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**Subject:** RE: Mallory Way 65 unit multi-family housing project

**From:** Lynda Garrett  
**Sent:** Wednesday, June 1, 2022 4:33 PM  
**To:** Shari Herbruck  
**Cc:**  
**Subject:** Mallory Way 65 unit multi-family housing project

From: 609 Cañada Street Owners  
To: Lucas Siebert, Shari Herbruck, Ojai Planning Commision, Ojai City Council

Please note our opposition to the proposed new housing development located on Mallory Way with new egress at Summer, Eucalyptus, and Mallory Streets.

We are vehemently opposed to the proposed density of the Mallory Way Development for so many obvious reasons:

- water; we do not have any
- egress will put undue strain on our already over crowded streets, Cañada, Summer, and unnecessary traffic on Mallory, Eucalyptus, Aliso, Foothill, and Raymond Streets.
- fire egress
- changing the entire landscape of the neighborhood.

ETC...

You are also removing some of the only low-income housing left in Ojai and instead of just replacing units you are proposing to build an additional 45-60 units?

This is insane!!

Please go back to the drawing board!!!

Lynda Barraza Cervantes Garrett de Garibaldi and Lily Barraza Mordasini  
Ojai, CA

Lynda Garrett-Garibaldi

Begin forwarded message:

**From:** Belinha Beatty  
**Date:** June 1, 2022 at 10:22:36 AM PDT  
**To:** Lynda Garrett  
**Cc:** Steve Miller Colette Miller Steve Springer , Catherine Sharkey , Christine Broderick , Bob Boyd, Lily Mordasini Tiffany Turse Anna Woollis Catherine Sharkey Daughter >  
**Subject:** **Re: PLEASE PAY ATTENTION TO WHAT IS HAPPENING TO OUR NEIGHBORHOOD! New Development Planned at end of Summer Street!**

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**Subject:** FW: Opposing New Entrance from West Summer St into 412 Mallory Way Project  
**Attachments:** SUMMER ST #5.jpeg; SUMMER ST #4.jpeg; SUMMER ST #2.jpeg; SUMMER ST #3.jpeg; SUMMER #1.jpeg

**From:** Hal Waite  
**Sent:** Wednesday, June 1, 2022 7:59 AM  
**To:** Shari Herbruck  
**Subject:** Opposing New Entrance from West Summer St into 412 Mallory Way Project

Dear Honorable Planning Committee Members,

We are the homeowners at the Summeroaks Homeowners Association, a 6 unit condominium complex located at 311 W Summer St at the end of a cul-de-sac and the deadend of West Summer St one block east of Canada. We are immediate neighbors to the north of 412 Mallory Way and **we strongly oppose a new planned entrance into 412 Mallory Way from West Summer St** directly across from the entrance to our complex.

Next door to the 6 units at Summeroaks is a 10 unit apartment complex (607 N Emily). If you look at the attached photos, you'll see that 2 large Oaks are situated in the roadway opposite each other in front of the 10 unit apartment building which is approximately 100 feet east of the proposed driveway into 412 Mallory Way. One large Oak is in the middle of W Summer which creates a narrow 11 foot east bound lane to the south and a 17 foot west bound lane to the north between the 1st and 2nd Oak. The 2nd Oak also extends into the roadway. Because of the narrow east-bound lane most cars and all delivery, service and garbage trucks drive east in the west bound lane on the northside of W Summer. This is where the increased flow of traffic from 30 additional Mallory Way units will no doubt create safety hazards. Please bear in mind that the distance between the Oak trees and the proposed new entrance is only 100 feet.

At present, this is manageable because of the smaller number of residents that drive and park on this block. Once 412 Mallory Way adds 30 units with an average of 2 vehicles per unit plus factoring in delivery, maintenance vehicles, utility and service trucks to support these new Mallory Way residents, we strongly believe W Summer

Street will experience far more congestion and foot traffic, which will significantly increase the probability of vehicle and pedestrian accidents, especially given the challenges of navigating around the 2 large Oak Trees that inhabit the roadway.

In addition, the children living on W Summer daily use the cul-de-sac to ride their bikes, play in the street and make chalk art on the sidewalks. Let's keep W Summer Street safe for everyone.

Finally, I submitted to the planning committee in April, 2019 a magazine article, "Living Among the Oaks", which states that increased traffic over the root systems of Oak Trees can seriously compromise the Oaks viability by threatening their root zone.

Currently 412 Mallory Way has one entrance at the corner of Eucalyptus and Mallory Way. The developers have designed a plan for 3 entrances. Are 3 entrances really necessary? We Respectfully ask that the Ojai Planning Commission eliminate from the 412 Mallory Way Condominium Project plans for the proposed driveway opening onto W Summer Street.

Cordially,  
Hal Waite  
Homeowner and Treasurer  
Summeroaks Homeowners Association





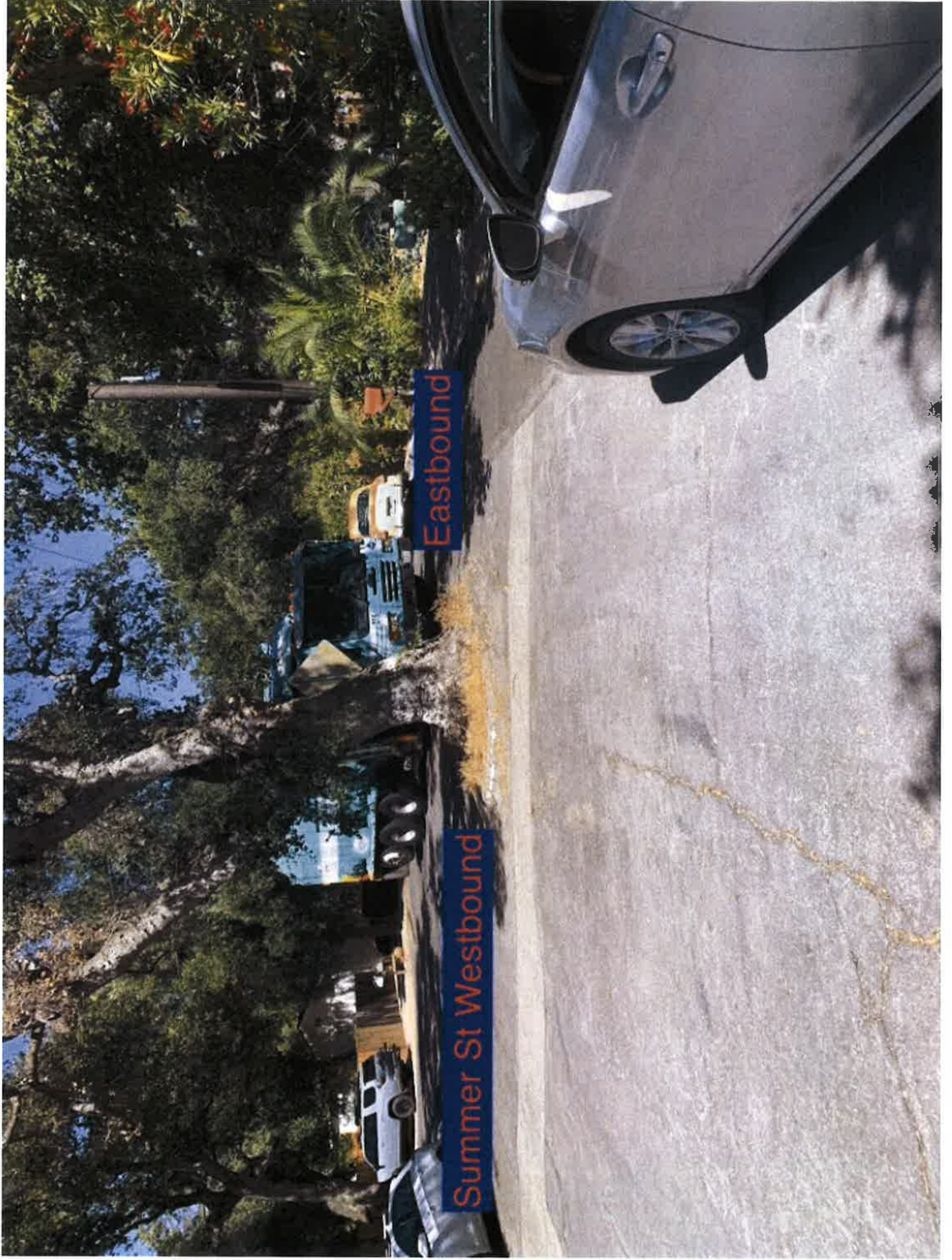




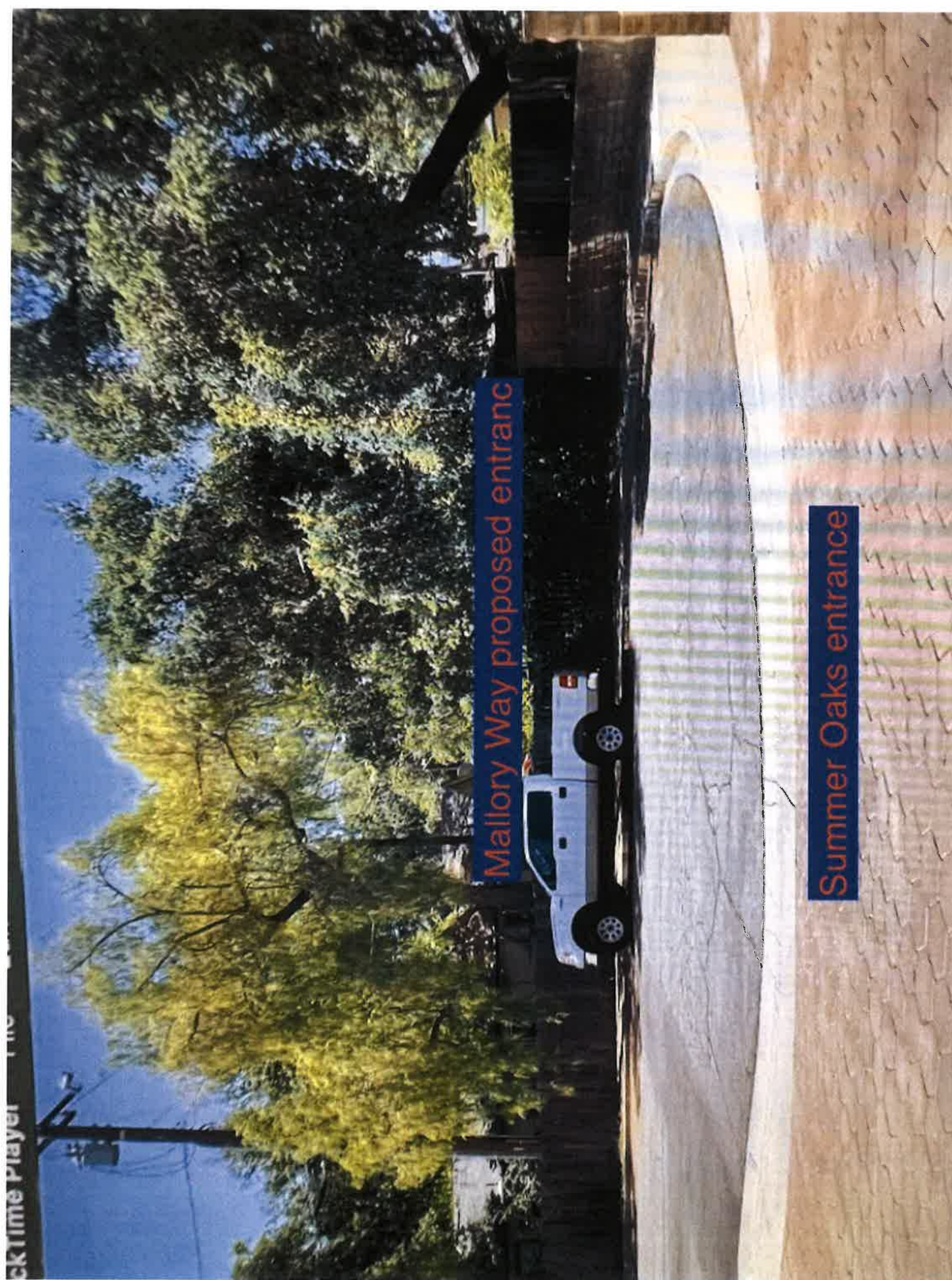
#3











Mallory Way proposed entrance

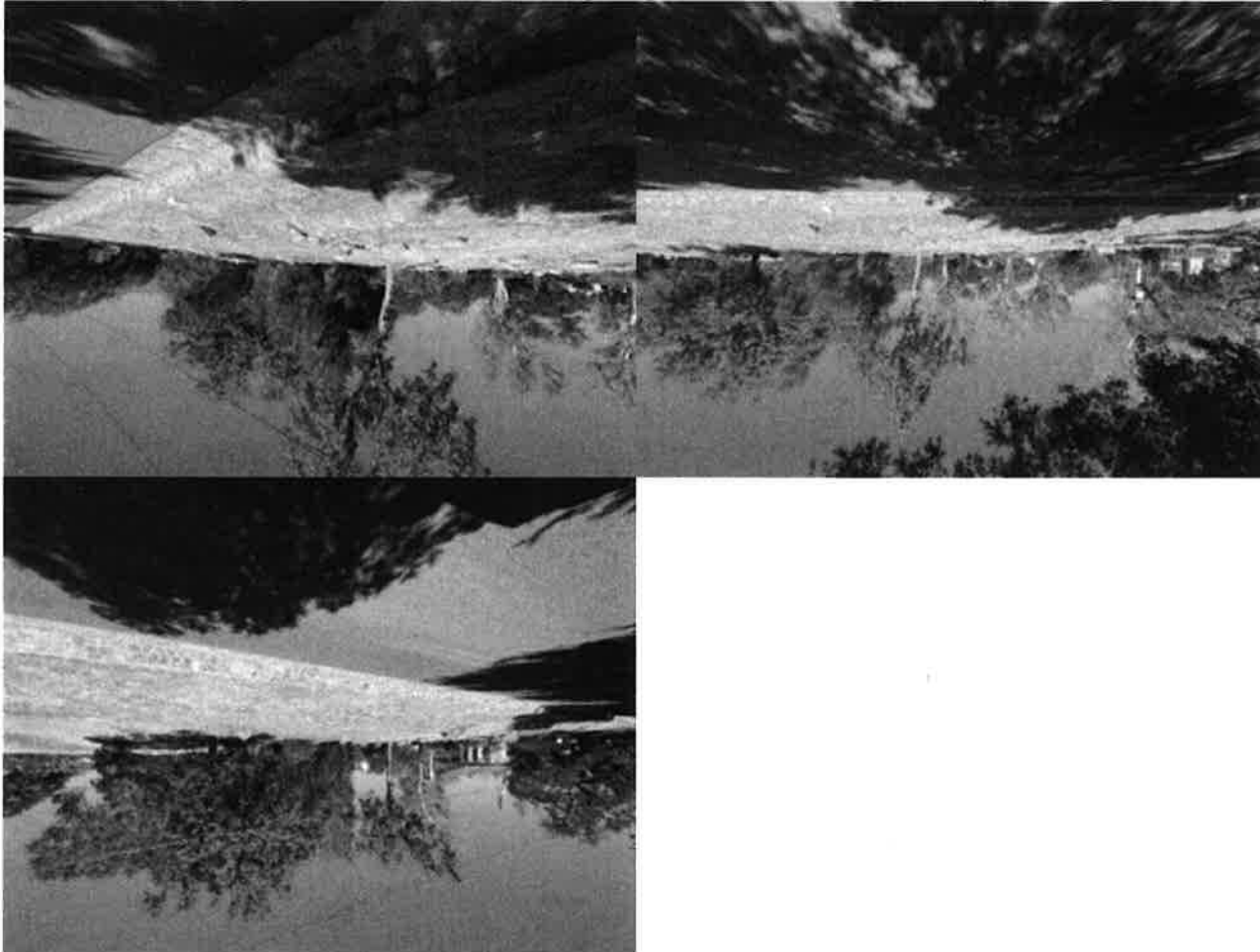
Summer Oaks entrance



Thanks so much for this information, Lynda.

I went by the Mallory Way property (close to us), and I can't imagine how it could handle many units at all!

Mallory Way is a quiet street (and surrounding neighborhood) of single family dwellings.



Sent from my iPhone

On May 31, 2022, at 5:17 PM, Lynda Garrett wrote:

PLEASE PAY ATTENTION TO WHAT IS HAPPENING TO OUR NEIGHBORHOOD!

FROM THE OVN Published: Tuesday, 31 May 2022 13:21 Ojai

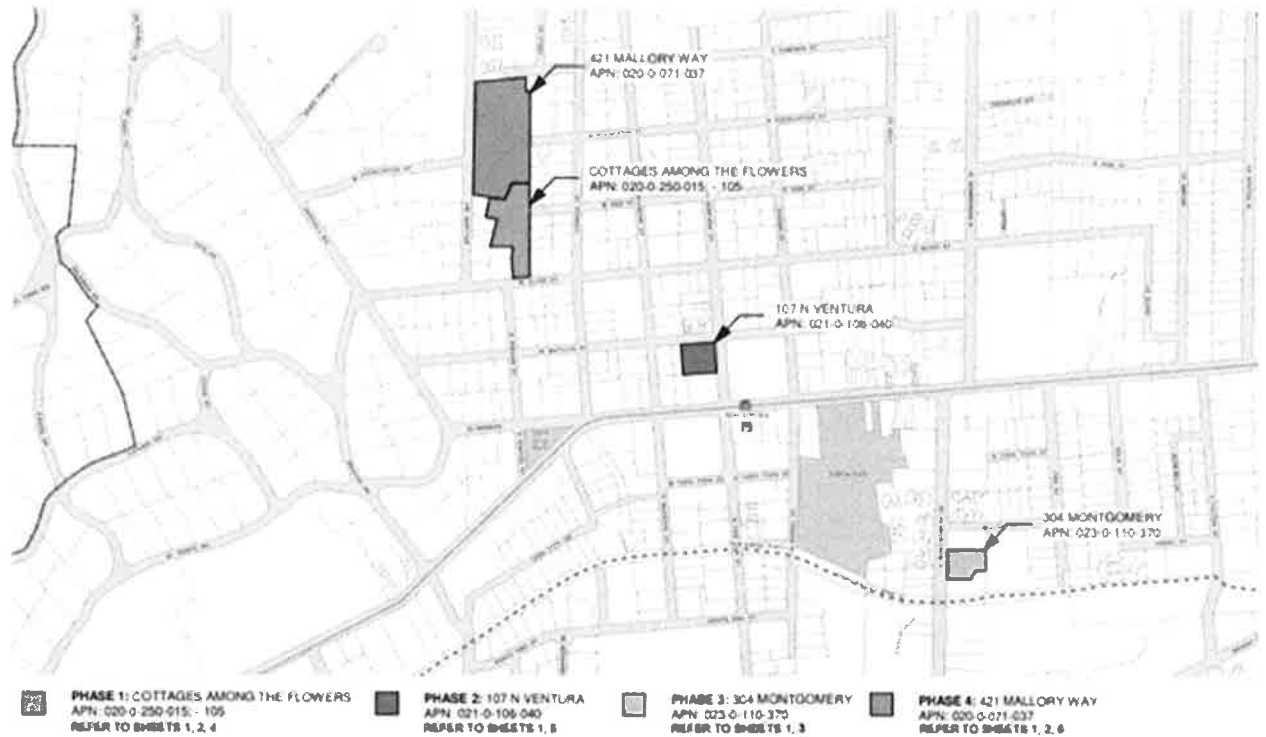
Planning Commission to consider agreement with developer on housing project

On June 1 the Ojai Planning Commission will consider whether or not to recommend the Ojai City Council approve an ordinance for a development agreement for a **65 unit multi-family housing project** that will include 20 moderate income and five low income level units on four separate sites in the city.

The four properties for the proposed project are: 312 West Aliso Street, 107 North Ventura Street, 304 South Montgomery Street and 412 Mallory Way.

Exhibit to DA  
C – Combined Site Plan

Page 1 of 6



City staff is recommending approval for the proposal that includes density increases for two of the sites (North Ventura Street and Mallory Way), and a zoning change with a General Plan amendment for the North Ventura Street location. The sites are owned by two owners; Greenhawk LLC/The Becker Group own the parcel at 107 N. Ventura St., and Ojai Bungalows LP, own the other three properties.

The project has been in planning since at least 2016. In January 2022 the Ojai City Council voted 4-1 for the project to continue. The design and layout of the project has already been approved by the city council, the development agreement, which is the subject of the June 1 meeting includes various conditions of the project such as, number of units, deed restrictions, bike/walk trail installation, water capture and recharge and an agreed upon timeline that includes a commitment from the city that the project will be approved in full.

The June 1 meeting agenda is online at: [https://es.sonicurlprotection-sjl.com/click?PV=2&MSGID=202206012332570554613&URLID=1&ESV=10.0.17.7319&IV=52AE059E6F50B7BAA9952A14A7E91C78&TT=1654126384563&ESN=p9xweLxHQVFZox56k7u%2FSwDylKUgZV%2Fz3%2BzFP7fM5hA%3D&KV=1536961729280&B64\\_ENCODED\\_URL=aHR0cHM6Ly9kcml2ZS5nb29nbGUuY29tL2ZpbGUvZC8xcG5LTUFzRGxOOGtrZW8wVmhWd0VvSU1COTdTcXBUAuVUvdmlldw&HK=784C22B1150D33E33ED11D85359625B7CC1206D6D75D357AD059AAC41FC235EA](https://es.sonicurlprotection-sjl.com/click?PV=2&MSGID=202206012332570554613&URLID=1&ESV=10.0.17.7319&IV=52AE059E6F50B7BAA9952A14A7E91C78&TT=1654126384563&ESN=p9xweLxHQVFZox56k7u%2FSwDylKUgZV%2Fz3%2BzFP7fM5hA%3D&KV=1536961729280&B64_ENCODED_URL=aHR0cHM6Ly9kcml2ZS5nb29nbGUuY29tL2ZpbGUvZC8xcG5LTUFzRGxOOGtrZW8wVmhWd0VvSU1COTdTcXBUAuVUvdmlldw&HK=784C22B1150D33E33ED11D85359625B7CC1206D6D75D357AD059AAC41FC235EA)

Lynda Garrett-Garibaldi



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**Subject:**

RE: Planning Commission Meeting Questions

**From:** ANITA CRAMM

**Sent:** Wednesday, June 1, 2022 4:25 PM

**To:** Shari Herbruck

**Subject:** Planning Commission Meeting Questions

Hi Shari,

I would like to submit the following for the Planning Committee meeting tonight (June 1, 2022)

1. The Cottages Among the Flowers and Mallory Way Bungalows currently provide 33 housing units for Ojai community members that are at a lower income level, some on fixed incomes. If the proposed project goes forward, 5 low income units will be traded for 33. How will the city address the net loss of affordable rental housing for the Ojai community?
2. Lake Casitas is currently at 33.6% of full capacity. This has been on a downward trend for many years and is predicted to continue for the foreseeable future, and beyond. Groundwater recharge remediation will not make up for increased water consumption that will result from this development. Where will the city of Ojai obtain extra water to make up for increased consumption?
3. Ojai city streets are already at traffic capacity, and over an extended weekend are well over capacity. How will the city of Ojai handle the excessive traffic needs of additional vehicle traffic generated by this project?
4. Current resident of Cottages Among the Flowers and Mallory Way Bungalows enjoy the landscape where they live (33 housing units in total). In addition, this is the only housing they have found affordable in the valley, and are grateful for finding a spectacularly historical and safe home. Where will they go to live when they receive eviction notices to vacate for this project?

Thanks for your consideration,

Anita

Ojai

Anita Cramm

Founder Colibri Vibrational Science

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**Subject:**

RE: June 1, 2022 Planning Comments

**From:** Blige Rat**Sent:** Wednesday, June 1, 2022 12:31 PM**To:** Shari Herbruck**Subject:** June 1, 2022 Planning Comments

To whom it may concern regarding proposed multi-unit construction on West Aliso Street.

I recently received a letter informing of a proposal to create multi-unit housing on several lots in Ojai. As a long-time Ojai property owner, I have directly witnessed the ever-increasing pressure of the city growing beyond its infrastructure. I am in favor of single-family properties as they contribute to the healthy and unique community we have in Ojai. That said, I am absolutely opposed to multi-unit construction in our beautiful city which creates not only an environmental impact but the obvious increase in the population density, higher traffic and pollution in addition to greater pressures on our water and emergency services. Giving in to corporate developers completely changes the Ojai dynamic. What is just 65 units this year will open the door for 80 units next year and so on until we are no longer Ojai but Los Angeles North.

Thank you,

William Stein



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**Subject:**

RE: Comment on Housing Development

**From:** Kat Burke

**Sent:** Wednesday, June 1, 2022 10:29 AM

**To:** Shari Herbruck

**Subject:** Comment on Housing Development

Dear Ojai Planning Commission,

Times have changed.

The water crisis, fire safety, and housing development plans don't mix.

If housing plans have been in the works since 2016, that was before the Thomas Fire and the Ventura water lawsuit and severe drought issues.

Housing shortages are happening everywhere in America because of overvalued homes and stagnating wages. There are thousands of glimmering glass-encased developer promises of "more affordable housing" from coast to coast. But, the real toll of the development is paid by residents which are left with increased water, plumbing and utility demand and cost.

I hope the Planning Commission considers the current state of water and fire evacuation issues as primary concerns of the residents when recommending to the City Council increased housing development in Ojai.

Sincerely, Kat Burke  
Ojai, CA 93023

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**Subject:**

RE: Comment on Housing Development

**From:** Kat Burke

**Sent:** Wednesday, June 1, 2022 10:29 AM

**To:** Shari Herbruck

**Subject:** Comment on Housing Development

Dear Ojai Planning Commission,

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The water crisis, fire safety, and housing development plans don't mix.

If housing plans have been in the works since 2016, that was before the Thomas Fire and the Ventura water lawsuit and severe drought issues.

Housing shortages are happening everywhere in America because of overvalued homes and stagnating wages. There are thousands of glimmering glass-encased developer promises of "more affordable housing" from coast to coast. But, the real toll of the development is paid by residents which are left with increased water, plumbing and utility demand and cost.

I hope the Planning Commission considers the current state of water and fire evacuation issues as primary concerns of the residents when recommending to the City Council increased housing development in Ojai.

Sincerely, Kat Burke  
Ojai, CA 93023



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**Subject:**

RE: Ojai Planning Commission - June 1, 2022 Hearing

**From:** caroline**Sent:** Wednesday, June 1, 2022 9:02 AM**To:** Shari Herbruck**Subject:** Ojai Planning Commission - June 1, 2022 Hearing**Importance:** High

RE: Development of Multi-Family Dwelling Units at 312 W. Aliso Street and other Ojai locations

Dear Ojai Planning Commission,

We are writing to express our concerns re the proposed development of Multi-Family Housing at 312 W. Aliso Street, Ojai, and other adjacent Ojai properties. As property owners very close to the proposed development, we are objecting to it going forward because of the following:

- The detrimental impact of increasing the density, :
- Additional load on water/power/utilities/trash collection and police/fire protection
- Loss of quality of life in the neighborhood which is a quiet peaceful haven
- Disruption due to construction noise, dust, increased traffic, street blockings.

The existing infrastructure could not support increased housing/population and associated traffic, for example:

- Additional traffic on unimproved roads  
Aliso is already dangerously busy at times due to inability to handle traffic on the main streets, especially at week-ends
- Impact to the safety of bicycles and people walking – there are no bike lanes, sidewalks, etc. in this area – it is already dangerous and will get worse with more density. People live in the area to be able to walk and cycle and enjoy the ambience and nature
- Lack of available parking for increased automobile counts
- Environmental impact of additional population
- Ojai is an historic and charming town: let's keep it that way! It would be terrible to fill it with developer owned multi-family dwellings – We accept the need for more housing and two units on a property, yes, but 5 or 10 would be horrible !!

We hope that the Planning Commission will consider the concerns noted we have raised

Yours Respectfully

William V Stein Jr

Caroline Griffiee

Owners 306 West Aliso St

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**Subject:**

RE: Ojai Planning Commission - June 1, 2022 Hearing Comments

**From:** jmurray

**Sent:** Tuesday, May 31, 2022 7:31 PM

**To:** Shari Herbruck

**Subject:** Ojai Planning Commission - June 1, 2022 Hearing Comments

RE: Development of Multi-Family Dwelling Units at 312 W. Aliso Street and other Ojai Properties

Dear Ojai Planning Commission,

The purpose of this email is to express our **STRONG OPPOSITION** to the proposed development of Multi-Family Housing at 412 W. Aliso Street, Ojai, and other Ojai properties. As property owners adjacent to the proposed development, we are concerned about:

- The detrimental impact of increasing the population density, including
  - ***Additional load on water/power/utilities and police/fire protection***
  - Loss of quiet enjoyment of what is a largely peaceful neighborhood
  - Disruption due to construction related noise, dust, street blockage, etc.
- The clear inability of the existing infrastructure to support increased dwellings/population and associated traffic, for example:
  - Additional traffic on unimproved roads
    - Aliso is already dangerously busy at times due to inability to handle traffic on the main throughfares
  - Impact to the safety of bicycles and people walking – there are no bike lanes, sidewalks, etc. in this area – it is already dangerous and will get worse with more density
  - Lack of available parking for increased automobile counts
  - Environmental impact of additional population
- Loss of Ojai 'charm'
  - Please, let's preserve the historic and lovely Ojai charm and character. This means not filling the city with developer owned multi-family dwellings – one or two units on a property, yes. Five, ten or more, NO!

Thank you for your attention to this matter. I trust that the Planning Commission will give strong consideration to the concerns noted above.

Respectfully, JK Murray



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**Subject:**

RE: Planning Commission Meeting, June 1, Comment on Agenda Item #2

**From:** Craig Walker**Sent:** Tuesday, May 31, 2022 6:53 AM**To:** Shari Herbruck**Subject:** Planning Commission Meeting, June 1, Comment on Agenda Item #2**Ojai Planning Commission, Meeting June 1, 2022, Agenda Item #2: Proposed Development Agreement for Multi-Family Housing.**

To the Planning Commission:

In your efforts to provide low-and moderate-income housing in Ojai, I hope that you will not overlook the fact that three of the properties covered by the proposed agreement are historic Ojai properties. The individual projects previously permitted for these properties should be revisited at this time to more accurately determine their impacts on the historic buildings. The Cottages Among the Flowers and the Valley Outpost Lodge (412 Mallory Way) projects were, I believe, incorrectly granted a CEQA exemption and a mitigated declaration back when originally approved. This was in spite of both properties being declared eligible for the National Register of Historic Places and the California Register.

In both Historic Resource Reports, the consultants presented a number of mitigations, but clearly stated that they would not reduce their project's adverse impacts below the level of significance. Not only did city planners at the time grant CEQA exemptions, the new project agreement in your packet doesn't require many of the recommended historic mitigations.

If creating low-income, affordable housing is the goal, I don't know why these historic structures could not be rehabilitated using the Secretary of the Interior's Standards and rented as smaller, more affordable units. Surely the property owner would still make a significant profit based on current rental rates. Keeping them historic would allow ALL these formerly low-income housing properties to continue serving those in need while also retaining their historic significance.

Although the former World University site has never had a historic report done on it, the planning commission should require one. These buildings served originally as part of Ojai's first Baptist Church. Later, they served as the Ojai City Hall, Police Department, Jail, and Courthouse. After that, they were the World University run by Dr. Benito Reyes. The report in your packet says only the interiors of the buildings are being remodeled; however, it would be good to have any impacts noted in a historic report so they can be avoided if possible. This property has been included in the Downtown Ojai Historic District proposed by the City of Ojai's Historic Preservation Commission.

I did not find the existing historic reports for the Cottages Among the Flowers and the Valley Outpost Lodge (412 Mallory Way) properties in your packet. I think you should review those, and possibly have them updated by a professional consultant. I have quoted the relevant parts below, which I believe call into question the city's previous claim that the project you are now considering qualifies for a CEQA exemption.

Please do not allow three more of Ojai's historic properties to be destroyed, especially when retaining their historic character will better serve the interests of the community, for affordable housing and historic preservation. Thank you!

## Cottages Among the Flowers

Historic Resources Report: San Buenaventura Research Associates. 2006.

### **Conclusion of the HRR on the eligibility of Cottages Among the Flowers for the California Register and National Register of Historic Places:**

“The buildings at 312-14 W. Aliso Street are potentially eligible for listing on the National and California Registers under Criterion C and as a City of Ojai landmark under criterion c, d, e, f and g.”

### **Conclusions about the proposed project’s impact on the property’s historic significance:**

“Overall, this project conforms to *some* of the *Secretary of the Interior’s Standards* in terms of the design of the proposed new construction, but not in terms of the treatment of historic fabric and the removal of important character defining elements of the buildings. The large additions built on the highly visible elevations radically alter the historic form (plans and elevations) and, in some cases, remove character defining features. The roof changes are also significant. **The original design of complex and compact roof-lines was intended to produce an architectural informality which is substantially diminished with the proposed new larger and more massive roof forms.** “

**“If implemented as proposed, the application of the following additional mitigation measures will reduce the environmental impacts of this project *but not to a less than significant and adverse level:*** (Which is below the threshold for a CEQA Exemption.)

1. The existing physical conditions should be documented with archival quality photographs.
2. If during the course of construction, historic features are damaged or found to be deteriorated, they should be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and accomplished in consultation with a qualified historic preservation professional.
3. Design the new additions in such a manner that provides some differentiation in material, color, and detailing such that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed.
4. The final plans for the project, including a complete schedule of materials and architectural details, shall be reviewed and approved by a qualified historic preservation professional for conformance with the *Secretary of the Interior’s Standards* prior to the issuance of building permits.
5. The City of Ojai should make the California State Historic Building Code available to this project in order to minimize the need to impose current building code requirements on the historic property. “

Basically, this report says that, even with the recommended mitigations, the significant adverse impact of the project CANNOT be mitigated below the threshold of significance. **Thus, it cannot be granted an exemption from CEQA even if mitigated.**

## 412 Mallory Way Property (Valley Outpost Lodge)

Historic Resources Report: San Buenaventura Research Associates. 2006

### **Conclusion of the HRR on the eligibility of 412 Mallory Way for the California Register and National Register of Historic Places:**

“The property at 412 Mallory Way appears to be eligible for listing on the National Register of Historic Places and the California Register of Historic Places under Criterion A (1) and C (3).”

**Conclusions about the Proposed Project's impact on the property's historic significance:**

18 of the units are scheduled for demolition: "The demolition of a historic property cannot be seen as conforming with the Secretary of the Interior's Standards. Therefore, **the absolute loss of a historic property should be regarded as an adverse environmental impact which cannot be mitigated to a less than significant and adverse level.** Further, the usefulness of documentation of a historic resource, through photographs and measured drawings, as mitigation for its demolition, is limited by the CEQA Guidelines."

Both properties are established "historic resources" because both were studied by the city using a professional architectural historian, and both were deemed eligible for the National Register and California Register. Therefore, for both properties, the City granted a CEQA exemption in error. For the project agreement before you, the proposed work will result in a **negative adverse impact on a potential historic resource**, which requires a full EIR.

**Please consider the following in your deliberations:**

1. The city is not even requiring that all mitigation measures listed in the HRRs be completed by the developers.
2. The mitigations **will not reduce the negative adverse impacts below the level of significance**, so an EIR exemption should not be granted. The projects need to go through a proper EIR so the Planning Commission and the public can weigh alternative projects that won't impact the historical character of the buildings.
3. The properties would provide more affordable units if left with their historic design.



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**Subject:**

RE: Planning Commission 6/1/22 item 2

**From:** Bill**Sent:** Tuesday, May 31, 2022 12:33 AM**To:** Shari Herbruck**Cc:****Subject:** Planning Commission 6/1/22 item 2

5/31/22

**To:** Planning Commission**Cc:** City Manager, Planning Director, Public Information Coord., others**From:** Bill Miley**Subject:** Commission meeting 6/1/22 item Public Hearing 2. Becker Development

Hello. I have been citizen-involved in this 4 part project for the past 4-5 years. I support the current configuration as it provides overall public benefits to our city.

1. The Mallory Way Bungalows...the historical part goes back to 1947 when a Ventura person developed the site principally for returning world war 2 veterans as a motor court resort. It had a resort type design centered around a swimming pool. It went through several owners until in about 1997 when the Becker Group purchased it. It was rehabbed. Over the years several iterations have been proposed for the development of the 70 + year old cottages on site (25 units). Current design keeps 7 units, to be rebuilt, as affordable, removing 18...and building 23 new units. All rentals.
2. Through a city structured Development Agreement a package of 4 housing projects have been melded into a comprehensive market and affordable rental plan. The Becker Group under several different corporate ownerships purchased the Cottages of the Flowers on Aliso Street, the former World University on North Ventura street and Matilija Street, and a vacant land parcel on South Montgomery street.
3. The World University site was the city hall when Cookie, I and family arrived here in 1968. The Becker Group had planned on business offices for the two buildings. It is now set to be 10 rental apartments with 3 set as affordable income rentals.
4. The Cottage of the Flowers has gone through several owners. It too needs work of rehabbing and restoration. At one point, I believe, it was to be turned into ownership units. Now the Development Agreement sets the present 8 cottages plus two new ones as market rate rentals for a minimum of 10 years. Precluding turning them into ownership units.
5. In order to meet City General Plan Housing Element requirements preventing affordable housing loss through conversion of present affordable priced rental into market rate rentals (removal and rebuild or remodel) or sales, an equal number of new affordable units must be built or paid for into the city Housing Trust Fund.
6. That is what the south Montgomery Street parcel will help with. Fifteen affordable houses will be built on the site. Uniquely all Parking spaces are placed at the rear of the property. Allowing the homes to be sited in a cluster with walkway access.

7. During a past Planning Commission meeting (maybe 4 years ago) one commissioner raised a question about EMF radiation from the adjacent SCE power distribution site affecting the health of nearby residents. If appropriate for review that would be a CEQA issue. The State of California PUC does has not concluded there is a relationship between EMF and negative health effects. My reference below.

Reference....

PUC, January 2006. (<https://www.cpuc.ca.gov/industries-and-topics/electrical-energy/infrastructure/permitting-and-environmental-review/electric-magnetic-fields/puc-actions-regarding-emfs>)

*"The Commission is unable to determine whether there is a significant scientifically verifiable relationship between EMF exposure and negative health consequences."*

I have a personal example of living nearby...Phil Harvey who lived next door to this site for probably 50 years or more said when I told him of the comment, let them know i am 94 and going strong. Phil lived 4 more years.

In conclusion....

This comprehensive development has been carefully crafted over 10 years more with finishing decisions and adjustments made through a very collaborative Development Agreement process. If looked at from a community and business fairness point of view i would judge it to be very fair to both. The private sector benefits and the public sector benefits.

Thank you for considering my comments.

Bill Miley, MPH, Ojai Since 1968 Sent from my iPad

May 30, 2022

Chair Quilici  
Vice Chair Nolan  
Commissioner Bennett  
Commissioner Lottes  
Commissioner Trent

Re: Agenda Item #2 Proposed Becker Development Agreement

Dear Commissioners:

We respectfully request that the planning commission continue this item to a future date to allow time for the community to gain a deeper understanding of one of the largest Ojai land use proposals in recent memory. A 305-page staff report with an attached draft of a proposed development agreement between the City of Ojai and the Becker Group is a lot to take in and respond to.

This consolidation of four separate developments into one decision that includes a ten-year timeline was created absent any substantive community outreach or input. In addition, reaching ten years into the future on multiple projects some of which will not be embarked upon for many years, usurps future Planning Commissioner and elected City Council members' ability to opine on them relative to circumstances nearer to the time they will be built. This approach unnecessarily denies future voters their right to be represented in these decisions. We encourage the Planning Commission to consider a more democratic approach.

There are several questions that we have concerning the proposed 10-year development agreement between the City of Ojai and the developer.

How did we get four separate developments with a ten-year timeline from a settlement discussion over a dispute regarding one relatively small project?

The staff report refers to a lawsuit. Why was there a lawsuit? What were the concerns the city had regarding the Cottages Among the Flowers development? What are the details of the dispute?

Please bring this information out into the open and clearly explain what happened. Two of the proposed developments are displacing low income renters. That is briefly referenced in the staff report (June 1, 2022 meeting Administrative Report, page 2, Background, Paragraphs 3 and 4). Has everything possible been done to avoid displacing these low income renters from their homes?

Under a present state mandate and local law, property owners are allowed to charge whatever the market will bear for Accessory Dwelling Units (ADUs) and tiny home pads. It is important to allow the community time to openly discuss the pros and cons of the Planning Commission and



City Council using their discretion to approve more market rate development in addition to the new ADU construction in Ojai.

Again, we respectfully request that the planning commission continue this item to a future date to give the community time to fully understand the need for, and implications of, this highly unusual development agreement and to provide informed and meaningful responses to the same.

Thank you,

Leslie Hess  
Simply Ojai

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**Subject:**

High Density Housing Development Proposal

-----Original Message-----

From: Debi Otto

Sent: Friday, May 27, 2022 4:44 PM

To:

Subject: High Density Housing Development Proposal

I understand that there is a proposal under consideration for high density, affordable housing development at 304 South Montgomery. This location is NOT appropriate for this type of high density development. Our street and neighborhood is already taxed to the max with traffic and NO parking on or around the neighborhood with daily occurrences of illegal parking with zero enforcement. We as full time residents on South Montgomery have been inundated with a huge increase in speeding motorists and drunk drivers in the area over the past several years. If this were to be approved you will then add at a minimum 15 units x 2 cars per household x 2 trips per day and that doesn't even consider visitors. How in the world would this small street be able to accommodate the additional traffic in addition to an already overburdened parking circumstance? The vacant lots on this street are only appropriate for single family homes with guest quarters at most. If this were to proceed, the City of Ojai would be in for a long drawn out expensive battle that would deplete your limited resources. Stop and think about the implications of such a development and the negative impact to an already overburdened area before doing more damage to our neighborhood and limited resources.

Note: Can you please forward my comments to all City Council members, City Planning Commission and respective city staff members to make them aware of my opposition of this proposal? I am not able to attend the meeting so this shall serve as public comments.

Debi Otto

Long time resident of South Montgomery, Ojai