____
Channel Electric

CASH RECEIVED

Date	Permit No.	Name	Bldg.	Plan Check	Plbg.	Elec.	Sewer Conn.	Total
						2.00		2.00

BUILDING

Occupancy (Use) _____ No. Sq. Ft. in Bldg. _____ Garage _____
 Type Foundation: Caisson ☐ Concrete ☐ Continuous ☐ Blocks ☐ Type Floor System: Slab ☐ Wood ☐
 Land Use Zone _____ Fire Zone _____ Roof Pitch _____ Covering _____

	TYPE		Group	Division	No. of
<input type="checkbox"/> New structure	<input type="checkbox"/> I -	<input type="checkbox"/> Fire Resist.	<input type="checkbox"/> A <input type="checkbox"/> F	<input type="checkbox"/> 1	Rooms _____
<input type="checkbox"/> Addition	<input type="checkbox"/> II -	<input type="checkbox"/> Heavy Timber	<input type="checkbox"/> B <input type="checkbox"/> G	<input type="checkbox"/> 2	Families _____
<input type="checkbox"/> Alteration	<input type="checkbox"/> III -	<input type="checkbox"/> Wood/Masonry	<input type="checkbox"/> C <input type="checkbox"/> H	<input type="checkbox"/> 3	Stories _____
<input type="checkbox"/> Repair	<input type="checkbox"/> IV -	<input type="checkbox"/> Steel/Masonry	<input type="checkbox"/> D <input type="checkbox"/> I	<input type="checkbox"/> 4	
<input type="checkbox"/> Conversion	<input type="checkbox"/> V -	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> E <input type="checkbox"/> J	<input type="checkbox"/> 5	
<input type="checkbox"/> Move					
<input type="checkbox"/> Demolition					

Building must be at least the following distances from (front lot line _____ ft.) (rear lot line _____ ft.)
 (nearest structure _____ ft.) (side lot line _____ ft.)

Deed restrictions may require additional setbacks.

VALUATION _____ PERMIT FEE \$ _____

PLUMBING CONTRACTOR _____ LIC. No. _____
 Basic Fee _____ \$ _____
 Each fixture or trap etc. No. _____ \$ _____
 Cesspool or swimming pool dry well. No. _____ \$ _____
 Septic tank & seepage pit or drainfield. No. _____ \$ _____
 Water Heater &/or Vent. No. _____ \$ _____
 Gas Piping (1 - 5 outlets). No. _____ \$ _____
 Gas Piping (6 or more ea.) No. _____ \$ _____
 Installation, alteration, repair of each:
 Water Piping, Treating equip., drainage No. _____ \$ _____
 or Vent piping. No. _____ \$ _____
 Lawn sprinkler system including back-flow. No. _____ \$ _____
 Vacuum breakers or backflow protective devices including water piping (1 to 5). No. _____ \$ _____
 6 or more. No. _____ \$ _____

ELECTRICAL CONTRACTOR _____ LIC. No. _____
 Basic Fee _____ \$ 1.00
 Outlets. No. _____ \$ _____
 Fixtures. No. _____ \$ _____
 Each Range, Heating Installations. No. _____ \$ _____
 Each Electrical sign up to 4 Transformers No. _____ \$ _____
 5 or more Transformers each. No. _____ \$ 1.00
 METERS No. _____ \$ _____
 MOTORS to 1/2 H.P. No. _____ \$ _____
 more than 1/2 to 2 H.P. No. _____ \$ _____
 more than 2 to 5 H.P. No. _____ \$ _____
 more than 5 to 15 H.P. No. _____ \$ _____
 more than 15 to 50 H.P. No. _____ \$ _____
 more than 50 to 200 H.P. No. _____ \$ _____
 TOTAL FEE: \$ 2.00

TOTAL FEE: \$ _____ LIC. No. _____ FEE _____
 No. _____ Fee _____

SEWER CONNECTION: (See sewer certificate) CONTRACTOR _____ No. _____ Date _____
 Plan Check Date _____ Checker _____

SEWER CERTIFICATION:

Pursuant to Ord. No. 247 adopted 1-19-59, it is my opinion that the present improved facilities of the City's sewage disposal system are adequate to accept and properly process the load anticipated from such connection.

City Manager

I have signed the Declaration of Applicant for Construction Permit.

READ CONDITIONS ON BACK OF THIS PERMIT BEFORE SIGNING.
 I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Permittee X L R Coursey

Building Official

By

Date Issued

(over)

CITY OF OJAI

APPLICATION AND PERMIT

BUILDING AND ZONING DEPARTMENT

Job Address W. Ojai Ave. Phone _____
 Owner Pacific Telephone Co. Mailing Address _____
 Location: Lot No. _____ Tract _____ Phone 214-983-1654

Contractor ☒ Lic. No. C-20-187985 Owner Builder ☐ Address _____
Utility Sheet Metal Co. 11324 Tuxford St., Sun Valley, Calif.
 (Co. owner Geo.M. Feirfeil) CASH RECEIVED

Date	Permit No.	Name	Bldg.	Plan Check	Plbg.	Elec.	Sewer Conn.	Total
			27.00		4.50	1.25		\$32.75

BUILDING

Occupancy (Use) Air-conditioning No. Sq. Ft. in Bldg. _____ Garage _____
 Type Foundation: Caisson ☐ Concrete ☐ Continuous ☐ Blocks ☐ Type Floor System: Slab ☐ Wood ☐
 Land Use Zone _____ Fire Zone _____ Roof Pitch _____ Covering _____

	TYPE		Group	Division	No. of
<input type="checkbox"/> New structure	<input type="checkbox"/> I -	<input type="checkbox"/> Fire Resist.	<input type="checkbox"/> A	<input type="checkbox"/> 1	Rooms _____
<input type="checkbox"/> Addition	<input type="checkbox"/> II -	<input type="checkbox"/> Heavy Timber	<input type="checkbox"/> B	<input type="checkbox"/> 2	Families _____
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> III -	<input type="checkbox"/> Wood/Masonry	<input type="checkbox"/> C	<input type="checkbox"/> 3	Stories _____
<input type="checkbox"/> Repair	<input type="checkbox"/> IV -	<input type="checkbox"/> Steel/Masonry	<input type="checkbox"/> D	<input type="checkbox"/> 4	
<input type="checkbox"/> Conversion	<input type="checkbox"/> V -	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> E	<input type="checkbox"/> 5	
<input type="checkbox"/> Move					
<input type="checkbox"/> Demolition					

Building must be at least the following distances from (front lot line _____ ft.) (rear lot line _____ ft.)
 (nearest structure _____ ft.) (side lot line _____ ft.)
 Deed restrictions may require additional setbacks.

VALUATION \$ 7,900.00 PERMIT FEE \$ 27.00

PLUMBING CONTRACTOR _____ LIC. No. _____
 Basic Fee \$ 2.00
 Each fixture or trap etc. No. _____ \$ _____
 Cesspool or swimming pool dry well. No. _____ \$ _____
 Septic tank & seepage pit or drainfield. No. _____ \$ _____
 Water Heater &/or Vent. No. _____ \$ 1.50
 Gas Piping (1 - 5 outlets). No. _____ \$ 1.00
 Gas Piping (6 or more ea.) No. _____ \$ _____
 Installation, alteration, repair of each:
 Water Piping, Treating equip., drainage
 or Vent piping. No. _____ \$ _____
 Lawn sprinkler system including back-
 flow. No. _____ \$ _____
 Vacuum breakers or backflow protec-
 tive devices including water piping
 (1 to 5). No. _____ \$ _____
 6 or more. No. _____ \$ _____
 TOTAL FEE: \$ 4.50

ELECTRICAL CONTRACTOR _____ LIC. No. _____
 Basic Fee \$ 1.00
 Outlets. No. _____ \$ _____
 Fixtures. No. _____ \$ _____
 Each Range, Heating Installations. No. _____ \$ _____
 Each Electrical sign up to 4 Trans-
 formers No. _____ \$ _____
 5 or more Transformers each. No. _____ \$ _____
 METERS No. _____ \$ _____
 MOTORS to 1/2 H.P. No. _____ \$.25
 more than 1/2 to 2 H.P. No. _____ \$ _____
 more than 2 to 5 H.P. No. _____ \$ _____
 more than 5 to 15 H.P. No. _____ \$ _____
 more than 15 to 50 H.P. No. _____ \$ _____
 more than 50 to 200 H.P. No. _____ \$ _____
 TOTAL FEE: \$ 1.25

SEWER CONNECTION: (See sewer certificate) CONTRACTOR _____ LIC. No. _____ FEE _____
 Plan Check Date _____ Checker _____ No. _____ Fee _____
 Zoning Checked by _____ Date _____
 Plans On File _____

SEWER CERTIFICATION:

Pursuant to Ord. No. 247 adopted 1-19-59, it is my opinion that the present improved facilities of the City's sewage disposal system are adequate to accept and properly process the load anticipated from such connection.

Unit Charge _____

City Manager

I have signed the Declaration of Applicant for Construction Permit.

READ CONDITIONS ON BACK OF THIS PERMIT BEFORE SIGNING.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Permittee ☒ Utility Sheet Metal Building Official Jack C. Blalack
 By C. H. McShane By J. Blalack
 Date Issued 12/2/65

STANLEY H. MENDES

STRUCTURAL ENGINEER

SANTA BARBARA, CALIFORNIA

Addn Pac Tel Bldg.

JOB NO.

72-753

PAGE NO.

M-7

DATE

5-9-73

BY

R

Stairwell cont'd.

Roof diaphragm $h = 108 \text{ #/"} \rightarrow \text{o.k. for 2" T. \& G. deck.}$

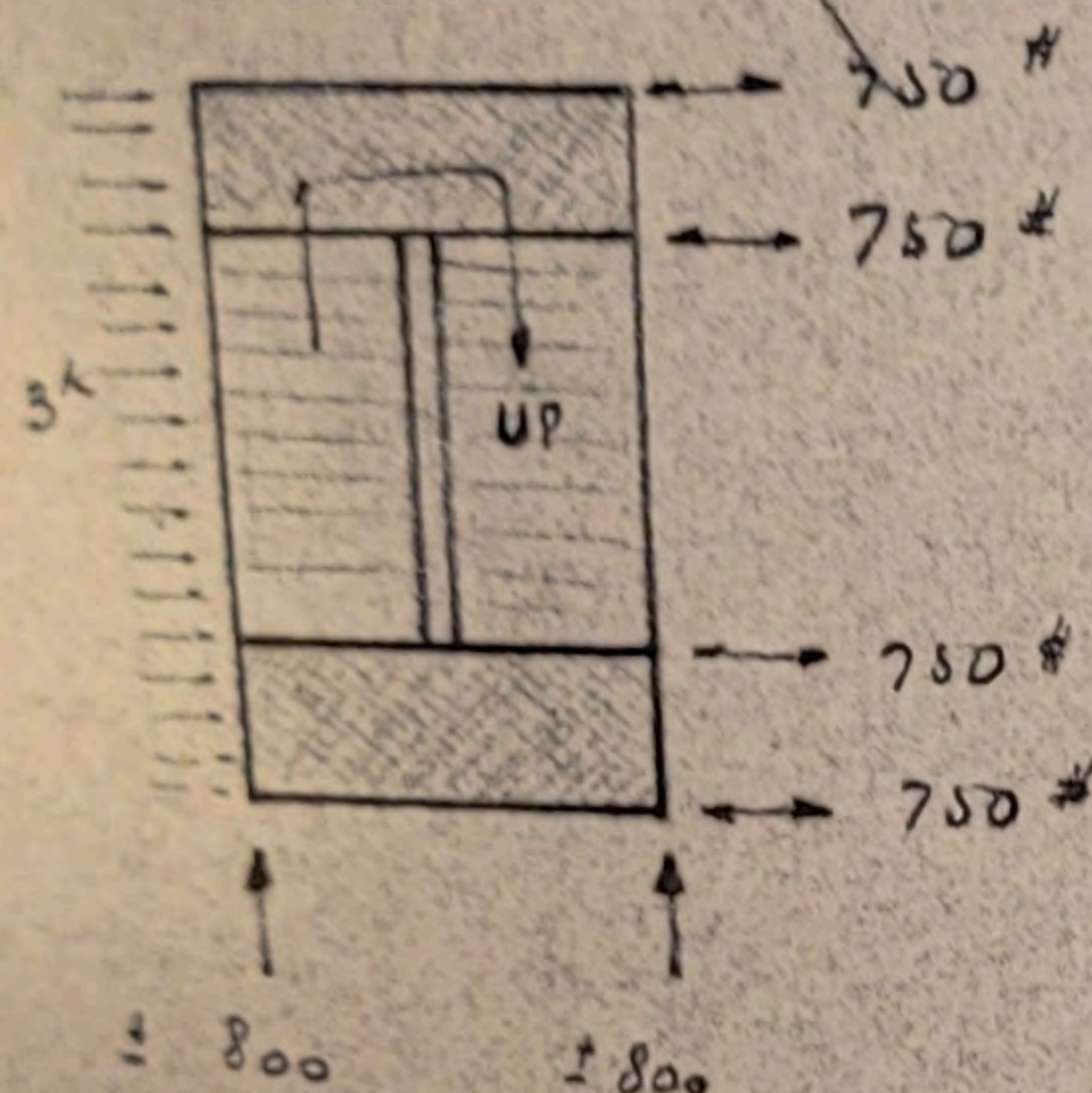
Nailing:

2-16" ea. board @ north & south wall
& at all supports.

16" @ 6" o.c. @ east & west wall.

Connection of stair to walls

Approximate

Windload = $17' \times \pm 12' @ 15 \text{ psf} = 3000 \text{ # (N-S)}$ 

At stud wall

Use 2- $\frac{3}{4}$ " ϕ bolts to 4x6 stud at
each of the 4-supporting E's.
cap. @ ea. E = $2 \times 1.33 \times 950 \text{ #}$

At block wall

Use at least 3- $\frac{3}{4}$ " ϕ R.B. 9" embedded
in conc. or conc. block at each of
the 4-supporting E's.

VENTURA DIST. 1
535 E. MAIN ST.
648-6131 93001
SIMI VALLEY DIST. 2
3200 E. COCHRAN ST.
522-3012 93065
CAMARILLO DIST. 3
2490 VENTURA BLVD.
482-8841 93010

BUILDING PERMIT APPLICATION
DEPARTMENT of BUILDING and SAFETY
COUNTY OF VENTURA
CITY OF OJAI

R.E. O'BANNON
DIRECTOR

Duke

APPLICATION PROCESSED BY

2883

JOB ADDRESS 202 West Ojai Avenue		LOCALITY Ojai	NEAREST CROSS ST.	LOT NO.	BLK	TRACT NO.
OWNER Pacific Telephone Co.		MAIL ADDRESS - CITY 39 N. Raymond Avenue Pasadena, Calif.	ZIP			
CONTRACTOR Dean Vadnais		MAIL ADDRESS - CITY 110 1/2 N. Signal Street, Ojai	ZIP	STATE LICENSE NO. *		
ARCHITECT OR DESIGNER Cooke-Frost-Greer		MAIL ADDRESS - CITY 1900 State Street, Santa Barbara, Calif.	ZIP	STATE LICENSE NO. *		
ENGINEER		MAIL ADDRESS - CITY	ZIP	STATE LICENSE NO. *		
LENDER		MAIL ADDRESS - CITY	ZIP	BRANCH		
USE OF BUILDING Ojai Central Office				INSPECTION RECORD		
SIZE OF BUILDING SQ. FT.		SIZE OF GARAGE SQ. FT.	<input type="checkbox"/> ATT <input type="checkbox"/> DET	ZONING	DATE	APPROVED BY
OCC. LOAD	GROUP	DIVISION	TYPE	CONCRETE FOUNDATION		
<input type="checkbox"/> ERECT	<input type="checkbox"/> A <input type="checkbox"/> F	<input type="checkbox"/> 1	<input type="checkbox"/> I	SLAB		
<input checked="" type="checkbox"/> ADD	<input type="checkbox"/> B <input type="checkbox"/> G	<input type="checkbox"/> 2	<input type="checkbox"/> II	MASONRY BOND BEAM 1		
<input type="checkbox"/> ALTER	<input type="checkbox"/> C <input type="checkbox"/> H	<input type="checkbox"/> 3	<input type="checkbox"/> III 1 HR N	BOND BEAM 2		
<input type="checkbox"/> REPAIR	<input type="checkbox"/> D <input type="checkbox"/> I	<input type="checkbox"/> 4	<input type="checkbox"/> IV 1 HR N	GROUT		
<input type="checkbox"/> DEMOLISH	<input type="checkbox"/> E <input type="checkbox"/> J	<input type="checkbox"/> 5	<input type="checkbox"/> V 1 HR N	FRAMING		
REQUIRED		SPECIAL APPROVALS		RECEIVED	ROOF COVERING	
		ZONE CLEARANCE #		X		
		WATER AVAILABILITY LETTER		X	EXT. LATH/SIDING	
		FIRE DEPARTMENT			INT. LATH/DRY WALL	
		HEALTH DEPARTMENT				
		GRADING			FINISH GRADING	
		PUBLIC WORKS			HOUSE NUMBER	
		FLOOD ZONE III #			FINAL	
SPECIAL CONDITIONS: Parking provided on off-site location across street on Blanche & Matilija St.						
NOTICE This permit becomes null and void if work or construction authorized is not commenced within 60 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the Labor Code of the State of California. I further state that I am properly licensed as required by Section 7031.5 of the State Business & Professions Code (or Claim Exemption as owner under Section 7044).						
VALUATION \$ 38,750.00						
PLAN CHECK FEE \$ 68.00 PERMIT FEE \$						
PLAN CHECK NO. * REFERENCE FOR PLAN INFORMATION						
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT Dean Vadnais						
SIGNATURE OF OWNER (IF OWNER BUILDER)						

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION

PERMIT VALIDATION

June 22, 1973

\$68.00

nm

TYPIST

INSPECTOR

VENTURA
E. MAIN ST.
8131 93001
VALLEY DIST. 2
E. COCHRAN ST.
422-3012 93065
CAMARILLO DIST. 3
490 VENTURA BLVD.
482-8841 93010

CO
Y str:
BUILDING PERMIT APPLICATION
DEPARTMENT of BUILDING and SAFETY
COUNTY OF VENTURA
CITY OF OJAI

R.E. O'BANNON
DIRECTOR

Estrada

APPLICATION PROCESSED BY

2889

JOB ADDRESS 202 W. Ojai Avenue		LOCALITY Ojai	NEAREST CROSS ST. Blanche St.	LOT NO.	BLK	TRACT NO.
OWNER Pacific Telephone Co.		MAIL ADDRESS - CITY Ojai		ZIP		
CONTRACTOR Dean Vadnais		MAIL ADDRESS - CITY 110 1/2 N. Signal St.		ZIP		STATE LICENSE NO. X
ARCHITECT OR DESIGNER		MAIL ADDRESS - CITY		ZIP		STATE LICENSE NO.
ENGINEER		MAIL ADDRESS - CITY		ZIP		STATE LICENSE NO.
LENDER		MAIL ADDRESS - CITY		ZIP		BRANCH
USE OF BUILDING Commercial						
SIZE OF BUILDING SQ. FT.		SIZE OF GARAGE SQ. FT.		INSPECTION RECORD		
OCC. LOAD		GROUP DIVISION TYPE		ZONING DATE APPROVED BY		
<input type="checkbox"/> ERECT <input checked="" type="checkbox"/> ADD <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH		<input type="checkbox"/> A <input type="checkbox"/> F <input type="checkbox"/> B <input type="checkbox"/> G <input type="checkbox"/> C <input type="checkbox"/> H <input type="checkbox"/> D <input type="checkbox"/> I <input type="checkbox"/> E <input type="checkbox"/> J		CONCRETE FOUNDATION SLAB MASONRY BOND BEAM 1 BOND BEAM 2 GROUT FRAMING		
REQUIRED SPECIAL APPROVALS		RECEIVED		ROOF COVERING		
ZONE CLEARANCE		#		EXT. LATH/SIDING		
WATER AVAILABILITY LETTER		#		INT. LATH/DRY W		
FIRE DEPARTMENT		#		FINISH GRADING		
HEALTH DEPARTMENT		#		HOUSE NUMBER		
GRADING		#		FINAL		
PUBLIC WORKS		#				
FLOOD ZONE III		#				
SPECIAL CONDITIONS: As per Planning Commission Minutes June 6th & Architectural Board of Review June 18, 1973, attached.						
VALUATION \$ 88,560.00						
PLAN CHECK FEE \$ Add. 68x00 47.50		PERMIT FEE \$ 231.00 5.25				
PLAN CHECK NO. * REFERENCE FOR PLAN INFORMATION						
NOTICE This permit becomes null and void if work or construction authorized is not commenced within 60 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the Labor Code of the State of California. I further state that I am properly licensed as required by Section 7031.5 of the State Business & Professions Code (or Claim Exemption as owner under Section 7044).						
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT Dean Vadnais						
SIGNATURE OF OWNER (IF OWNER BUILDER)						

PLAN CHECK VALIDATION

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION

July 20, 1973

\$283.75

nm

TYPIST

VENTURA DIST. 1
535 E. MAIN ST.
648-6131 93001
SIMI VALLEY DIST. 2-4
3200 E. COCHRAN ST.
522-3012 93065
CAMARILLO DIST. 3-5
2490 VENTURA BLVD.
482-8841 93010
OJAI DIST. 7
170 N. VENTURA ST.
646-5581

BUILDING PERMIT APPLICATION

DEPARTMENT of BUILDING and SAFETY

COUNTY OF VENTURA

CITY OF OJAI

LEE R. LEISHMAN
DIRECTOR

B F
APPLICATION PROCESSED BY

3127

FOR APPLICANT TO FILL IN

INSPECTION RECORD		
ZONING	DATE	INSPECTOR
FOUNDATION	12-16-74	Flouine
SLAB		
FIREPLACE		
GROUT 1		
GROUT 2		
SHEATHING		
FRAMING	12/20/74	Flouine
ROOF COVERING		
EXT. LATH/SIDING	10/31/74	Flouine
INT. LATH/Dry Wall		
FINISH GRADING		
HOUSE NUMBER		
FINAL	3/31/75	Flouine
Notes:		

PROJECT ADDRESS		LOCALITY	
202 West Ojai Avenue		Ojai	
LOT NO.	BLOCK	TRACT	NEAREST CROSS STREET
ASSESSOR PARCEL NO.	SEC.	TWNP.	RANGE
-0-			
OWNER		PHONE	
Pacific Telephone Co.			
MAIL ADDRESS		LOCALITY	
39 N. Raymond Ave.		Pasadena, Calif.	
CONTRACTOR		STATE LICENSED	
Dean Vadnais		232924	
MAIL ADDRESS		PHONE	
110 N. Signal St.		646-5153	
ARCHITECT, ENGINEER, DESIGNER		STATE LICENSED	
MAIL ADDRESS		PHONE	
LENDER		ADDRESS	
USE OF BUILDING		DESCRIPTION	
Telephone Exchange Bldg.		Remodel	
SIZE OF BUILDING		VALUATION	
'X' =		' = \$	
SIZE OF GARAGE		VALUATION	
'X' =		' = \$	
PORCHES - PATIO - FIREPLACE, ETC.		VALUATION	
'X' =		' = \$	
Screening for roof and side of bldg. equipment		TOTAL VALUATION \$11,855.00	

OTHER PERMITS	PLAN CHECK FEE
GRADING #	\$44.20
PLUMBING #	BUILDING PERMIT \$68.00
MECHANICAL #	STATE SURCHARGE \$.83
ELECTRICAL #	\$
	TOTAL FEES \$113.03

ZONE CLEARANCE NO.	USE ZONE
	FIRE ZONE

WATER AVAILABILITY LETTER	
SOIL TEST BY:	GEOLOGY REPORT BY:
ENVIRONMENTAL REPORT REQUIRED	
<input type="checkbox"/> NO <input type="checkbox"/> YES	
GROUP	DIVISION
NEW	ADD/ALTER
TYPE OF CONST.	
REPAIR	
MOVE	
DWELLING UNITS	
DEMOLISH	

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 60 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS ANY TIME AFTER WORK IS COMMENCED.

Dean Vadnais
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER (IF OWNER BUILDER)

* NOTIFY FOR PLAN CORRECTIONS

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the Labor Code of the State of California. I further state that I am properly licensed as required by Section 7031.5 of the State Business & Professions Code (or Claim Exemption as owner under Section 7044).

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION

PERMIT VALIDATION

October , 1974

\$113.03

TYPIST

INSPECTOR

VENTURA DIST. 1
535 E. MAIN ST.
648-6131 93001
SIMI VALLEY DIST. 2-4
3200 E. COCHRAN ST.
522-3012 93065
CAMARILLO DIST. 3-5
2490 VENTURA BLVD.
482-8841 93010
OJAI DIST. 7
170 N. VENTURA ST.
646-5581

BUILDING PERMIT APPLICATION

DEPARTMENT of BUILDING and SAFETY

COUNTY OF VENTURA

CITY OF OJAI

LEE R. LEISHMAN
DIRECTOR

NM
APPLICATION PROCESSED BY

FOR APPLICANT TO FILL IN

INSPECTION RECORD			PROJECT ADDRESS		LOCALITY	
ZONING	DATE	INSPECTOR	202 W. Ojai Ave.		Ojai	
FOUNDATION	11/5/75	F. Louie	LOT NO.	BLOCK	NEAREST CROSS STREET	
SLAB			TRACT			
FIREPLACE			ASSESSOR PARCEL NO.	SEC.	TWNP.	RANGE
GROUT 1	11/20/75	F. Louie	-0-			TRACT FLR. PLAN
GROUT 2			OWNER		PHONE	
SHEATHING			Pacific Telephone Co.		*	
FRAMING			MAIL ADDRESS		LOCALITY	
ROOF COVERING			Same			
EXT. LATH/SIDING			CONTRACTOR		STATE LICENSED	
INT. LATH/Dry Wall			Dean Vadnais		232924	
			MAIL ADDRESS		PHONE	
			307 S. Bryant Street			
			ARCHITECT, ENGINEER, DESIGNER		STATE LICENSED	
			MAIL ADDRESS		PHONE	
			LENDER		ADDRESS	
			USE OF BUILDING		DESCRIPTION	
			Garden wall replacement			
			SIZE OF BUILDING		VALUATION	
			'X' = @ \$ = \$			
			SIZE OF GARAGE			
			'X' = @ \$ = \$			
			PORCHES - PATIO - FIREPLACE, ETC.			
			Wall replacement 5'X 8' = 410 @ \$ 2.00' = \$ 820.00			
			TOTAL VALUATION		\$	
FINISH GRADING			OTHER PERMITS		PLAN CHECK FEE \$	
HOUSE NUMBER			GRADING #		BUILDING PERMIT \$ 12.00	
FINAL	11/22/76	F. Louie	PLUMBING #		STATE SURCHARGE \$.50	
Notes:			MECHANICAL #		\$	
			ELECTRICAL #		TOTAL FEES \$ 12.50	
			ZONE CLEARANCE NO.		USE ZONE VC	
			WATER AVAILABILITY LETTER		FIRE ZONE	
			SOIL TEST BY:		GEOLOGY REPORT BY:	
			ENVIRONMENTAL REPORT REQUIRED		PERCOLATION TEST BY:	
			<input type="checkbox"/> NO <input type="checkbox"/> YES			
			GROUP	DIVISION	TYPE OF CONST.	DWELLING UNITS
			NEW	ADD/ALTER	REPAIR	MOVE
						DEMOLISH
			NOTICE			
			THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 60 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS ANY TIME AFTER WORK IS COMMENCED.			
			Signature of Contractor or Authorized Agent			
			Signature of Owner (if Owner Builder)			

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the Labor Code of the State of California. I further state that I am properly licensed as required by Section 7031.5 of the State Business & Professions Code (or Claim Exemption as owner under Section 7044).

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION

PERMIT VALIDATION

October 23, 1975

\$12.50 nm

INSPECTOR

TYPIST

City of Ojai

P. O. BOX 5067 — 401 SOUTH VENTURA STREET

OJAI, CALIFORNIA 93023

Phone (805) 646-5581



ZONE CLEARANCE

BUILDING PERMIT

Nº 1699

1

SITE INFORMATION



CITY OF OJAI

401 SOUTH VENTURA STREET
P.O. BOX 1570/OJAI, CALIF. 93024
TELEPHONE (805) 646-5581
FAX (805) 646-1980

202 W. Ojai

August 1, 1990

Toni Pruett Bouman/Pacific Bell
Manager, Real Estate Negotiations
177 E Colorado Blvd. Rm 938
Pasadena, CA 91105

Dear Property Owner:

Re: Property at 202 W. Ojai Ave.
Parcel No# 021-0-104-070

This will acknowledge the receipt of your letter and building plansheets of the main structure and expansions. It indicates that the original building was built circa 1929 of wood frame and stucco materials and that reinforced masonry additions were constructed in 1955, 1962 and 1973. Said building is, therefore, not an unreinforced masonry structure and will be deleted from the City list.

Thank you for your cooperation.

Jack DeJong
Building Official

cc: Pac Tel, Supervisor of Taxes, S.F.
Andrew Belknap, City Manager

Sincerely,

Toni Pruett Bouman
Manager - Real Estate Negotiations

February 27, 1990

Mr. Jack Dejong
c/o Jack Dejong & Associates
P. O. Box 1121
Ventura, California 93002

Re: Pacific Bell Property - 202 E. Ojai

Dear Mr. Dejong:

This is in response to your letter of January 11, 1990, wherein you, on behalf of the City of Ojai, were requesting evidence that the building at the above referenced address is not an unreinforced masonry structure.

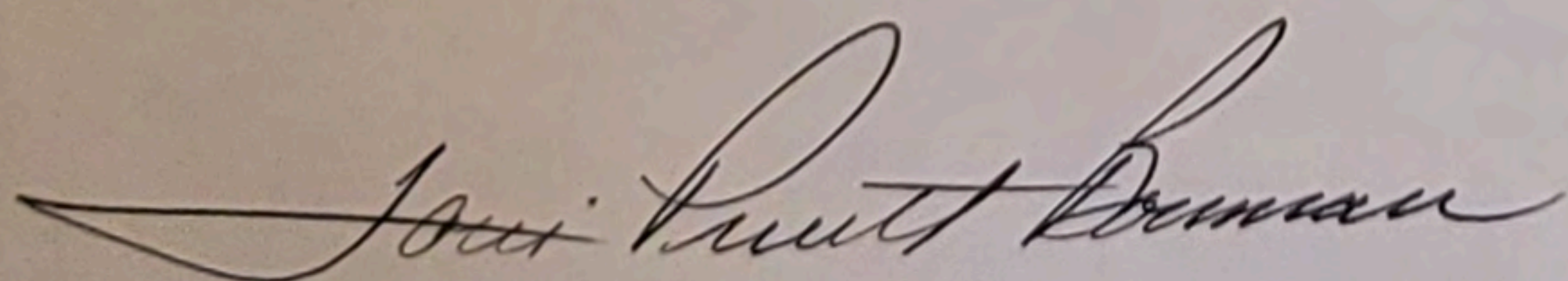
After researching our building records I have learned that this building consists of an original wooden structure constructed in 1929. Building drawings indicate there was no masonry construction used; the wood frame was covered with stucco.

Subsequent to the original construction, three building additions were later added in 1955, 1962, and 1973. All three of these building additions incorporated the use of reinforced concrete block.

I am enclosing copies of the building drawings associated with each of these building additions which clearly indicate the method of reinforcement utilized during construction.

I hope this documentation satisfies your concerns regarding this building. Should you have any further questions, you may contact me on (818) 578-4255.

Sincerely,



Toni Pruett Bouman
Manager - Real Estate Negotiations

Attachment(s)



CITY OF OJAI

401 SOUTH VENTURA STREET
P.O. BOX 1570/OJAI, CALIF. 93024
TELEPHONE (805) 646-5581
FAX (805) 646-1980

202 W. Ojai

August 1, 1990

Toni Pruett Bouman/Pacific Bell
Manager, Real Estate Negotiations
177 E Colorado Blvd. Rm 938
Pasadena, CA 91105

Dear Property Owner:

Re: Property at 202 W. Ojai Ave.
Parcel No# 021-0-104-070

This will acknowledge the receipt of your letter and building plansheets of the main structure and expansions. It indicates that the original building was built circa 1929 of wood frame and stucco materials and that reinforced masonry additions were constructed in 1955, 1962 and 1973. Said building is, therefore, not an unreinforced masonry structure and will be deleted from the City list.

Thank you for your cooperation.

Jack DeJong
Building Official

cc: Pac Tel, Supervisor of Taxes, S.F.
Andrew Belknap, City Manager



BUILDING PERMIT APPLICATION

Nº 1934

1 SITE INFORMATION		3 BUILDING	
PROJECT ADDRESS 202 W Ojai Ave		USE OF BUILDING Comm Roof Antenna	
ASSESSOR'S PARCEL NO. 021-104-070	LOCALITY Ojai	DESCRIPTION	
LOT NO.	TRACT	DWELLING UNITS	
NEAREST CROSS STREET	PHONE	DEMOLISH	
OWNER Pacific Bell	LOCALITY Ojai	TOTAL VALUATION \$ 3000 —	
MAIL ADDRESS 177 E Colorado Blvd	STATE LICENSE NO. B177029	HFH <input type="checkbox"/> Fire Department Conditions Yes <input type="checkbox"/> No <input type="checkbox"/>	
CONTRACTOR H C Olsen Constr Co	PHONE (818) 578-2958	NOTES	
MAIL ADDRESS 517 N Alvarado St	STATE LICENSE NO. (213) 913-6565	PARK FEE \$ N/A	
ARCHITECT, ENGINEER DESIGNER	PHONE	PLAN REVIEW FEE \$ Paid	
MAIL ADDRESS	PHONE	PERMIT/ISSUING FEES \$ 49.00	
Domestic Water Source: Private Well <input type="checkbox"/> Public <input type="checkbox"/>	(Company Name)	ENERGY FEE \$ N/A	
Method of Sewage Disposal: Private <input type="checkbox"/> Public <input type="checkbox"/>		STATE SEISMIC FEE \$ 1.00	
2 LEGAL DECLARATIONS		4 PLUMBING	
LICENSED CONTRACTORS DECLARATION		WATER CLOSET	
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.		LAVATORY	
Lic. Number 177029 License Class B		BATH/SHOWER	
Contractor H.C. Olsen Constr. Co. Inc. Date 10-30-70		GARBAGE DISPOSAL	
OWNER-BUILDER DECLARATION		OTHER (STATE)	
I hereby affirm that I am exempt from the Contractor's License Law for the following reason:		SINKS	
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale,		DISHWASHER	
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project,		CLOTHES WASHER	
<input type="checkbox"/> I am exempt under Sec. _____, B. & P. C. for this reason _____		FLOOR DRAIN	
Owner _____ Date _____		OTHER (STATE)	
WORKERS' COMPENSATION DECLARATION		LAUNDRY TUB	
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).		WTR. HEATER	
Company ZURICH AMERICAN INS Policy 3010089		TOTAL UNITS	
<input type="checkbox"/> Certified copy is hereby furnished.		COST EACH	
<input type="checkbox"/> Certified copy is filed with the city building inspection department		FEE	
Applicant H.C. Olsen Const Co Inc. Date 10-30-70		SYSTEMS	
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE		NO.	
This section need not be completed if the permit is for one hundred dollars (\$100) or less.		SIZE, ETC.	
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Act of California.		COST EACH	
Applicant _____ Date _____		FEE	
ADVICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed revoked.		GAS PIPING	
CONSTRUCTION LENDING AGENCY		PRIVATE SEWAGE DISPOSAL SYSTEM	
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).		SEWER - HOUSE LINE	
Agency Name _____		WATER SYSTEM	
Agency Address _____		CITY MAIN SEWER	
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-described property for inspection purposes.		PLAN REVIEW FEE \$	
		PERMIT FEE \$	
		5 MECHANICAL	
		HEATING/COOLING	
		NO.	
		SIZE, ETC.	
		COST EACH	
		FEE	
		OCCUPANCY	
		HEATING APPLIANCES	
		AIR HANDLING EQUIP.	
		PLAN REVIEW FEE \$	
		PERMIT FEE \$	
		6 ELECTRICAL	
		SERVICES	
		NO.	
		VOLTS	
		AMPS	
		FEE	
		OCCUPANCY	
		SQ. FT.	
		COST PER SQ. FT.	
		FEE	



ZONE CLEARANCE

BUILDING PERMIT

Nº 2008

1 SITE INFORMATION				3 BUILDING			
PROJECT ADDRESS 202 W Ojai Ave				USE OF BUILDING Telephone Exchange Addition			
ASSESSOR PARCEL NO 021-104-070		LOT NO	TRACT	NEAREST CROSS STREET (818) 575-1189		DESCRIPTION	
OWNER 177 E Colorado Blvd		PHONE		GROUP	DIVISION	TYPE OF CONSTRUCTION	DWELLING UNITS
MAIL ADDRESS Pacific Bell		LOCALITY		NEW	ADD. ALTER X	REPAIR	MOVE
CONTRACTOR Liberty Climate Control Inc		STATE LICENSE NO 327683		DEMOLISH			
MAIL ADDRESS 2447 N Chico Ave		PHONE 213 686-1931		SIZE OF BUILDING X SQ. FT. Roof screening and Misc work			
ARCHITECT/ENGINEER DESIGNER		STATE LICENSE NO		SIZE OF GARAGE X SQ. FT.			
MAIL ADDRESS		PHONE		PORCHES, PATIO, FIREPLACE, ETC X SQ. FT.			
Domestic Water Source: Private Well _____ Public _____				TOTAL VALUATION \$ 40,000.00			
Method of Sewage Disposal: Private _____ Public _____				HFH _____ Fire Department Conditions Yes <input type="checkbox"/> No <input type="checkbox"/>			
NOTES AR 91-8							
PARK FEE \$							
PLAN REVIEW FEE \$ paid				PERMIT/ISSUING FEES \$ 248.00			
ENERGY FEE \$				STATE SEISMIC FEE \$ 8.00			
2 LEGAL DECLARATIONS				4 PLUMBING			
LICENSED CONTRACTORS DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. Number 327683 License Class C-20 Contractor <i>[Signature]</i> Date 5/13/91				WATER CLOSET LAVATORY BATH/SHOWER GARBAGE DISPOSAL OTHER (STATE)			
OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. <input type="checkbox"/> I am exempt under Sec. _____ B. & P. C. for this reason _____				SINKS DISHWASHER CLOTHES WASHER FLOOR DRAIN OTHER (STATE)			
Owner _____ Date _____				LAUNDRY TUB WTR. HEATER TOTAL UNITS COST EACH FEE			
WORKERS' COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Company _____ Policy _____ <input type="checkbox"/> Certified copy is hereby furnished. <input checked="" type="checkbox"/> Certified copy is filed with the city building inspection department				SYSTEMS NO. SIZE, ETC. COST EACH FEE			
Applicant <i>[Signature]</i> Date 5/13/91				GAS PIPING			
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.				PRIVATE SEWAGE DISPOSAL SYSTEM			
Applicant _____ Date _____				SEWER - HOUSE LINE			
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.				WATER SYSTEM			
CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name _____ Lender's Address _____				CITY MAIN SEWER			
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes.				PLAN REVIEW FEE \$ PERMIT FEE \$			
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS ANY TIME AFTER WORK IS COMMENCED.				5 MECHANICAL			
				HEATING/COOLING NO. SIZE, ETC. COST EACH FEE			
				OCCUPANCY			
				HEATING APPLIANCES			
				AIR HANDLING EQUIP. 1 10ton 10.00			
				PLAN REVIEW FEE \$ PERMIT FEE \$ 10.00			
				6 ELECTRICAL			
				SERVICES NO. VOLTS AMPS FEE			
				OCCUPANCY SQ. FT. COST PER SQ. FT. FEE			

City of Ojai
P.O. Box 1570
401 S. Ventura St.
Ojai, CA 93023
(805) 646-5581

BUILDING PERMIT NO.

mailed letter (att)
PC 15-30

SITE INFORMATION		BUILDING	
PROJECT ADDRESS 202 W OJA		USE OF BUILDING TELEPHONE EQUIP. BLOC Perrog	DESCRIPTION like for like
ASSESSOR'S PARCEL NO.	ZONE	ADDITIONAL INFORMATION	
OWNER AT&T	PHONE	SIZE OF BUILDING X = 5780	SQ. FT.
MAIL ADDRESS 600 E Green, Pasadena	MOBILE PHONE	SIZE OF GARAGE X =	SQ. FT.
OWNER REPRESENTATIVE or TENANT E.M. Perez / JTC	PHONE 661/254-8834	PORCHES, PATIO, COVERING X =	SQ. FT.
MAIL ADDRESS 65 N 1st Ave 201 Arcadia	MOBILE PHONE	TOTAL VALUATION \$	125,000
CONTRACTOR	STATE LICENSE NO.	PERMIT/ISSUING FEE \$	1776.78
MAIL ADDRESS	PHONE	BUILDING STANDARDS FEE \$	5.00
CONTRACTOR CONTACT PERSON JTC	MOBILE PHONE	ENERGY FEE \$	0
ARCHITECT or ENGINEER 65 N 1st Ave, Arcadia	STATE LICENSE NO.	HIGH FIRE FEE \$	0
MAIL ADDRESS Emmanuel Perez	PHONE 661/254-8834	PARK FEE \$	0
ARCHITECT OR ENGINEER CONTACT PERSON	MOBILE PHONE Contact ↑	PENALTY FEE \$	0
LEGAL DECLARATIONS		PLUMBING	
LICENSED CONTRACTORS DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) Division 3 of the Business and Professions Code, and my license is in effect. Contractor Name: Jim Burke Date: 177029/626-359-8900		WATER CLOSET LAVATORY BATH/SHOWER GARBAGE DISPOSAL SINK DISHWASHER CLOTHES WASHER FLOOR DRAIN LAUNDRY TUB WATER HEATER FEE SYSTEMS NO. SIZE, ETC. COST EACH FEE GAS PIPING PRIVATE SEWAGE DISPOSAL SYSTEM SEWER - HOUSE LINE WATER SYSTEM CITY MAIN SEWER	
OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: 710 E LA Ave Monrovia 91016 <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. <input type="checkbox"/> I am exempt under Sec. B. & P.C. for this reason Owner: Raycrest Roofing Date: 334758		PERMIT FEE \$	
WORKERS' COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3400, Labor Code). Applicant: 3065 Verdugo Rd LA 910065 Date: 910065		MECHANICAL HEATING / COOLING NO. SIZE, ETC. COST EACH FEE	
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE This section need not be completed if the permit is for one hundred dollars (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California. Applicant: 323 257 329 Date: 323 257 329		PERMIT FEE \$	
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.		ELECTRICAL SERVICES NO. VOLTS AMPS FEE EQUIP OR MISC NO. RATING COST EACH FEE	
AUTHORIZATION I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes.		PERMIT FEE \$	
NOTICE THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS ANY TIME AFTER WORK IS COMMENCED.		COUNTY TRAFFIC FEE \$ CITY TRAFFIC FEE \$	
SIGNATURE OF CONTRACTOR:		ALLOCATION FEE \$ ZONING CLEARANCE \$	
SIGNATURE OF AUTHORIZED AGENT: APR 03 2015		DRAINAGE FEE \$ AMT DUE FOR PERMIT \$	
SIGNATURE OF OWNER: Community Development Department		NAME ON CHECK CHECK NO.	
PREPARED BY:	DATE PREPARED:		
ISSUED BY:	ISSUE DATE:		

PLACE ON JOB SITE WITH APPROVED PERMIT