

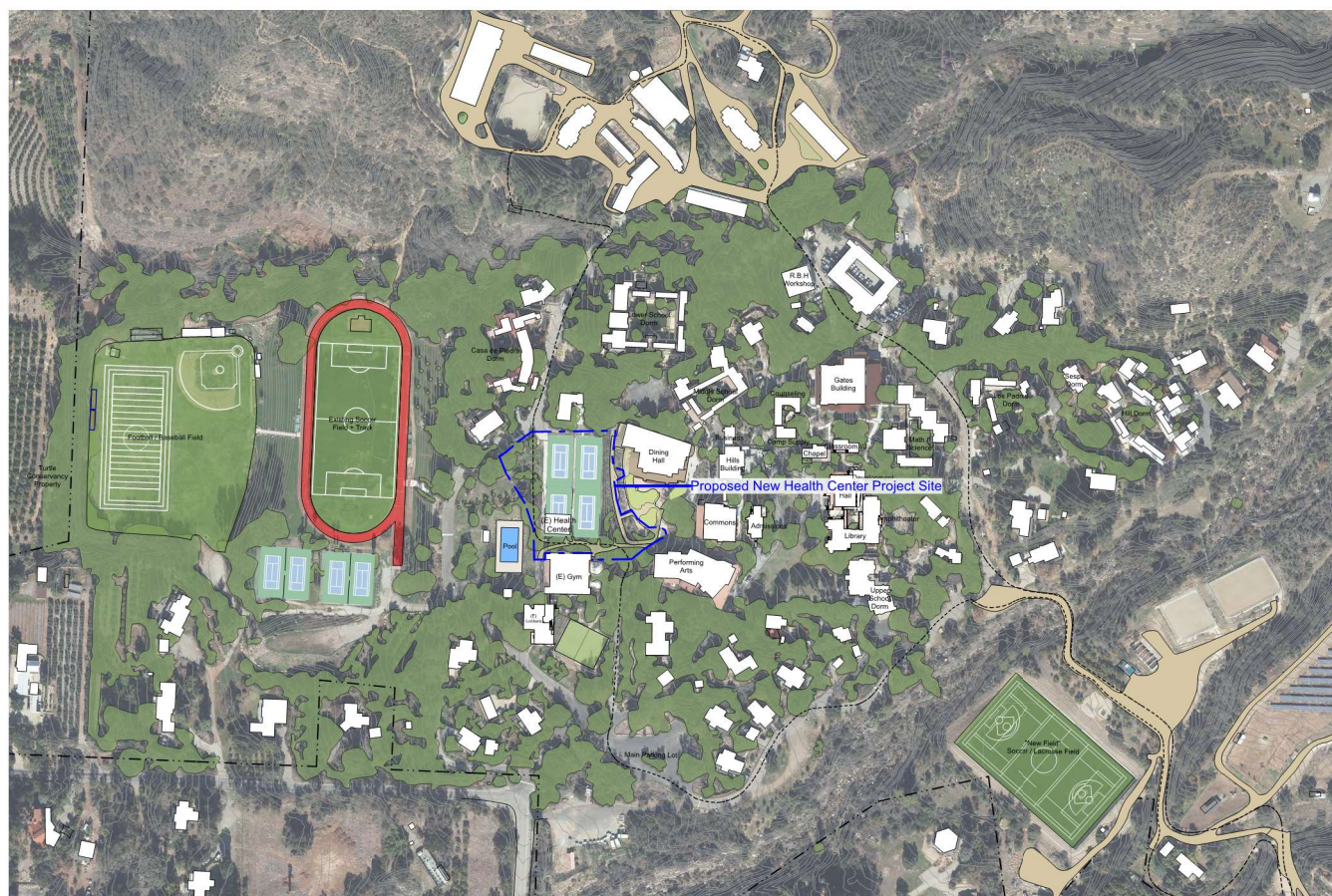
# Thacher New Health Center

5025 Thacher Road  
Ojai, CA 93023



## Permit Adjustment Set

01.15.2026



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### Project Description

The new Health / Wellness Center will replace the existing temporary Health Center structures that were put in place to support the school's COVID-19 response, and will integrate counseling and mental health support spaces that are currently housed in other buildings on campus.

This project qualifies as a Permit Adjustment to PL 18-0034 because it is a replacement of the structures and use that was previously permitted as Permit Adjustment PL20-0053 for the addition of two single-story modular medical office buildings to be used to provide health care services to students and staff during Covid. The proposed Health/Wellness Center is 5,300 s.f. and will replace the existing 2,880 medical modular structure and the 1,410 medical modular that was used for Covid testing and has been removed. So, the 4,290 sf of medical modulars, combined with the 2,000 s.f. Fitness Center Expansion, which the school has no plans to construct, total 6,290 sf which is larger than the 5,300 sf proposed Health/Wellness Center. Therefore, there will be an overall decrease in allowed campus building square footage from what has been approved - 6,290 sf removed and 5,300 sf added. As this is less than the Permit Adjustment threshold of no more than a 10% increase of what has been approved, the project meets the Permit Adjustment criteria.

The project also proposes a new large open campus landscape space for student passive / recreational use. One new van accessible parking/ambulance space will be provided. New accessible pathways will connect the new building to the adjacent dining hall and gymnasium buildings.

### Project Information

<b>Owner</b>	The Thacher School
<b>Project Contact</b>	Lisa Woodburn - Sanbell Design Adam Sharkey - Blackbird Architects
<b>Project Address</b>	5025 Thacher Road Ojai, CA 93023
<b>APN</b>	014-0-110-120 014-0-130-050 029-0-031-040 030-0-010-030
<b>General Plan Area Plan Zone</b>	Ventura County General Plan - Rural Ojai Valley Area Plan - RI (rural institutional) R-R-A-10AC
<b>Height Limitation</b>	
<b>Gross Lot Area</b>	296.63 Acres
<b>Existing Area Proposed for Removal (Temporary Health Center)</b>	ventura county gross 2,880 sqft
<b>Previously Removed Approved Area (Temporary Testing Center)</b>	1,410 sqft
<b>Subtotal (Total Approved Removed Areas)</b>	<b>4,290 sqft</b>
<b>CUP Approved Fitness Center (no longer desired for realization)</b>	2,000 sqft
<b>Total Removed Area &amp; CUP Fitness Center Approved Area</b>	<b>6,290 sqft</b>
<b>Proposed New Building Area</b>	<b>5,300 sqft</b>
<b>Delta of Removed Area to New Building Area</b>	<b>1,010 sqft (surplus)</b>
<b>Occupancy Type</b>	B/R-2.1
<b>Flood Zone:</b>	no
<b>High Fire Hazard:</b>	yes
<b>Coastal Zone</b>	Non-Coastal
<b>Code Compliance</b>	2022 California Building Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Electrical Code 2022 California Fire Protection Code 2022 California Energy Code 2022 California Green Building Code Local Jurisdiction Code Amendments

County of Ventura  
April 13, 2026  
Cultural Heritage Board Meeting  
Item 6a  
Exhibit 1 - Proposed Plans and Elevations

### Thacher Health Wellness Center

#### Permit Adjustment

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#### Revisions

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#### Title Sheet

Project Description  
Project Info

**A0.0**  
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1. View towards Existing Tennis Courts



2. View towards Existing Health Center



3. View towards Existing Tennis Courts



4. View towards West



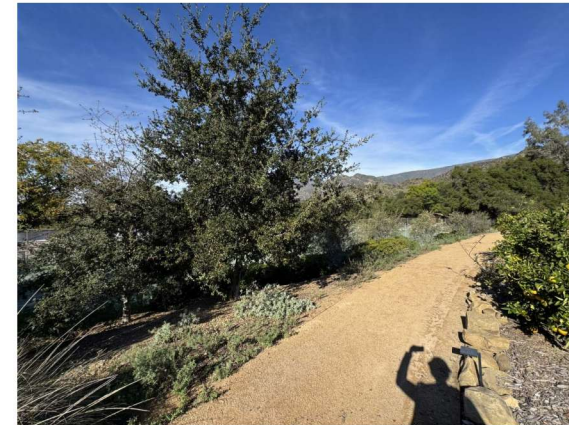
5. View towards Existing Tennis Courts



6. Existing Path North of Gym



7. View from Existing Gym



8. Existing Path on the East



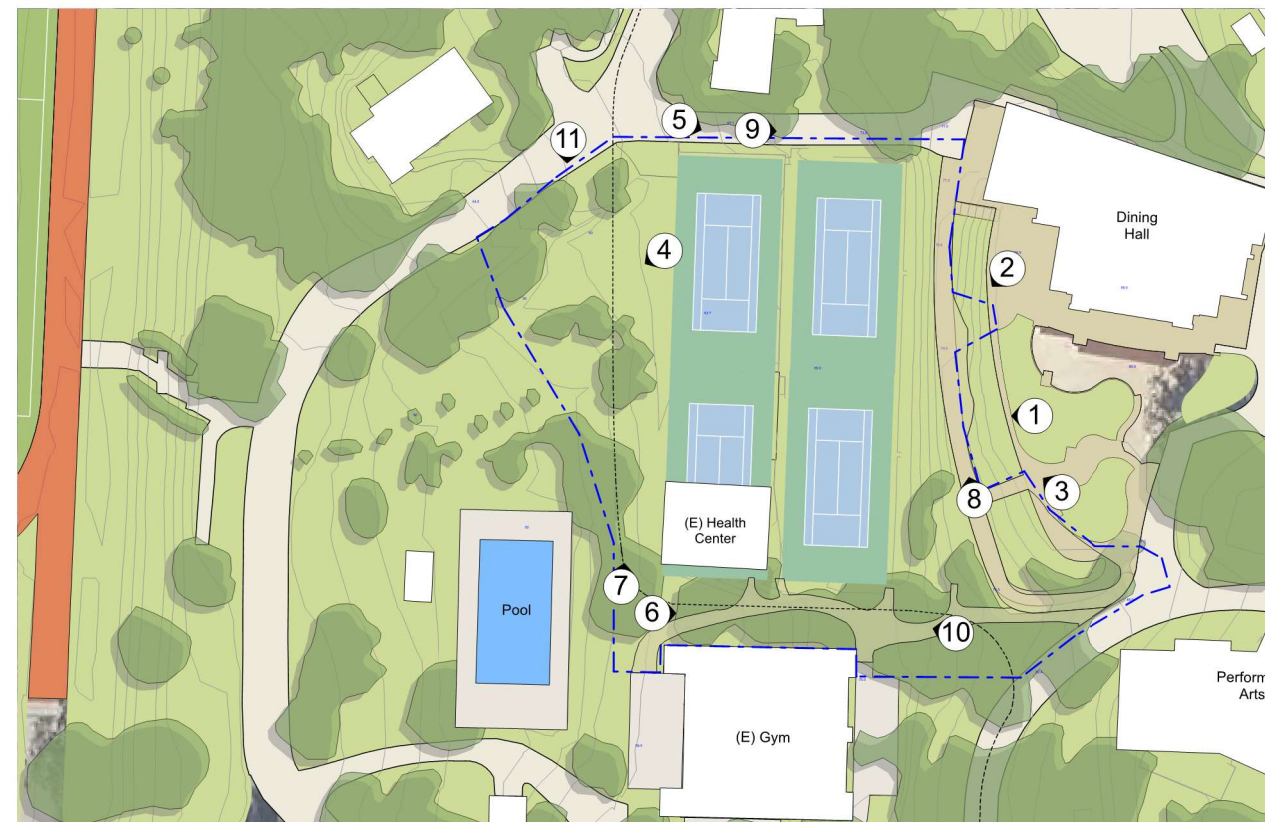
9. Existing Road on the North



10. Existing Path



11. Existing Road



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Existing Photos

**A0.1**

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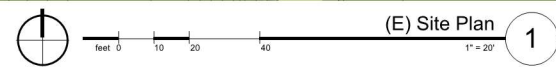
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(E) Site Plan 1

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Existing Site Plan

**A1.1**



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Site Plan

**A1.2**  
Permit Adjustment 01.15.2026

- LEGEND: SITE PLAN**
- limit of work
  - historic district
  - feature above
  - (E) building area
  - (N) building area
  - van accessible / accessible parking & aisle
  - (E) Thacher driveway
  - (N) site path, see Landscape plans
  - (N) concrete patio / walkway
  - Landscape areas, REF. Landscape plans
  - (E) trees, REF. TPP
  - (N) trees, REF. Landscape

1/16" = 1' **(P) Site Plan 1**

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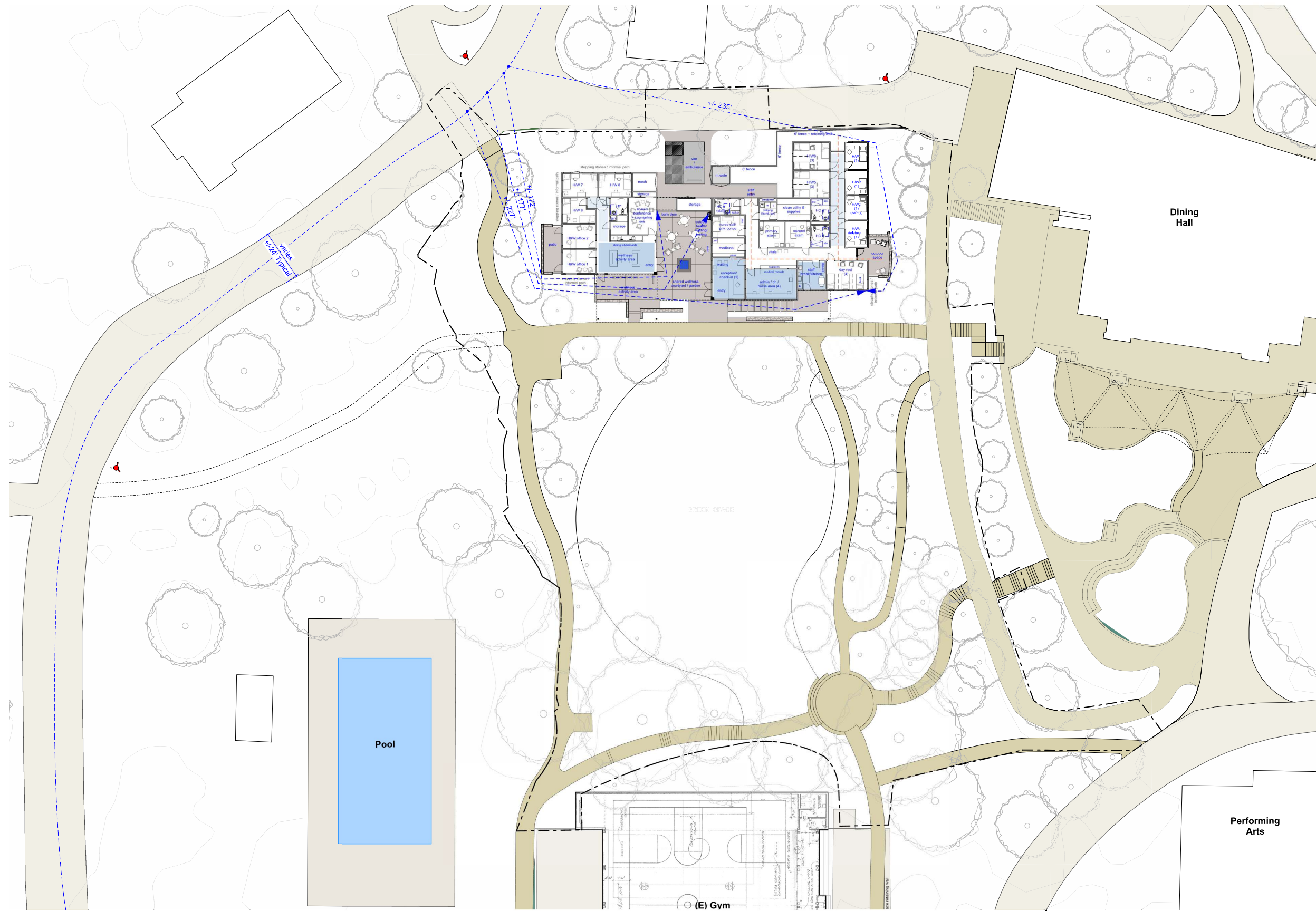
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Fire Access Plan

**A1.3**  
Permit Adjustment 01.15.2026



**LEGEND: FIRE ACCESS DIAGRAM**

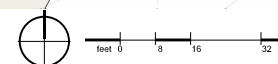
- limit of work
- fire access route
- 250' MAX. fire hose reach
- (E) fire hydrant

**LEGEND: SITE PLAN**

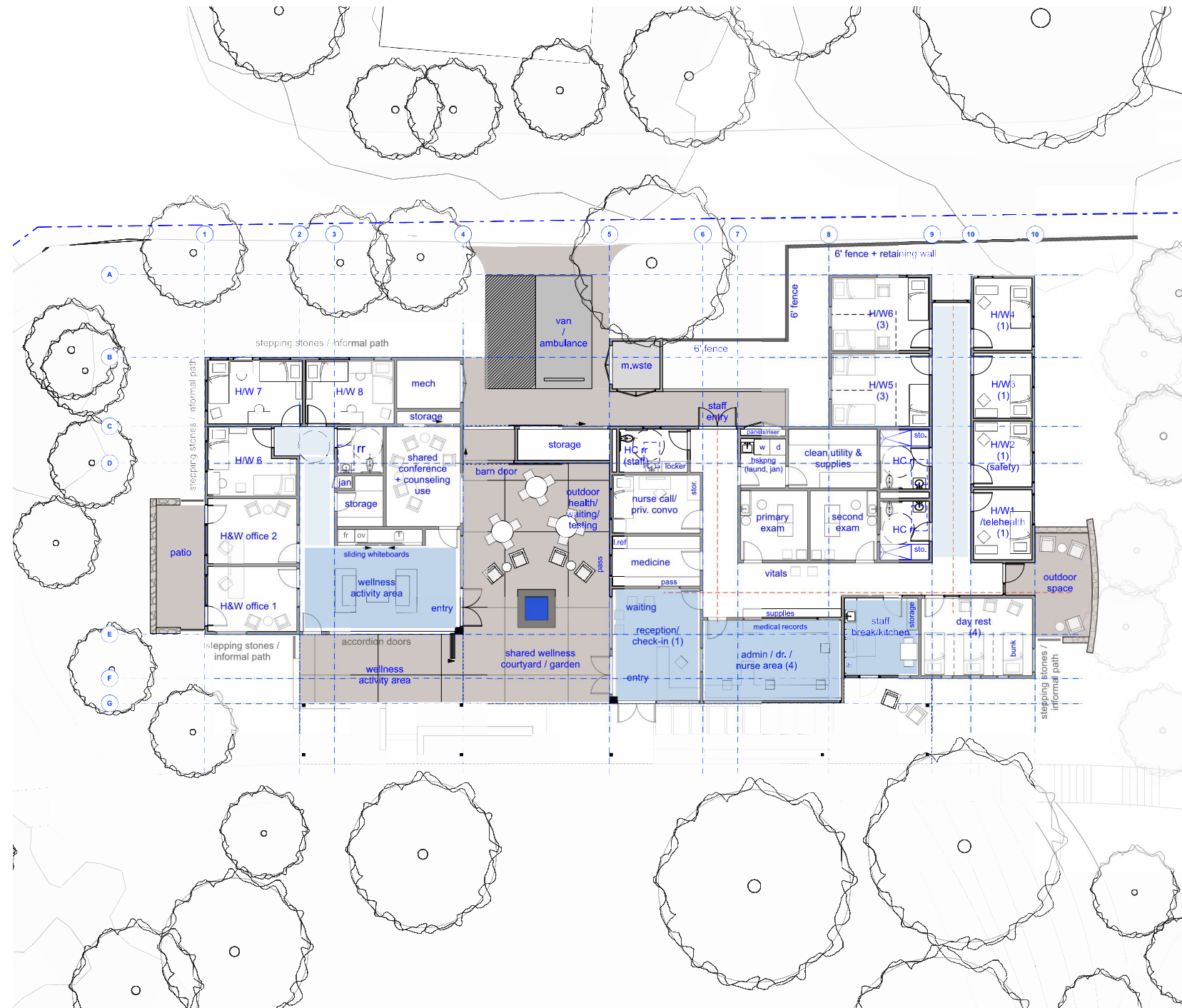
- limit of work
- historic district
- feature above
- (E) building area
- (N) building area
- van accessible / accessible parking & aisle

- (E) Thacher driveway
- (N) site path, see Landscape plans
- (N) concrete patio / walkway
- Landscape areas, REF. Landscape plans

(P) Fire Access Plan 1



- LEGEND: SITE PLAN**
- limit of work
  - historic district
  - feature above
  - (E) building area
  - (N) building area
  - van accessible / accessible parking & aisle
  - (E) Thacher driveway
  - (N) site path, see Landscape plans
  - (N) concrete patio / walkway
  - Landscape areas, REF. Landscape plans
  - (E) trees, REF. TPP
  - (N) trees, REF. Landscape



(P) Floor Plan 1  
feet 0 2 4 6 8 10  
1/8" = 1'

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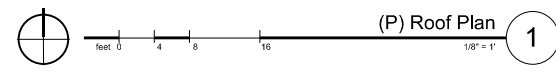
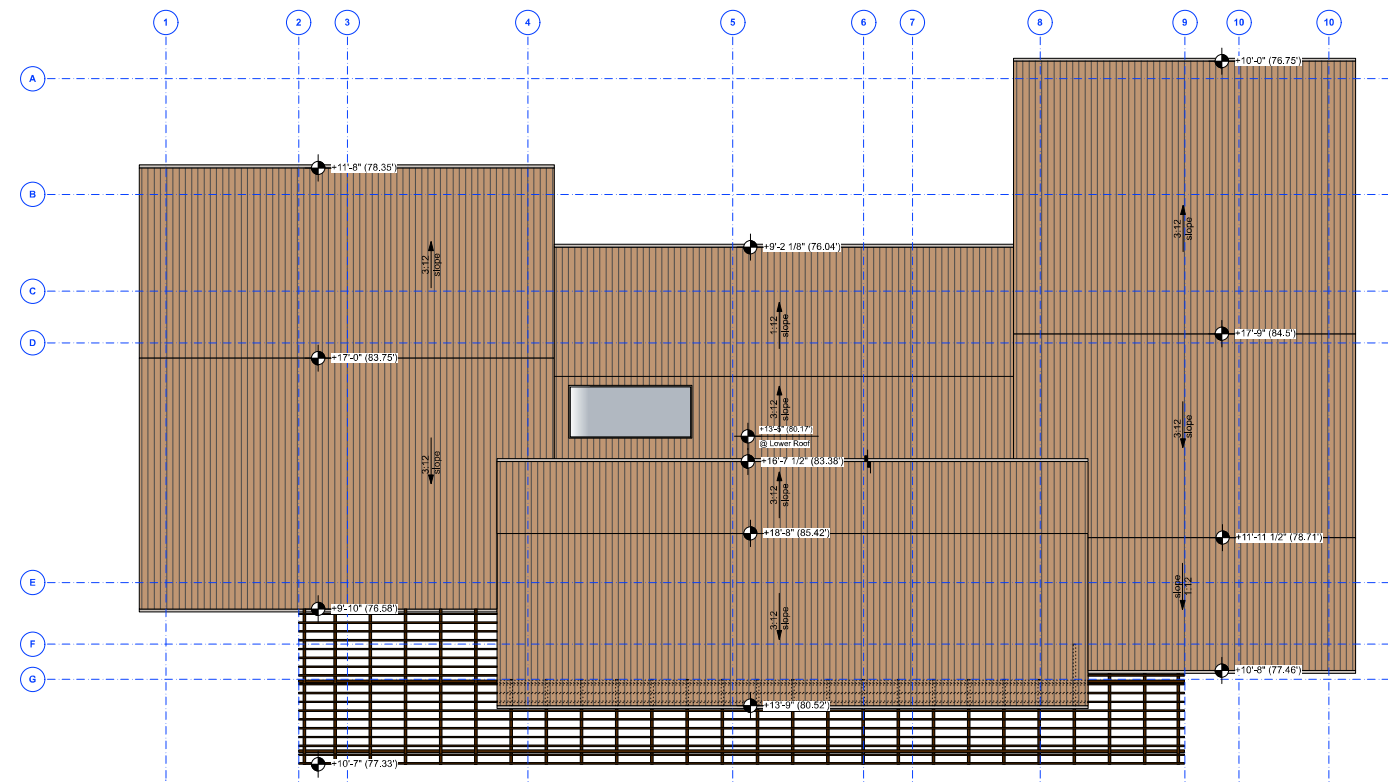
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Floor Plan

**A2.1**  
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**LEGEND: ROOF PLAN**

- ..... feature below
-  corrugated cor-ten metal roof, with roofing system below (Class A)
-  metal gutter, painted to match fascia
-  skylight



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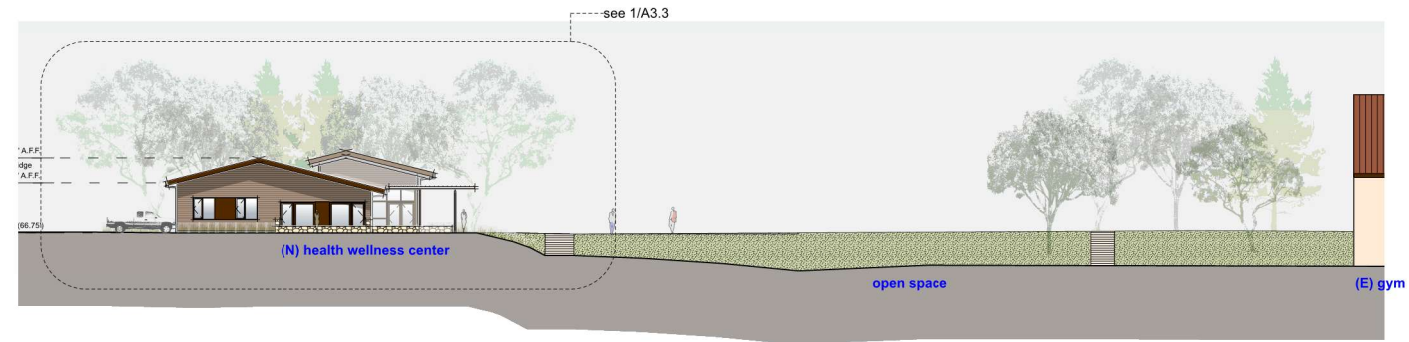
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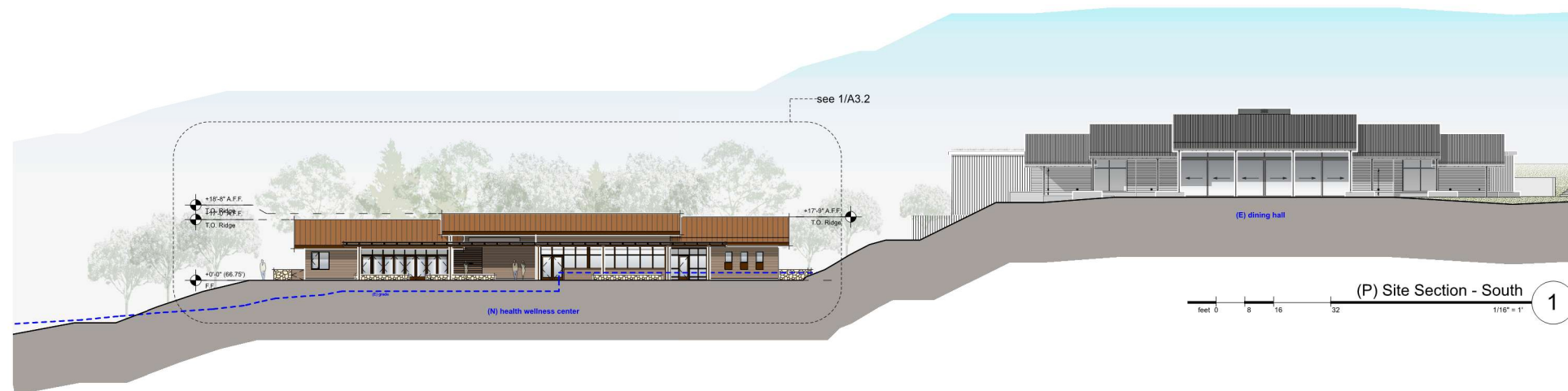
Roof Plan

**EXTERIOR FINISH SCHEDULE**

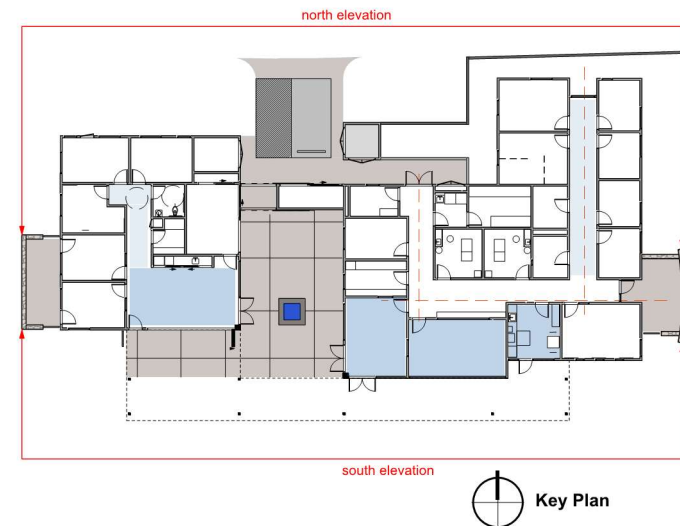
- 1 Exterior Siding  
High-Fire Resistant Composite Siding (intended to look like wood) with factory-finish
- 2 Roofing / Fascia / Gutter / Downspout  
corrugated metal roof (class A ignition resistant) eaves, metal fascia to match roof color
- 3 Windows and Doors  
bronze-anodized aluminum windows (All-Weather or SIM). Dual pane, tempered w/low-e coating
- 4 Not Used
- 5 Break Metal Trim/Cladding  
bronze-anodized finish to match window/doors
- 6 Metal Trellis  
Corten (A368 weathering steel) steel trellis
- 7 Stone Wall  
dry stack medium to light sandstone, roughly squared ledgerstone
- 8 Gutters and Downspouts  
galvanized sheet metal gutter (match roofing color), and downspouts



(P) Site Section - East 2



(P) Site Section - South 1



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Elevations

**EXTERIOR FINISH SCHEDULE**

- 1 Exterior Siding  
High-Fire Resistant Composite Siding (intended to look like wood) with factory-finish
- 2 Roofing / Fascia / Gutter / Downspout  
corrugated metal roof (class A ignition resistant) corten, metal fascia to match roof color
- 3 Windows and Doors  
bronze-anodized aluminum windows (All-Weather or SIM). Dual pane, tempered w/low-e coating
- 4 Not Used
- 5 Break Metal Trim/Cladding  
bronze anodized finish to match window/doors
- 6 Metal Trellis  
Corten (A588 weathering steel) steel trellis
- 7 Stone Wall  
dry stack medium to light sandstone, roughly squared ledgerstone
- 8 Gutters and Downspouts  
galvanized sheet metal gutter (match roofing color), and downspouts



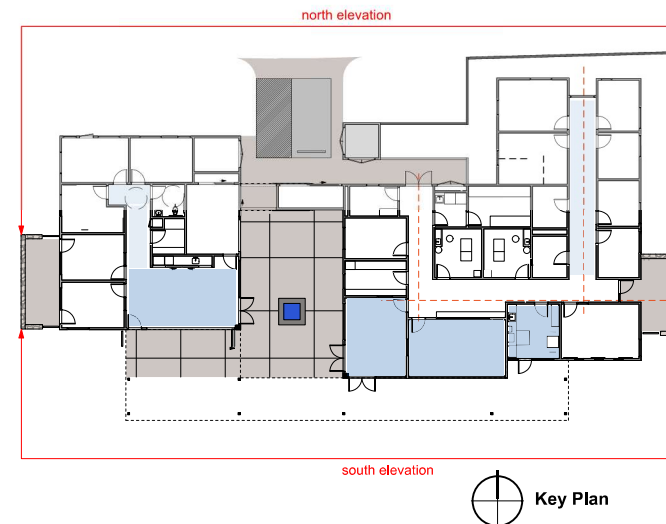
(P) Elevation - North 2

feet 0 16 32 64 3/32" = 1'



(P) Elevation - South 1

feet 0 16 32 64 3/32" = 1'



Key Plan

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Elevations

**EXTERIOR FINISH SCHEDULE**

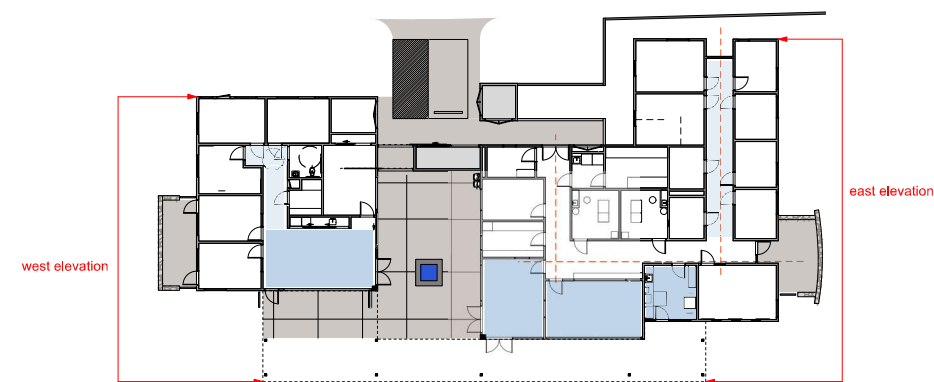
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Corten (A508 weathering steel) steel trellis
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dry stack medium to light sandstone, roughly squared ledgerstone
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galvanized sheet metal gutter (match roofing color), and downspouts



(P) Elevation - East 2



(P) Elevation - West 1



Key Plan

**Thacher Health  
Wellness Center**

**Permit Adjustment**

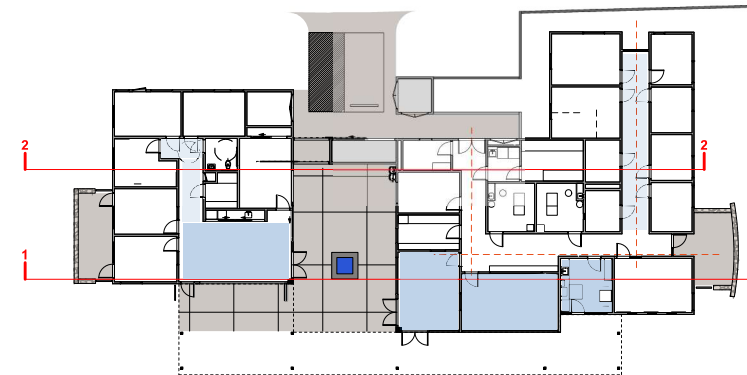
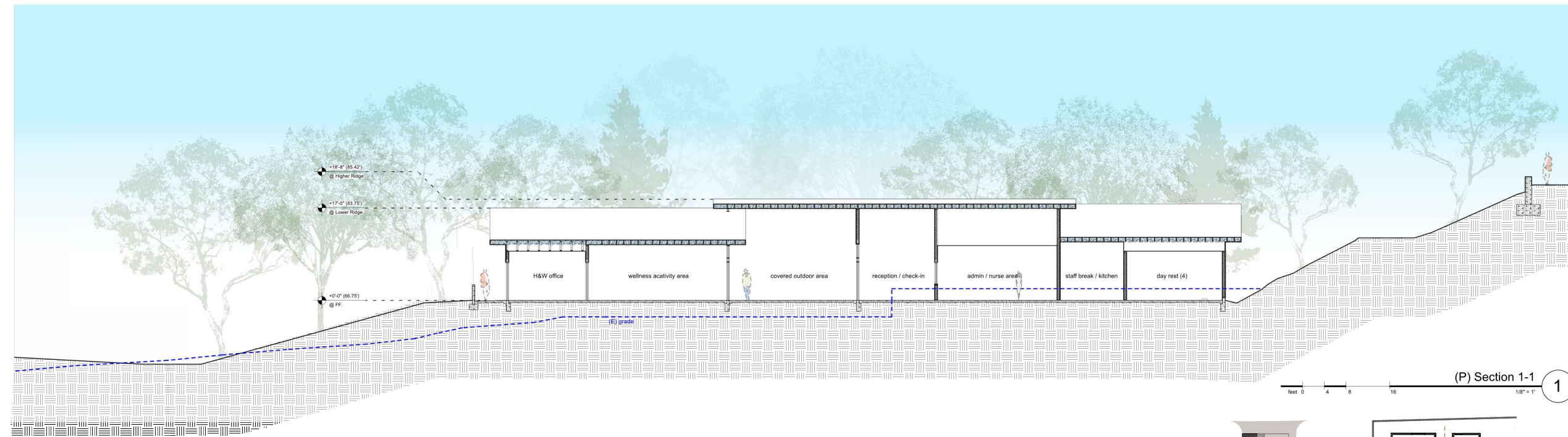
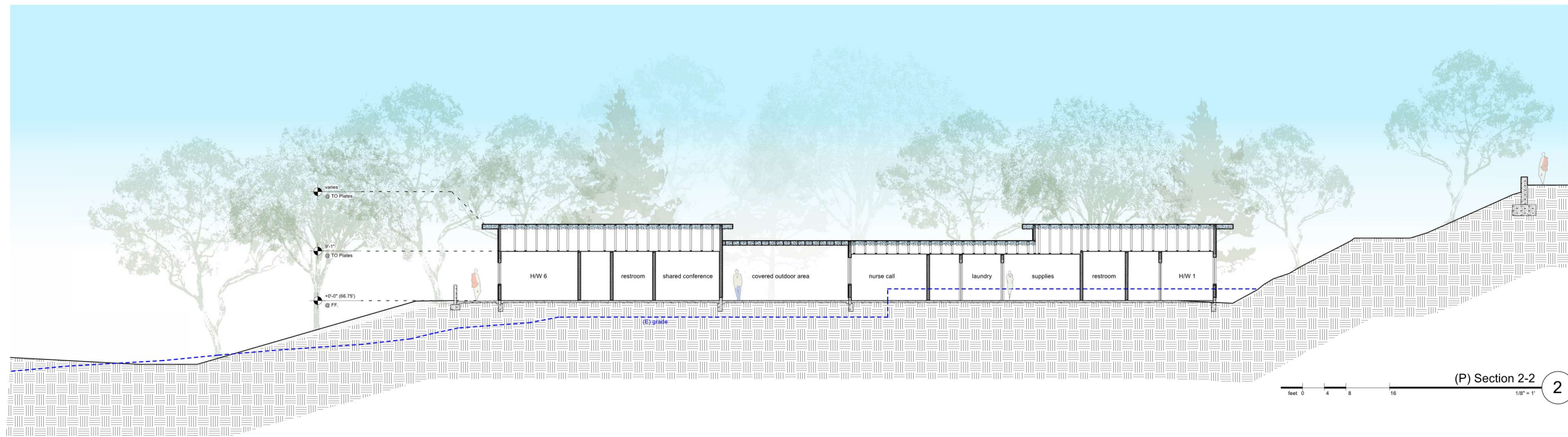
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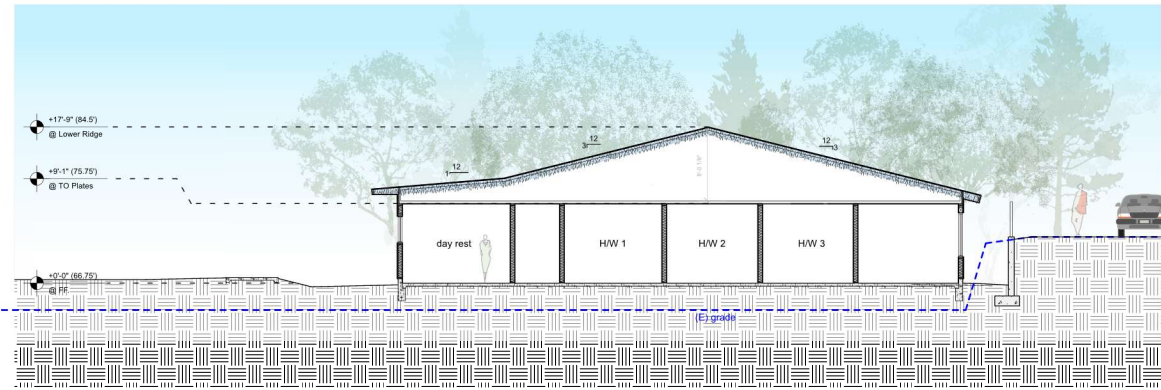
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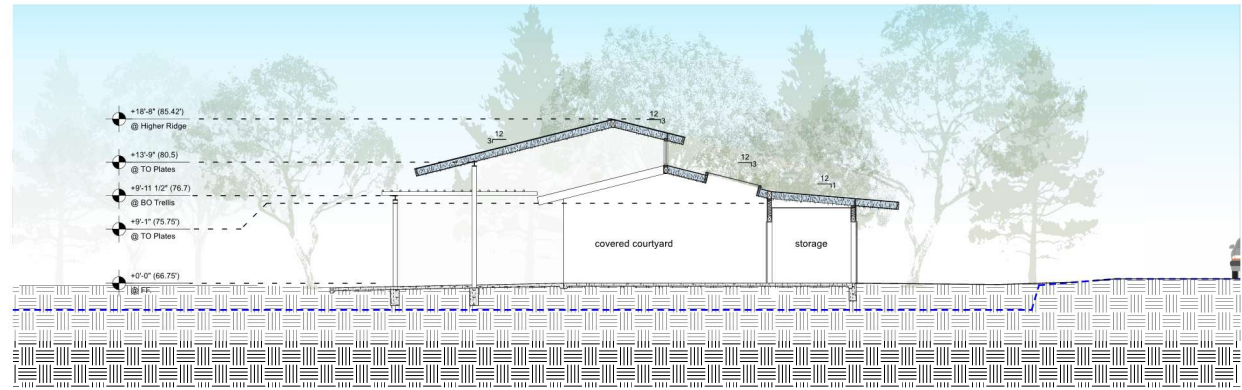
Sections

**A4.1**

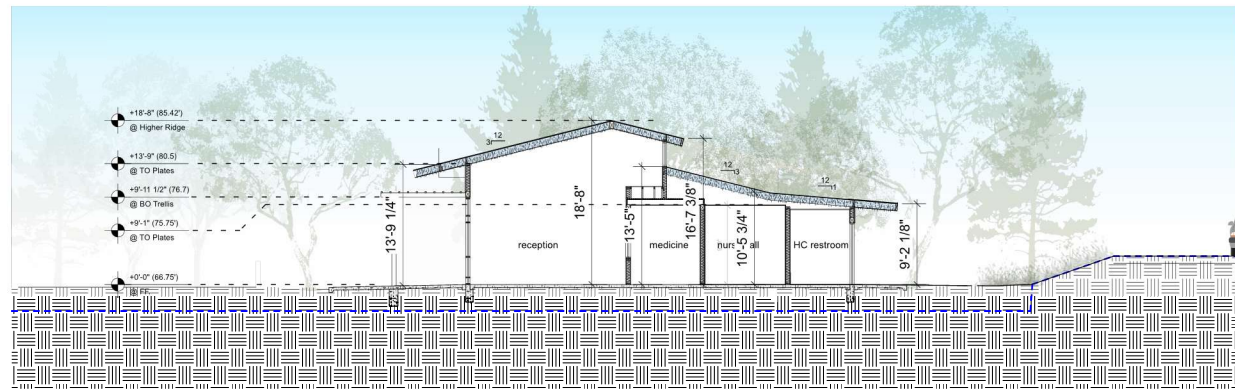
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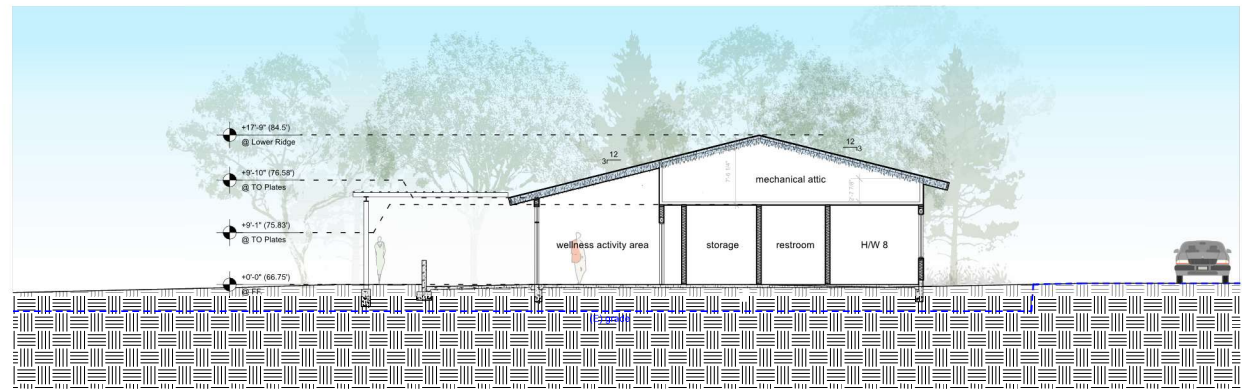
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feet 0 4 8 16 1/8" = 1'



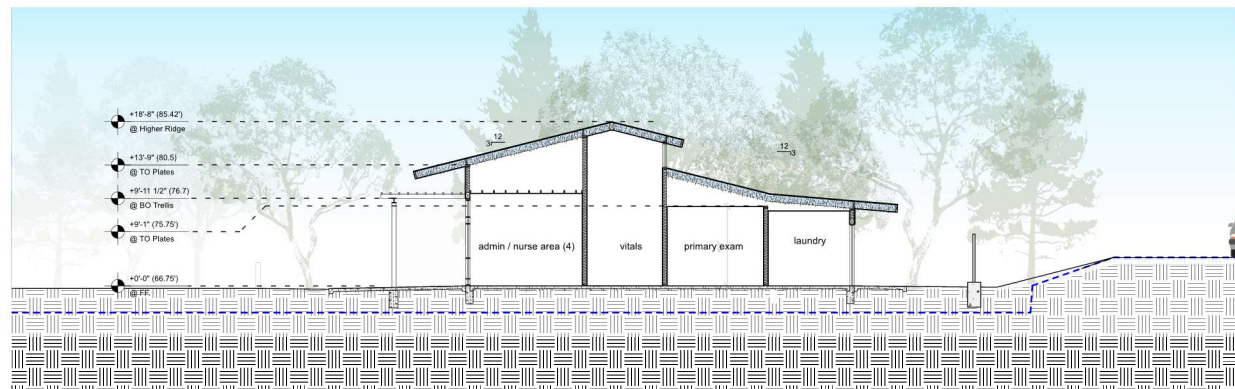
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feet 0 4 8 16 1/8" = 1'



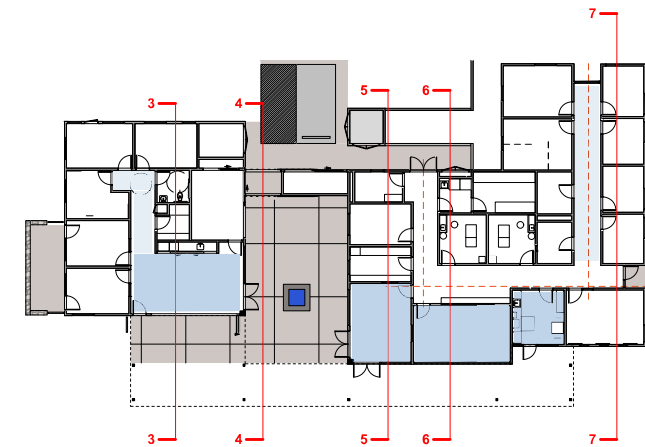
(P) Section 6-6 4  
feet 0 4 8 16 1/8" = 1'



(P) Section 3-3 1  
feet 0 4 8 16 1/8" = 1'



(P) Section 5-5 3  
feet 0 4 8 16 1/8" = 1'



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Sections