

“REFERENDUM AGAINST A RESOLUTION PASSED BY CITY COUNCIL”

REFERENDUM AGAINST A RESOLUTION PASSED BY CITY COUNCIL: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OJAI, AUTHORIZING THE ACQUISITION OF 601 E OJAI AVE, OJAI CA AND AUTHORIZING DESIGNED CITY STAFF TO EXECUTED ESCROW DOCUMENTS AND CERTIFICATE OF ACCEPTANCE. RESOLUTION #24-22

IMPARTIAL SUMMARY, NOT EXCEEDING 5000 WORDS, OF THE RESOLUTION

We, the undersigned residents and stakeholders of the City of Ojai, hereby petition for a referendum against the resolution passed by the City Council authorizing the acquisition of 601 E Ojai Ave, Ojai, CA. This resolution allows designated city staff to execute escrow documents and a certificate of acceptance.

We fully support what the City is doing for the unhoused population in Ojai except for the location chosen at 601 E Ojai Avenue. There are other locations that are much more suitable for this project. The city did not give the public an opportunity to look at other locations and evaluate them publicly. Our main concerns are:

1. **Failure to Consider Alternative Parcels:** The City Council did not adequately explore all available parcel options within the Ojai before deciding on 601 E Ojai Ave. This oversight raises questions about whether other parcels might be more appropriate.
2. **Non-Compliance with 1997 Land Use Statement:** There has been a failure to consider the 1997 land use statement regarding development along East Ojai Avenue. This inconsistency undermines trust in the council's adherence to long-term planning principles.
3. **Impact on Local Businesses:** The proposed acquisition and subsequent development's proximity to existing local businesses, such as Seafresh, Fox Spa, Ojai Rotie, Dutchess, Bliss, Pinyon, Peralta Real Estate, and Nest, and all of the businesses further East on Ojai Avenue could disrupt their operations and adversely affect the downtown Ojai economy. This impact has not been adequately assessed and publicly discussed.
4. **Impact on City Residents:** Residents are concerned about the overall impact of the proposed development on the downtown Ojai economy, traffic patterns, and the quality of life for many city residents, including fears for personal safety. These concerns have not been adequately addressed by the City Council, raising significant apprehensions among the community about the potential consequences of the ordinance.
5. **Fair Market Value and Overpayment:** There are concerns that the proposed purchase price for 601 E Ojai Ave does not reflect fair market value. Similar-sized parcels in Ojai have been listed for significantly lower prices, and the city did not conduct a proper appraisal or negotiate a fair deal.
6. **Zoning and Commercial Use:** The purpose of commercially zoned land is to support local business activity. The acquisition of 601 E Ojai Ave for potential residential use does not align with zoning objectives and will disrupt the local business environment.

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City Clerk

4:25 p.m.

WESTON MONTGOMERY
CHIEF DEPUTY CITY CLERK

Weston

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7. **Security and Safety Concerns:** The proposed development's model is to provide housing for the unhoused and then manage behavioral issues raises significant security and safety concerns among residents. The community needs assurances that adequate measures will be in place to maintain public safety.
8. **Consideration of Alternatives:** We urge the City Council to explore alternative locations for the proposed development which they did not do publicly. There are numerous commercial and residential parcels within Ojai that could potentially meet the city's objectives without the issues raised by 601 E Ojai Ave.
9. **City Ojai web site flash news, FAQs on their web site published 1-29-24:** *Question: Is the City going to make the temporary encampment at the Kent Hall parking lot permanent? Answer: No. The City is working with regional stakeholders and subject matter experts, including the County of Ventura and Dignity Moves, to identify suitable options for the City Council to consider for a permanent location. Once options are vetted, identified, and analyzed, the analysis will be prepared. The public will be notified and given the opportunity to participate in the discussion of the analysis in front of the City Council.* There was no public discussion of parcel options. The businesses and residents within 300' were not notified in and around the immediate area of 601 E Ojai Avenue, Ojai.

In light of these concerns, I believe it is imperative that the City Council reevaluate the resolution authorizing the acquisition of 601 E Ojai Ave and allow for a thorough public input through a referendum. This will ensure transparency, accountability, and community input in a decision that will have lasting impacts on the City of Ojai.

Submitted by: Bill Miley, Tonya Peralta

Date: June 14, 2024

LINK TO PUBLIC WEB SITE WITH CONTAINING TEXT RESOLUTION- This is not listed on any web site yet, therefore a copy of the text resolution attached.

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REFERENDUM PETITION

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Sign Name: Print Name:	Residence Address Only	For Clerks Use Only
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DECLARATION OF CIRCULATOR

I, _____ (print name) residing at _____ circulated the petition and witnessed and witnesses the appended signatures being written. That according to the best information and belief each signature is the genuine signature of the person whose name it purports to be.

I declare that I am 18 years of age or older.

I showed each signer a valid and unfalsified "official top funders" sheet, as required by Section 107.

The signatures were obtained between _____ 2024 and _____ 2024. I certify "or declare" under the penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed by me at _____ . On _____ 2024.

Signature of circulator _____

Definition of Circulator: EC104 says the circulator will show each signer a valid and unfalsified "official top funders" sheet, as required by section 107 (A). However, 107 (B) may apply instead. Refer to your City Attorney/legal counsel for 107(A) or 107(B)

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