

From: [Rae Greulich](#)
To: [Kimberly Rodrigues](#)
Subject: Please add letter as comments on matters not on the agenda for tonight's CC meeting
Date: Wednesday, July 12, 2023 12:37:36 PM
Attachments: [PPRISMM to cc 071123.pdf](#)
[Cabrillo vista 1 \(1\).pdf](#)

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Kimberly, please add the attached letter as comments on matters not on the agenda for tonight's CC meeting.

Thank you.

Rae Greulich

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has." Margaret Mead

PRISMM

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July 11, 2023

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Re: Preserving Kanan Rd as a viable evacuation route

Mayor Anstead and Councilmembers:

Over the years, PRISMM has repeatedly asked that this Council, when considering new development, to remain mindful of maintaining steady traffic flow through the critical, congested intersection of Kanan and Agoura Roads.

Kanan Road is the primary evacuation route for the Santa Monica Mountains, serving the unincorporated communities between Agoura Hills and Malibu, and is the officially designated evacuation route for roughly ¼ of the City of Malibu, according to their Evacuation Plan ([Evacuations | Malibu, CA - Official Website \(malibucity.org\)](https://www.malibucity.org/evacuations)) for Malibu's zone 13. Thus, we encourage the City to make a concerted effort to move some of its projected state-mandated housing away from the intersection of Kanan and Agoura Roads.

Neighboring cities have found creative ways to increase the number of allowable low-income residences. Agoura Hills seems to be holding to 25 units per acre, yet, Calabasas has sites that are 42 units per acre, and Westlake Village has several locations at 32 units per acre. Agoura Hills has alternative sites where the placement of higher density per acre of state-mandated housing would not congest our vital Kanan evacuation route.

For example, the noncontroversial two-acre nursery site is on a bus route and has easy access to the freeway. Evacuation here would not affect the Kanan Evacuation route. It is possible to increase the number of affordable units on this site by increasing the percentage of affordable and number of units per acre, as neighboring cities have done. To protect Kanan Road, will Agoura Hills be proactive and assist this landowner to have a nonprofit build 100 % affordable housing units here? The City of Ojai is creating something similar. See attached.

Is veterans' or senior housing included in the City's RHNA?

Is it true that the sizable site H, another location with ready access to the freeway for evacuation that is already on the Housing Element Opportunity Site approved list and could accommodate a substantial portion of affordable residences to help fulfill the City's RHNA, will not contain any affordable housing whatsoever?

We look forward to your responses to these questions in writing. Thank you for your time.

Respectfully,

Rae Greulich, PRISMM
Protectors and Residents in the Santa Monica Mountains

Steve Hess, STACK
Save The Agoura Knoll

Bill Neill, Chapter President
Los Angeles/Santa Monica Mountains Chapter
California Native Plant Society

Jo Ventresca, PRISMM

Mike Simmons, PRISMM

Cristina Lopez, PRISMM

Steve Littlejohn, PRISMM



MARCH 6TH, 2023

Cabrillo Vistas Apartments – Planned Development by Non-Profit Sponsor Cabrillo Economic Development Corporation

VENTURA COUNTY, Calif.) – February 22, 2023 – Cabrillo Economic Development Corporation (CEDC) has acquired 2 acres of vacant property on Bryant Road in the City of Ojai for the purpose of developing a new community to serve the housing needs of lower-income families and farmworkers of Ojai. The proposed multifamily housing development “Cabrillo Vistas” will be a 50-unit, 100% affordable housing development.

"The property is zoned "M-1 Manufacturing" as is most of Bryant Street in the vicinity, but the property also has a general plan and zoning alternate "overlay" for affordable housing. CEDC intends to construct 50 new apartment units in compliance with the affordable housing overlay zoning and using State Density Bonus Laws," said William Hughes, Director of Real Estate Development at CEDC.

Cabrillo Vistas has 1, 2 and 3-bedroom units plus common meeting room, laundry room and restroom facilities contained in two and three-story structures which have been designed in the *Modern Farmhouse* aesthetic. The project will be built using modular construction so the development process will be relatively quick, and the units will be highly energy efficient and insulated.

The new development will be "family-focused" with outdoor play areas and structures, and indoor after-school facilities and programs. CEDC estimates that 78 children will live in the community and attend local schools. Tenant rent levels reach as high as 60% of the Area Median Income (AMI) indicating that essential workers at the school district or other similar residents could qualify for an apartment at this development.

"CEDC takes great pride in delivering the highest standard of housing for those most lacking in opportunity. With public, private, and community partners, we develop housing that positively impacts the community's health, education, public safety, social services, and economic development," said Margarita H. de Escontrias, Chief Executive Officer at Cabrillo EDC. "Therefore, it is with great pleasure Cabrillo Economic Development Corporation has this opportunity to develop additional affordable housing at Cabrillo Vistas, which would represent our third property in the City of Ojai, behind Sycamore Homes and Montgomery Oaks."

A professional market study was performed to demonstrate the need for affordable housing in the city of Ojai, and a 237-person waiting list at CEDC's Montgomery Oaks apartments corroborates the market study's conclusions. To address California's agricultural worker crisis, Cabrillo Vistas apartments aims to benefit the community by reserving 19 of the 50 housing units for farmworker families: (9) 2-bdrms units and (10) 3-bdrm units.

Many features will be incorporated into Cabrillo Vistas apartments to reduce water use, including low-flow plumbing fixtures, high-efficiency laundry washers. The site will be engineered to capture rainfall for landscape irrigation, as well as to accommodate run-off from large stormwater events. Hardscape and low-water trees and plants will be utilized to landscape the site.

The development will be net-zero for energy use, incorporating very high-efficiency appliances, as an "all-electric" development, and will utilize solar photo-voltaic panels and batteries capable of storing 3 days' electricity supply. The development will also provide electric vehicle charging stations. Transportation Demand Management measures will include eBike chargers and locked bike storage.

Cabrillo Economic Development Corporation will begin its community outreach efforts in the next week to both share information about the project, and to receive public comment. CEDC looks forward to working with community-based organizations to help provide support for the children and parents of the development.

The non-profit company operates its own management company to maintain the highest standards of property maintenance, customer service, and after-school services for children and families. The company has an over 40-year record of successful affordable housing development and operation in Ventura County.

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