

Archived: Wednesday, November 30, 2022 8:24:53 AM
From: [Betsy Stix](#)
Sent: Tuesday, November 22, 2022 9:18:04 AM
To: [Weston Montgomery](#)
Subject: Fwd: New submission from Contact Us Via E-mail
Sensitivity: Normal

Editor's note on PDF of emails: The black redactions in this PDF on emails dated July 18 and Oct. 27, 2022 were done by the city of Ojai in its response to the Ojai Valley News' Public Records Act request. All of the other redactions are added by the Ojai Valley News, because although all the documents are public records, some of the information includes the email, home addresses and comments made by members of the public who may not be aware that their comments are public records. The information contained in those redactions is not pertinent to the story we are reporting.

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>
Date: Mon, Oct 3, 2022 at 12:37 PM
Subject: Fwd: New submission from Contact Us Via E-mail
To: Leslie Hess <walkthecats22@gmail.com>, Tom Francis <wateringlass@gmail.com>

----- Forwarded message -----

From: **James Vega** <james.vega@ojai.ca.gov>
Date: Mon, Oct 3, 2022 at 11:33 AM
Subject: RE: New submission from Contact Us Via E-mail
To: Betsy Stix <betsystix@gmail.com>, Randy Haney <randyhaneyojaicitycouncil@gmail.com>, Ryan Blatz <ryanblatzojaicity@gmail.com>, Suza Francina <suzaojaicitycouncil@gmail.com>, William Weirick <weirickojaicity@wpllp.com>
CC: Apri Bondurant <Apri.Bondurant@ojai.ca.gov>, Robin Godfrey <Robin.Godfrey@ojai.ca.gov>, Lucas Seibert <Lucas.seibert@ojai.ca.gov>, msummers@chwlaw.us <msummers@chwlaw.us>

Mayor and Council – we are forwarding this email from a resident regarding Cottages. I'm going to ask CDD to take note of their comment regarding their "informal survey," it's something we can bring up in our upcoming discussion with the developer although of course, it is informal...

James

From: Apri Bondurant <Apri.Bondurant@ojai.ca.gov>
Sent: Monday, October 3, 2022 10:23 AM
To: James Vega <james.vega@ojai.ca.gov>; Robin Godfrey <Robin.Godfrey@ojai.ca.gov>
Subject: FW: New submission from Contact Us Via E-mail
Importance: High

Hi Robin and James—

Please view email below in regards to The Becker Group, The Cottages Among the Flowers and The Mallory Way cabins.

I thought you might want to discuss before sending to councilmembers. Thank you.

Best,

Apri Bondurant

Management Analyst



401 S. Ventura St • Ojai, CA 93023
Ojai City Hall • City Manager's Office
(805) 646-5581 ext. 105
✉ apri.bondurant@ojai.ca.gov
🖱 ojai.ca.gov/my-ojai

From: [Redacted]
Sent: Monday, October 3, 2022 10:11 AM
To: Apri Bondurant <Apri.Bondurant@ojai.ca.gov>
Subject: New submission from Contact Us Via E-mail

Name
[Redacted]
Address
[Redacted]
Email
[Redacted]
Comments:
Dear Mayor Betsy and Council Members Suzi Francina, Ryan Blatz, William Weirick and Mayor Pro Tem Randy Haney. I first would like to thank you for the hours of dedication, hard work and decision making you have gone through in regards to The Becker Group, The Cottages Among the Flowers and The Mallory Way cabins.

I spoke at the meeting on September 27, and just wanted to present the information on incomes/rent I was referring to. From what I know, most who live here are not moderate income as it has been stated many times. According to the 2022 Ventura County Income Limits a 1 person moderate income household would be making an average of \$96,950 a year with Extremely low income being \$26,350 yearly.

**Below is our selective survey of Mallory Way and The Cottages taken July 2022. In September, rents have gone up the 10% plus inflation allowed. Also, as residents have moved out (Mallory Way) since July, the new rentals have increased to \$2000 +. Below does not reflect all residents income/rent and excludes those who have moved in since July 2022. All rents listed exclude utilities.

INCOME / RENT PAID 1 PERSON HOUSEHOLD: Rents as of July 12

\$63,250 > \$1700

\$50,000 > \$1400

\$40,000 > \$Unknown

\$40,000 > \$1050

\$28,000 - \$30,000 was \$1100 (for example now is \$1210)

\$27,608 > \$1800

\$27,000 > \$1,350

\$16,000 > \$1200

INCOME / RENT PAID 2 PERSON HOUSEHOLD: Rents as of July 12

\$23,700 > \$1800

INCOME / RENT PAID 3 PERSON HOUSEHOLD: Rents as of July 12

\$50,000 > \$1050

For many, Mallory is not a 'starter' place to live. I have lived at Mallory Way for 9 years. We have one tenant who has lived here since the 80's with others being here 20 years and so on. The cabins are more than just temporary rentals for many of us. We live here (and The Cottages) because it embodies a unique, quiet and kind community that is affordable within the city of Ojai. We are a mixture of seniors and young people.

The question I have always asked is why destroy 33 units of already affordable housing ?

Why not utilized the empty lots that are for sale around town to build low and moderate income housing? Why not add a few more units on the field that connects The Cottages and Mallory?

Money can be still be made!

Since July, I was afraid to speak out due to retribution but I am honestly getting worn down.

I no longer feel secure in my housing and worry every day what decision will be made. I work in Ojai.

Where will we go once asked to leave even if there is a generous eviction plan? There are few rentals available and certainly no affordable housing available.

I know these are difficult decisions and negotiations to make and it is clear a large developer has a lot of sway, but in my opinion, it is the city's responsibility to take care of their constituents.

I know cities do not evict people, landlords do, but what happened to policies made that make residents feel secure in their housing?

Thank you for hearing us.

All the very best.



Archived: Wednesday, November 30, 2022 8:24:52 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:24:37 AM

To: Weston Montgomery

Subject: Fwd: No on Becker Points

Sensitivity: Normal

----- Forwarded message -----

From: **Tom Francis** <wateringlass@gmail.com>

Date: Thu, Aug 25, 2022 at 1:40 PM

Subject: No on Becker Points

To: Betsy Stix <betsystix@gmail.com>



20220628 No on Becker Points

Archived: Wednesday, November 30, 2022 8:29:29 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:01:01 AM

To: Weston Montgomery

Subject: Fwd: Ojai City Council race, reversing Becker development decision

Sensitivity: Normal

----- Forwarded message -----

From: [REDACTED]

Date: Tue, Oct 25, 2022 at 2:52 PM

Subject: Re: Ojai City Council race, reversing Becker development decision

To: Tom Francis <wateringlass@gmail.com>

Cc: Betsy Stix <betsystix@gmail.com>

Hi Tom and Betsy,

I would love to meet with you both, but I'm trying to get about 50% more than I physically can get done in my life, and doing less present parenting of almost 3 year old Early than I wish I was. I just can't make more bandwidth unfortunately, unless it's an email or two to friends or something. Let me know what you need and I can let you know if I can do it.

Thank you for all your good work!

[REDACTED]

On Thu, Oct 20, 2022 at 3:28 AM Tom Francis <wateringlass@gmail.com> wrote:

Good morning [REDACTED]

Thank you so much for your help bringing people to Tuesday's hearing. Also, I really appreciated you questioning Randy about what he had done to follow through on his promises at the previous hearing. Though the outcome was unfortunate, it was predictable considering the council's unrelenting belief that we must perpetuate the system where for profit developers must make windfall profits from displacing the less advantaged to make way for market rate and "moderate" income housing.

Betsy, Michelle Pineiro, Rachel Lang, and Andrew Whitman are all in to bring an end to approving for profit developments that do little for those most in need and so much for developers like Becker who are playing monopoly with our town's real estate.

Right now Betsy has a solid lead, but the other three are trailing behind their pro trickle down economics opponents. Also, as you know Randy is a documented climate delayer that has voted against local climate action on numerous occasions.

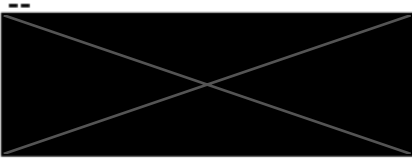
Do you have any bandwidth to help Betsy, myself and others to get the three climate action candidates more votes? The next 18 days are critical and we need help if we want to change the balance of power on

the council.

I also want to make sure you have a handle on the strategy to reverse the Becker development agreement decision should a council majority approve it again at the next meeting.

Can you , Betsy, and myself meet soon to discuss?

Tom



Archived: Wednesday, November 30, 2022 8:24:54 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:14:16 AM

To: Weston Montgomery

Subject: Fwd: press inquiry: Becker project

Sensitivity: Normal

----- Forwarded message -----

From: **Leslie Hess** <walkthecats22@gmail.com>

Date: Sat, Oct 15, 2022 at 9:38 AM

Subject: Re: press inquiry: Becker project

To: Betsy Stix <betsystix@gmail.com>

Cc: Tom Francis <wateringlass@gmail.com>

Yes. It is not right.

On Fri, Oct 14, 2022 at 8:49 AM Betsy Stix <betsystix@gmail.com> wrote:

It's really really sad that kimberly took out my word « sadly. »

On Thu, Oct 13, 2022 at 2:54 PM Betsy Stix <betsystix@gmail.com> wrote:

----- Forwarded message -----

From: **Kimberly Rivers** <kimberly@ojaivalleynews.com>

Date: Thu, Oct 13, 2022 at 2:40 PM

Subject: Re: press inquiry: Becker project

To: Betsy Stix <betsystix@gmail.com>

Received. So noted. Thank you.

Best,
Kimberly

On Thu, Oct 13, 2022 at 8:55 AM Betsy Stix <betsystix@gmail.com> wrote:

Hi Kimberly,

Thank you for reaching out. Here is my response should you choose to go forward with an article on this topic before the hearing on October 18th:

Sadly, the Becker Group et al is threatening to sue the City of Ojai regarding the Cottages Among the Flowers and the Mallory Way Bungalows. With that understood and considering the constraints of the Ralph M. Brown Act, I do not think it is in the best interest of Ojai for me to publicly opine on the matter in advance of the meeting.

Best,
Betsy

On Wed, Oct 12, 2022 at 10:33 AM Kimberly Rivers <kimberly@ojaivalleynews.com> wrote:

Hello Mayor Stix,

I'm working on a story in advance of the public hearing next week regarding the agreement with the Becker Group.

In the past, you've consistently said that you support affordable housing (various levels) in the city and have voted against the agreements negotiated with the Becker Group, despite those agreements creating for the first time ever "deed restricted" units -

The agreement that will be before council next week offers 27 deed restricted affordable (6 low income, 1 very low income and 20 moderate income) units. Today, there are zero deed restricted units in the valley, and if left as is, the rent can be increased each year at the Cottages and Mallory Way bungalows.

I'm hoping you'd be willing to answer a few questions. If phone works better for you, please call: 805-727-1393.

- Do you support the creation of deed restricted units in the city? If so, why have you opposed this project moving forward?
- If the council rejects the agreement, and if Becker opts to file suit, there will still be no deed-restricted affordable units? Is that ok with you? Why or why not?
- You have cited water issues as a reason to deny this project: Are you aware that local water providers throughout the valley - Casitas etc. - are continuing to issue Will Serve letters for new building? Is the city advocating with water providers to stop issuing will serve letters? Do you think the city should have power to deny water to those new projects?

response deadline: 9 a.m. tomorrow: Thursday, Oct. 13.

Thank you very much.

--

Kimberly Rivers
Reporter
Ojai Valley News
www.OjaiValleyNews.com
Cell: 805-727-1393



Archived: Wednesday, November 30, 2022 8:29:30 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 8:59:14 AM

To: Weston Montgomery

Subject: Fwd: Question about tenant protection at Cottages and Mallory Way Bungalows

Sensitivity: Normal

----- Forwarded message -----

From: **Leslie Hess** <walkthecats22@gmail.com>

Date: Thu, Oct 27, 2022 at 10:02 PM

Subject: Re: Question about tenant protection at Cottages and Mallory Way Bungalows

To: Betsy Stix <betsystix@gmail.com>

Cc: Sabrina Venskus <venskus@lawsv.com>, Tom Francis <wateringlass@gmail.com>

No comment.

On Thu, Oct 27, 2022 at 7:04 PM Betsy Stix <betsystix@gmail.com> wrote:

----- Forwarded message -----

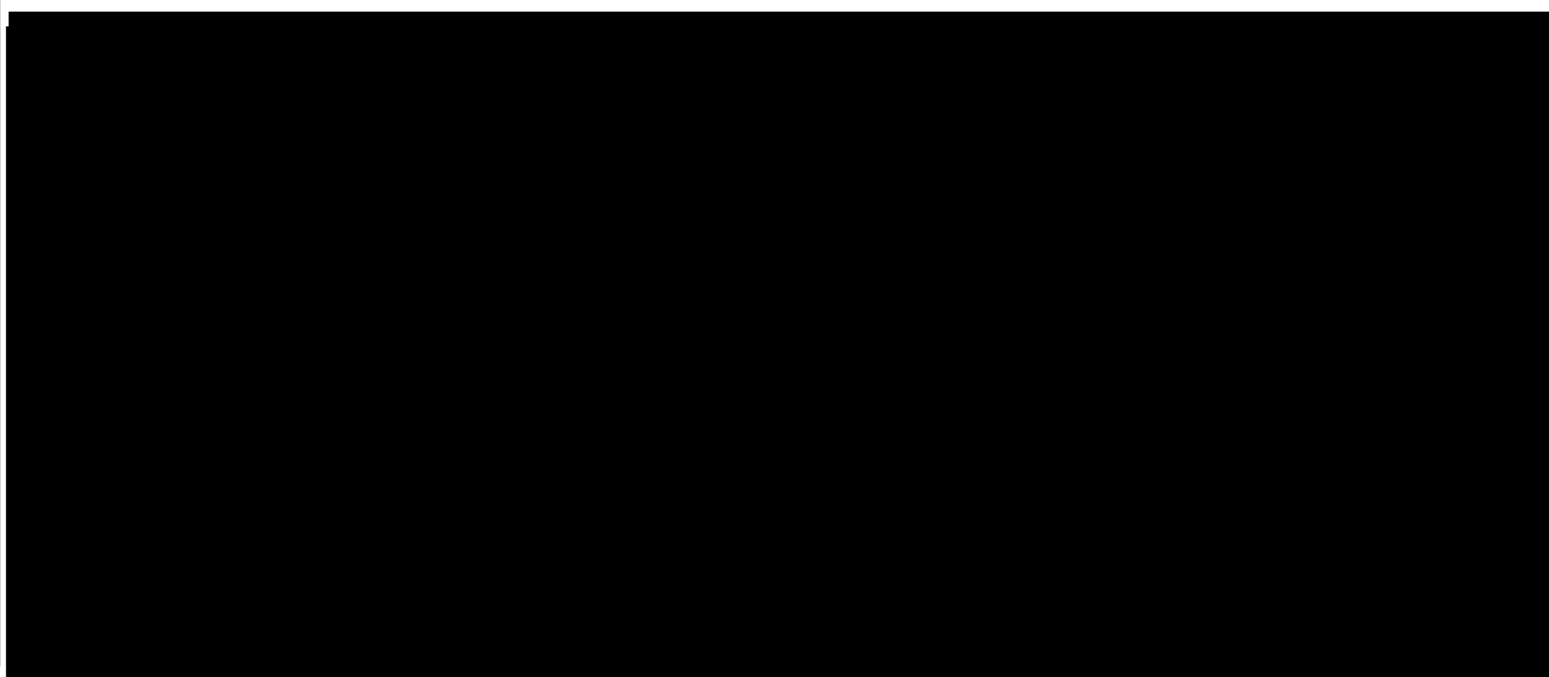
From: **Matthew Summers** <msummers@chwlaw.us>

Date: Thu, Oct 27, 2022 at 4:42 PM

Subject: RE: Question about tenant protection at Cottages and Mallory Way Bungalows

To: Suza Francina <suzaojaicitycouncil@gmail.com>

Cc: James Vega <james.vega@ojai.ca.gov>, Betsy Stix <betsystix@gmail.com>





Matthew T. Summers

Shareholder

Colantuono, Highsmith & Whatley, PC

790 E. Colorado Blvd., Suite 850 | Pasadena, CA 91101

Direct 213-542-5719 | **Main** 213-542-5700

Email: msummers@chwlaw.us | **Web:** www.chwlaw.us | **Blog:** www.californiapubliclawreport.com

This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

From: Suza Francina <suzaojaicitycouncil@gmail.com>

Sent: Thursday, October 27, 2022 3:01 PM

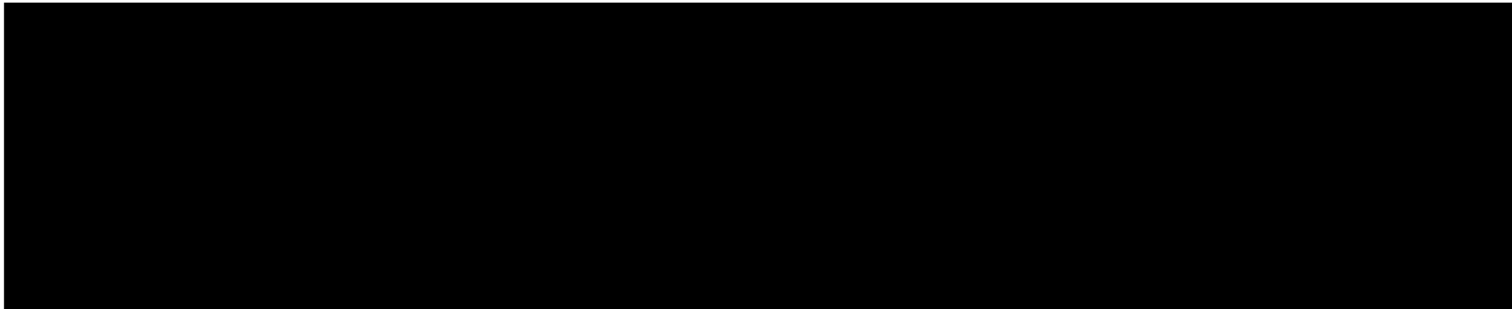
To: Matthew Summers <msummers@chwlaw.us>

Cc: James Vega <james.vega@ojai.ca.gov>; Betsy Stix <betsystix@gmail.com>

Subject: Re: Question about tenant protection at Cottages and Mallory Way Bungalows



On Oct 27, 2022, at 2:39 PM, Matthew Summers <msummers@chwlaw.us> wrote:



Matthew T. Summers

Shareholder

Colantuono, Highsmith & Whatley, PC

790 E. Colorado Blvd., Suite 850 | Pasadena, CA 91101

Direct 213-542-5719 | **Main** 213-542-5700

Email: msummers@chwlaw.us | **Web:** www.chwlaw.us | **Blog:** www.californiapubliclawreport.com

This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

From: Suza Francina <suzaojaicitycouncil@gmail.com>

Sent: Thursday, October 27, 2022 2:14 PM

To: James Vega <james.vega@ojai.ca.gov>

Cc: Matthew Summers <msummers@chwlaw.us>; Betsy Stix <betsystix@gmail.com>

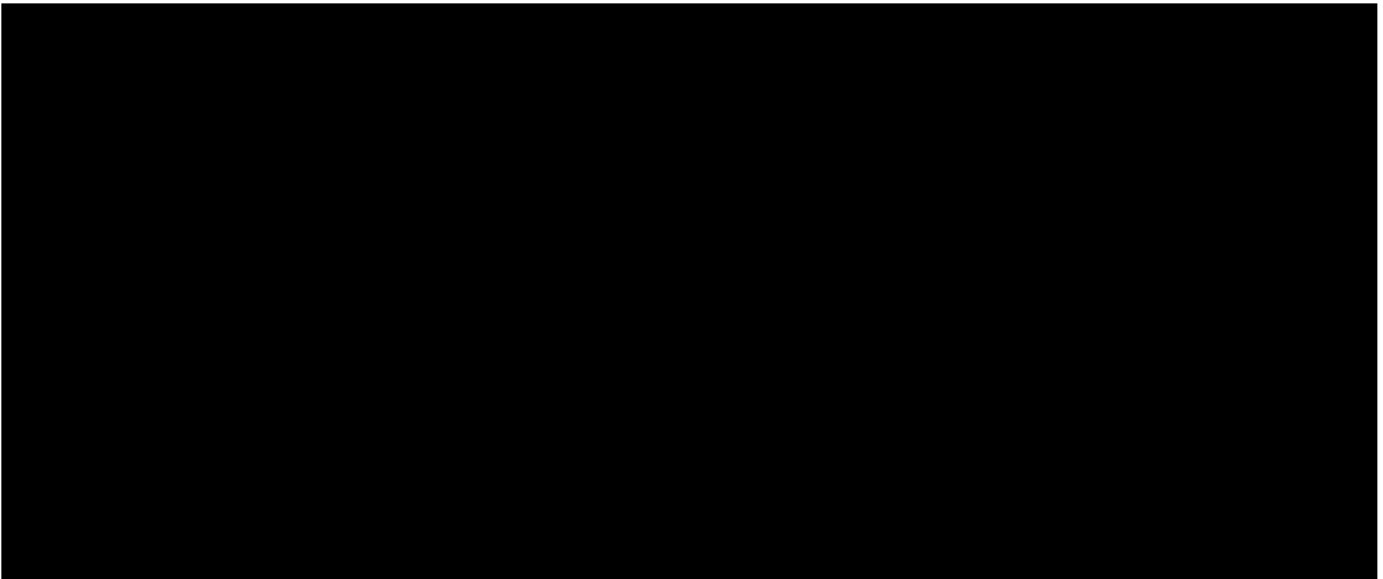
Subject: Re: Question about tenant protection at Cottages and Mallory Way Bungalows

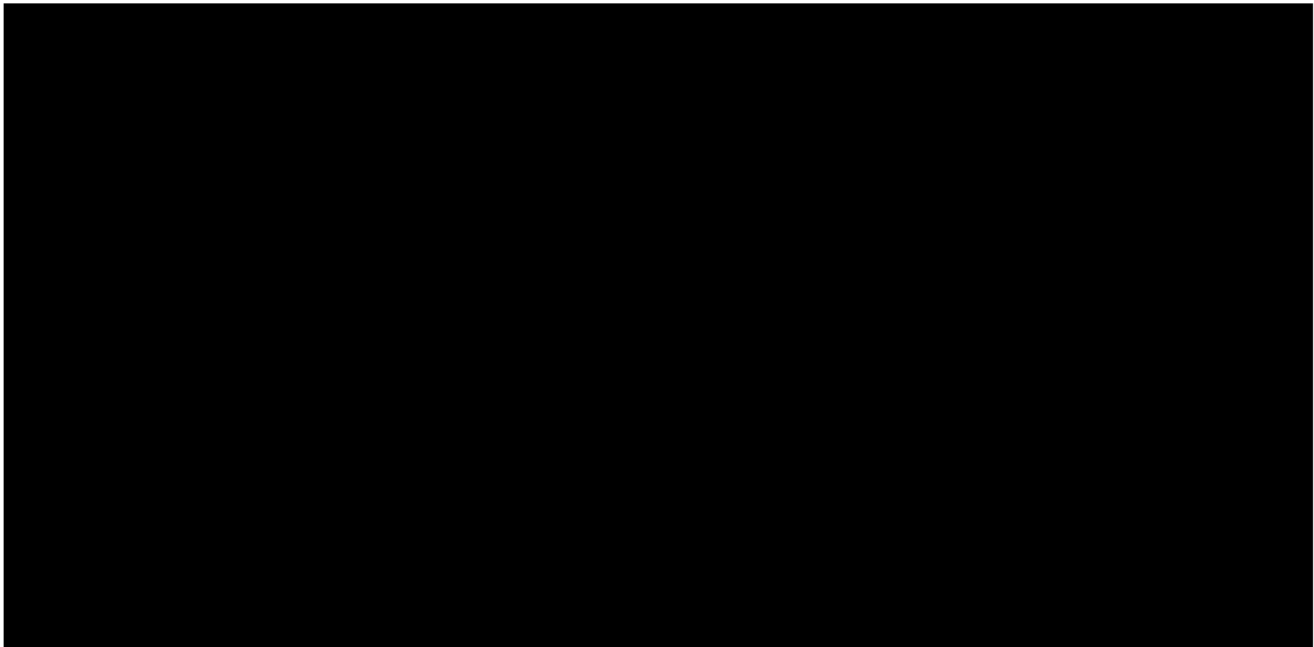
Thank you, James.

Suza

Sent from my iPhone

On Oct 27, 2022, at 2:05 PM, James Vega <james.vega@ojai.ca.gov> wrote:



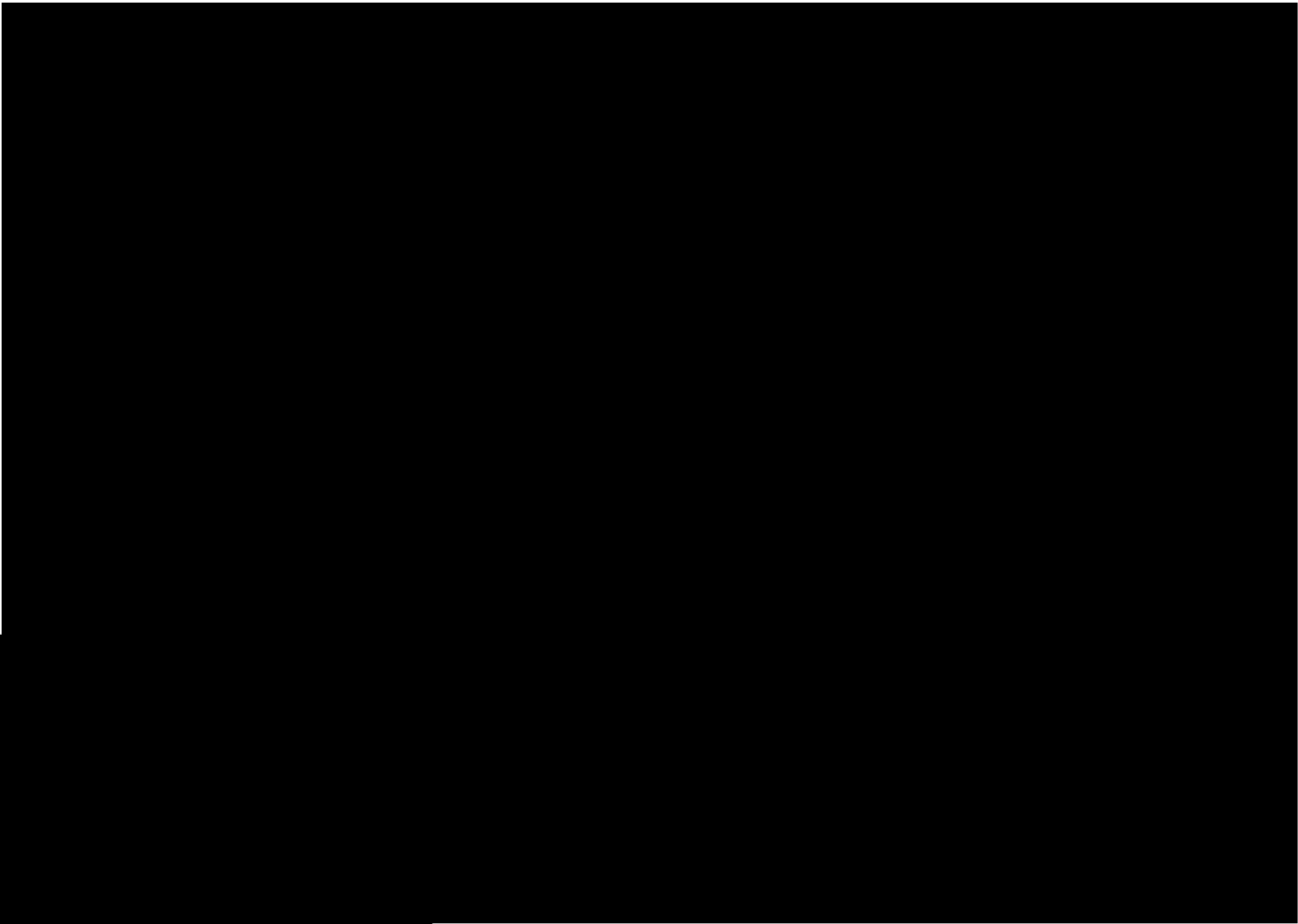


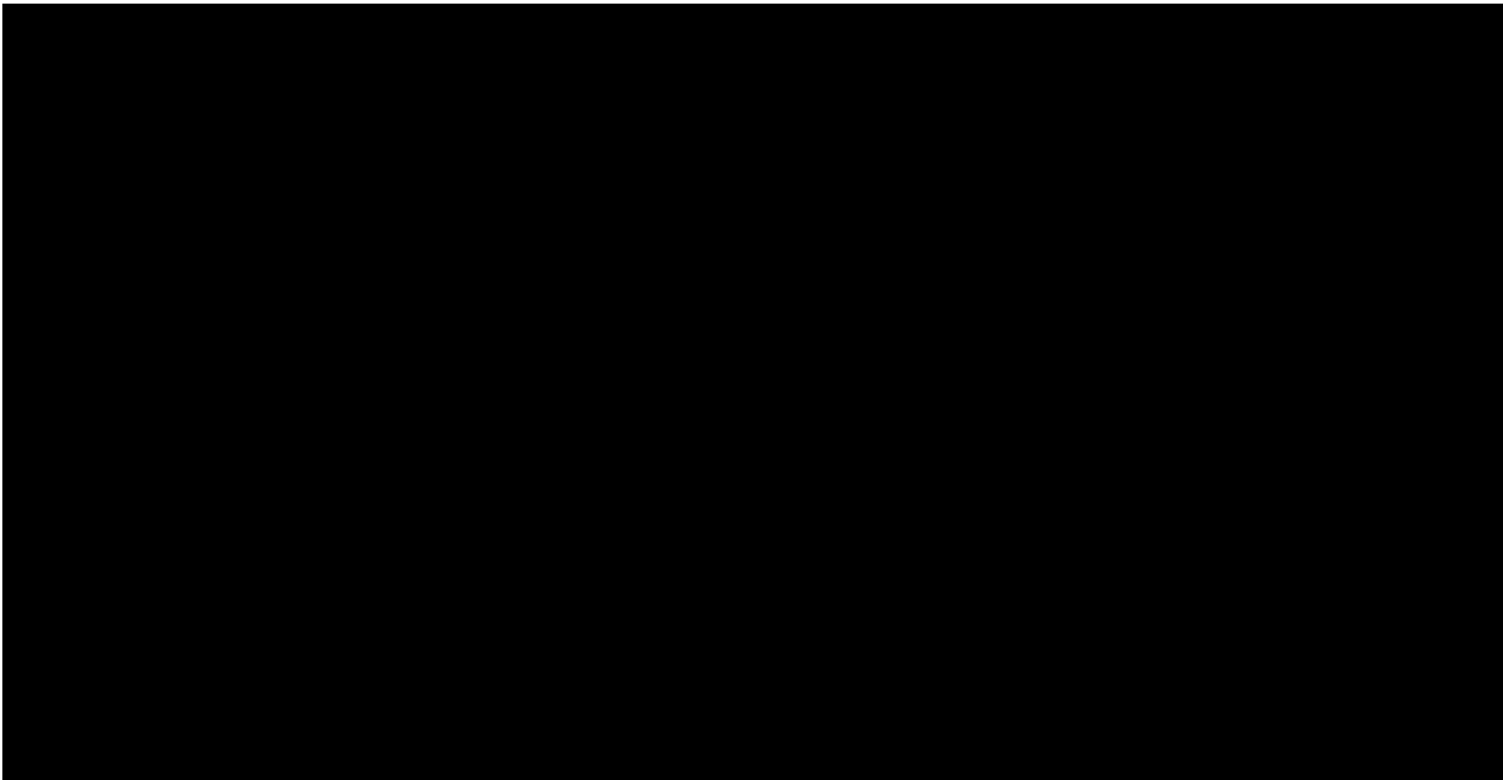
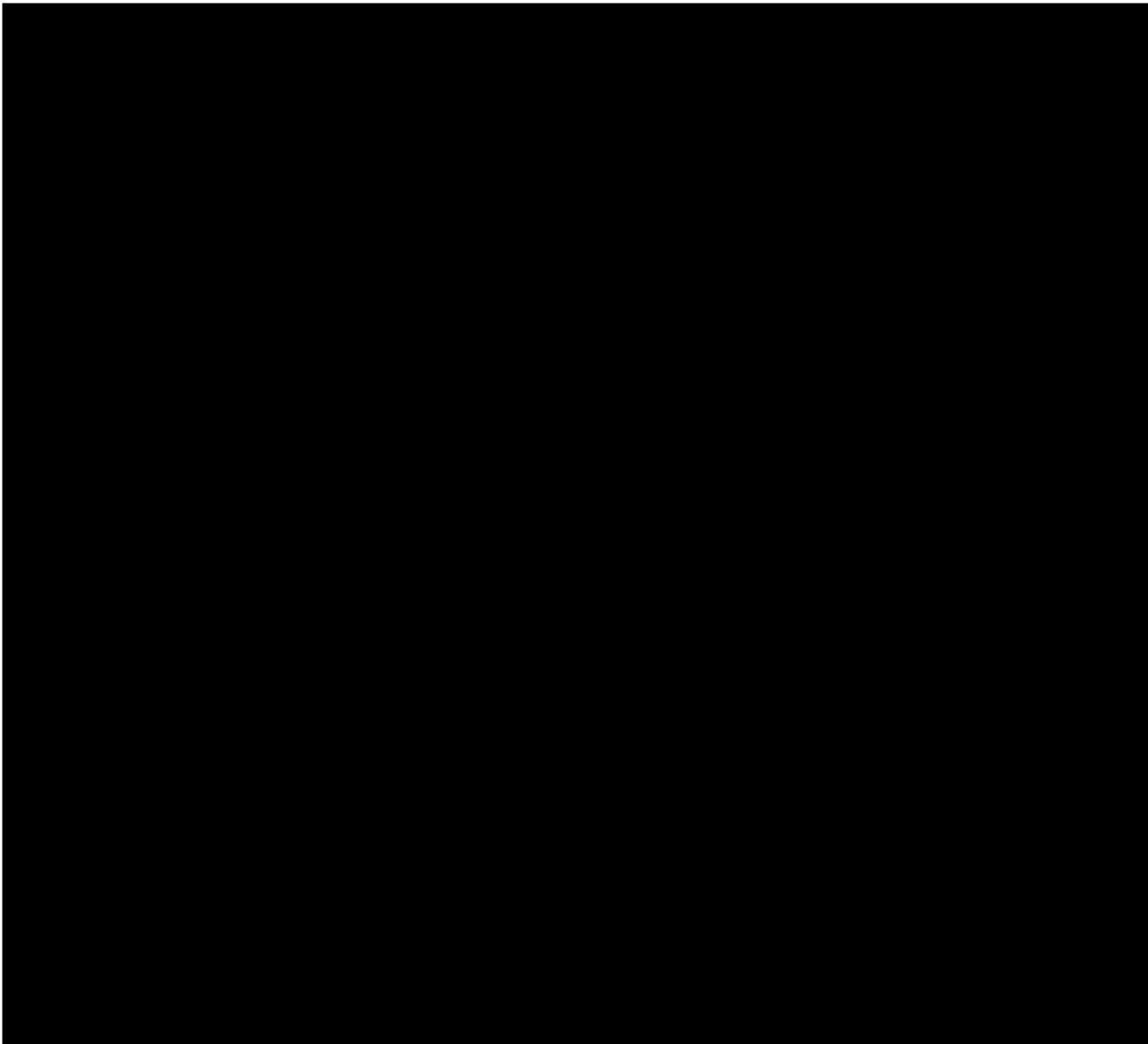
From: Suza Francina <suzaojaicitycouncil@gmail.com>

Sent: Thursday, October 27, 2022 12:47 PM

To: Matthew T. Summers <msummers@chwlaw.us>; James Vega <james.vega@ojai.ca.gov>; Betsy Stix <BetsyStix@gmail.com>

Subject: Question about tenant protection at Cottages and Mallory Way Bungalows





Archived: Wednesday, November 30, 2022 8:24:51 AM
From: Betsy Stix
Sent: Tuesday, November 22, 2022 9:27:32 AM
To: [Weston Montgomery](#)
Subject: Fwd: Status of Oak Trees at Cottages Among the Flowers
Sensitivity: Normal

----- Forwarded message -----

From: **Leslie Hess** <walkthecats22@gmail.com>
Date: Tue, Jul 19, 2022 at 2:26 PM
Subject: Re: Status of Oak Trees at Cottages Among the Flowers
To: Betsy Stix <betsystix@gmail.com>
Cc: Tom Francis <wateringlass@gmail.com>

That makes no sense. Design that is Approved or modified and approved. So don't approve it.

On Tue, Jul 19, 2022 at 2:01 PM Betsy Stix <betsystix@gmail.com> wrote:

----- Forwarded message -----

From: **Suza Francina** <suzaojaicitycouncil@gmail.com>
Date: Mon, Jul 18, 2022 at 2:10 PM
Subject: Re: Status of Oak Trees at Cottages Among the Flowers
To: Matthew Summers <msummers@chwlaw.us>
Cc: Lucas Seibert <Lucas.seibert@ojai.ca.gov>, Betsy Stix <betsystix@gmail.com>, Alma Quezada <alma.quezada@ojai.ca.gov>

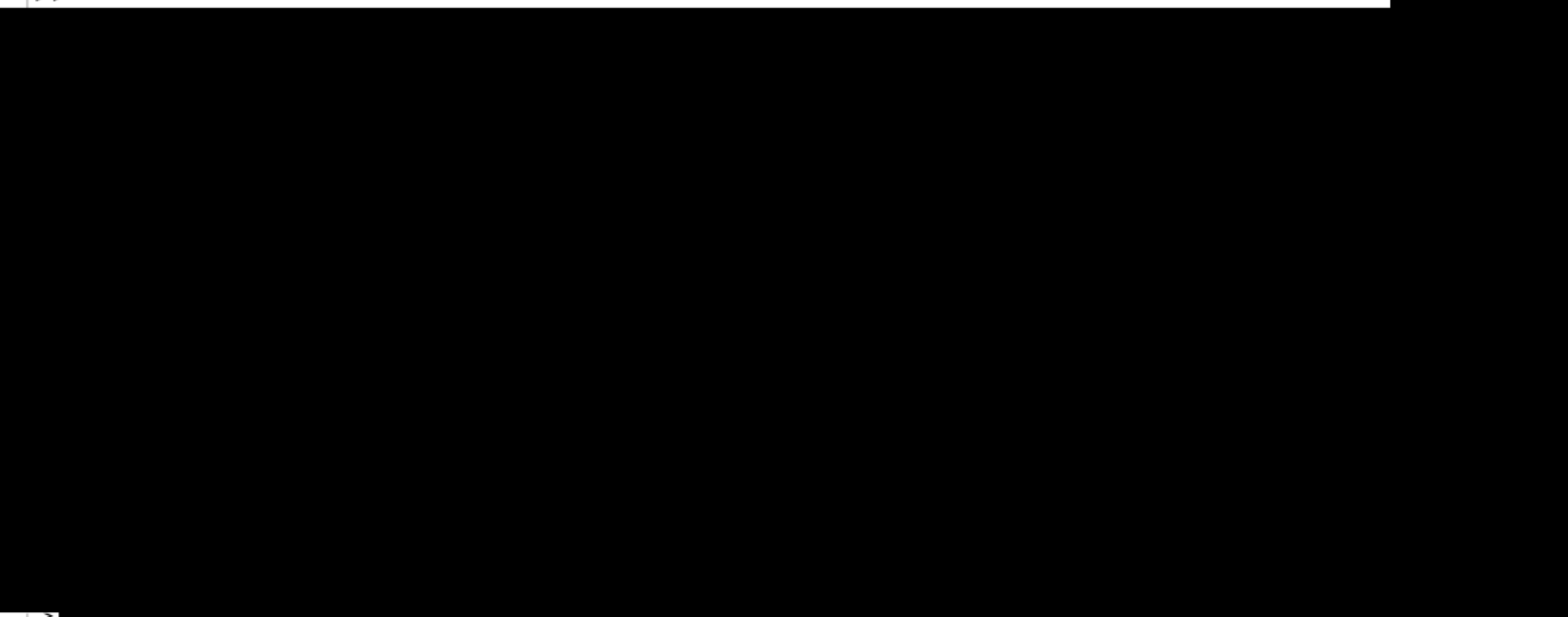
Sent from my iPhone

> On Jul 18, 2022, at 1:46 PM, Matthew Summers <msummers@chwlaw.us> wrote:



> Matthew T. Summers, Esq.
> Colantuono, Highsmith & Whatley, PC
> 213.542.5719

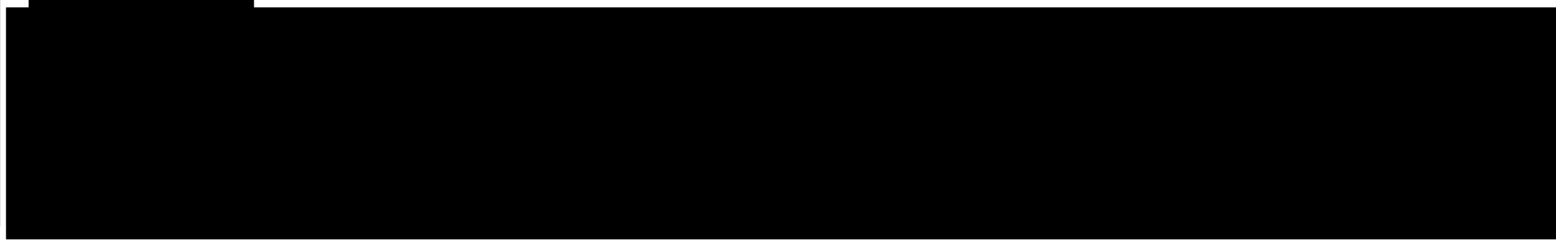
>
>>> On Jul 18, 2022, at 1:32 PM, Lucas Seibert <Lucas.seibert@ojai.ca.gov> wrote:
>>>
>> Good Afternoon Council Member Francina,
>>

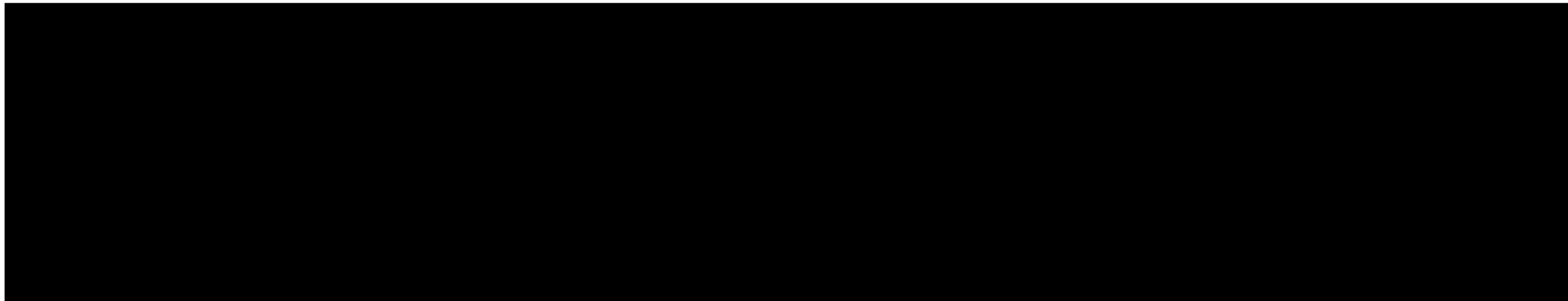


>> Sincerely,
>> Lucas Seibert
>> Community Development Director
>> City of Ojai | CA
>> 805.646.5581 | x113
>> Lucas.Seibert@ojai.ca.gov

>> -----Original Message-----

>> From: Suza Francina <suzaojaicitycouncil@gmail.com>
>> Sent: Monday, July 18, 2022 10:54 AM
>> To: Betsy Stix <betsystix@gmail.com>; Lucas Seibert <Lucas.seibert@ojai.ca.gov>; Alma Quezada
>> <alma.quezada@ojai.ca.gov>; Matt Summers <msummers@chwlaw.us>
>> Subject: Status of Oak Trees at Cottages Among the Flowers





>>
>> Thank you,
>> Suza
>>
>>
>>
>> Sent from my iPhone
>
>
>
>
>
>

Archived: Wednesday, November 30, 2022 8:24:53 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:16:18 AM

To: Weston Montgomery

Subject: Fwd: Suggest Questions for a Q and A document to be included with the Becker Administrative report placed on the city website and Council agenda. 10/18/22

Sensitivity: Normal

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Sat, Oct 8, 2022 at 3:23 PM

Subject: Fwd: Suggest Questions for a Q and A document to be included with the Becker Administrative report placed on the city website and Council agenda. 10/18/22

To: Leslie Hess <walkthecats22@gmail.com>, Tom Francis <wateringlass@gmail.com>

----- Forwarded message -----

From: **Suza Francina** <suzaojaicitycouncil@gmail.com>

Date: Sat, Oct 8, 2022 at 2:22 PM

Subject: Fwd: Suggest Questions for a Q and A document to be included with the Becker Administrative report placed on the city website and Council agenda. 10/18/22

To: Betsy Stix <BetsyStix@gmail.com>

I have not responded to the email below. Forwarding to you as an information item.

----- Forwarded message -----

From: **Bill** <wdmiley32@gmail.com>

Date: Sat, Oct 8, 2022 at 3:38 AM

Subject: Suggest Questions for a Q and A document to be included with the Becker Administrative report placed on the city website and Council agenda. 10/18/22

To: Robin Godfrey <Robin.Godfrey@ojai.ca.gov>

Cc: James Vega <vega@ojaicity.org>, Lucas Seibert <seibert@ojaicity.org>, Suza Francina <suzaojaicitycouncil@gmail.com>, William Weirick <weirickojaicity@wpllp.com>

Hi. On Friday (7) afternoon i spoke Robin about the need to convey to the concerned public clear information about important parts of the renegotiated 4 part proposal. (10/18/22) We talked about a person with journalistic skills doing the writing. I told her i would work on it. Below is my first effort. No answers but key questions.

Before you read-on i want to state a strong opinion.

If presented no differently than on 7/12/22 it will generate just as much or more controversy. So, An executive summary written by a staff person with journalistic skill as if “talking to the public”. The planning report is just that...meets the codes, policies. State and federal laws and is thorough to the smallest part. I like to read them, but i am unique.

I find the Q and A format easy to read. It is in sections making understanding easier and can be referred back to quickly.

Ok, now to my Q question list....how

Since the 7/12/22 council hearing on this, i factored out the themes of all the public 3 minute comments. I classified all as worthy. Most were irrelevant to the project. Example was 15 water (drought) comments.

I reviewed my list of public comments themes and crafted a bunch of questions for a Q and A Document which could accompany the Planning Administrative Report. It would provide easy reading and preempt a bunch of challenges...which in the end are irrelevant to the project.

Here they are...all 37. (Remember just draft versions...the idea of course is to have properly informed public speaking 10/18/22.). (City writes the answers...i have suggestions for the answers too if asked) Not necessary grouped all together by theme. **Please avoid saying wow too many! This is a Complicated project with many facets. The point is to get the factual information out in a form folks can read easily and understand. If they still object as least they should know that it is for existential values not “on the ground, real life details”.**

This document is a draft of a Q and A format for providing the public with key information/facts about the new proposed development agreement with the Becker Group.

Q 1. What will be the domestic water sources for this 4 part project?

Q 2. What are the four parts of this proposal?

Q 3. Are the Mallory Way Cottages officially designated as Affordable by state law?

Q 4. Are the Cottages Among the Flowers officially designated as Affordable by state law?

Q 5. How can the Ojai Valley provide more domestic water when the western part of the U.S. is in an extended drought?

Q 6. What role does the city of Ojai have in controlling domestic water supplies?

Q 7. What will happen to current tenants in Mallory Way?

Q 8. What will happen to current tenants in Cottages Among the Flowers?

Q 9. What does california state law say about supplying water to affordable housing developments?

Q 10. Will the Becker Group be getting state or federal money to support building affordable homes?

Q 11. Where will the developer get the extra money to support building and renting 27 affordable units for 55 years without government help?

Q 12. Can the city prohibit a development from removing older (below market rate) rental units to be replaced with market rate units?

Q 13. Can the city require an owner of rental property to continue renting at below market rates (affordable scale) even though they do not have a rental limit deed (55 years)?

Q 14. Why are there so few (one) very-low housing units when the need is great?

Q 15. Why can't there be more very low housing units (than one) when incomes are limited and people are being forced out of Ojai?

Q 16. The proposed new 15 affordable units on south Montgomery street seem smaller than the Mallory Cottages, is that true?

Q 17. Just how much new domestic water will this development need, considering it already has water for 25 Mallory Way units and 8 Cottages Among the Flowers units and offices at World University?

Q 18. How will the natural environmental corridor (wildlife) in the Cottages and though Mallory be protected and maintained (habitat) for the many birds, native trees and plants, animals small and larger (non-domestic)?

Q 19. What environmental study was done on Mallory Way and on Cottages?

Q. 20. A new environmental study should be done. Why isn't it being done?

Q 21. Many folks believe Mallory Way is historical. It should be protected by historical designation. Why isn't it protected?

Q 22. Years ago there was an historical review of Mallory Way and Cottages indicating they were eligible for "some-kind" of historical designation. Why did they not get the designation?

Q 23. On south Montgomery street where 15 new affordable units will be built, how many parking places will be on the property and where?

Q 24. Will residents of the new 15 units on south Montgomery be allowed to park on the street?

Q 25. If the residents of the 15 new Montgomery units each have 2 vehicles that will add 30 vehicles to a street which at times is very busy...morning and evening. How can that be allowed?

Q 26. There is a relocation plan for renters, but here are no affordable rentals available in the Ojai Valley? How will that be managed?

Q 27. Some folks think the developer did not maintain the outsides of the Mallory Cottages in good shape. If so, why can't the city require proper repair?

Q 28. Will Section 8 vouchers will accepted at the new and old rentals?

Q 29. Why not just rehab the mallory way cottages and keep them affordable?

Q 30. Will the Cottages rent stay below market rate?

Q 31. Could the city do a new historical review of Mallory and Cottages to clearly decide yes or no that they are historical?

Q 32. Could the city buy the Cottages from the developer and keep it affordable forever?

Q 33. Could the city buy Mallory Way from the developer and keep it affordable forever?

Q 34. Should a density study be done on the new south Montgomery part as some folks think there will be too many people living there?

Q 35. Adding 15 units to south Montgomery will increase vehicle use of that street. What will be done to keep it safe?

Q 36. Some people think the city will lose a number of affordable rentals when this project is complete? Is that true?

Q 37. Once the developer completes their project, just what does the city get from it?

Sent from my iPad

--

Suza Francina

Ojai City Council

Email: Suzaojacitycouncil@gmail.com

Website: <http://ojaicity.org/city-council>

Cell: 805 603 8635

Archived: Wednesday, November 30, 2022 8:24:51 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:27:06 AM

To: Weston Montgomery

Subject: Fwd: thank you

Sensitivity: Normal

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Tue, Jul 19, 2022 at 8:01 PM

Subject: Fwd: thank you

To: Tom Francis <wateringlass@gmail.com>, walkthecats22@gmail.com <walkthecats22@gmail.com>

----- Forwarded message -----

From: **Robin Gerber** 

Date: Tue, Jul 19, 2022 at 7:44 PM

Subject: Re: thank you

To: Betsy Stix <betsystix@gmail.com>

I think it's great that you've found other options. Would continuing negotiations jeopardize your efforts? Randy is quite right in saying that walking away could create more mischief than what we face now. Do you think that's true? Why not use the last meeting to give us some idea of your thinking? Why not question the committee with regard to your new ideas? Simply setting up 'bad guys' and attacking them looks far more political than like a serious effort to get something done. I hope you'll be presenting real proposals in short order. The Beckers are apparently very good at developing. They are on the wrong track, but sadly I doubt they'll follow Grace's hope that they gift us affordable housing. best, Robin

On Tue, Jul 19, 2022 at 6:12 PM Betsy Stix <betsystix@gmail.com> wrote:

Hi Robin,

Thank you for your thoughts. It appears to me that we fundamentally disagree on the next right steps with the proposed Becker agreement. There are viable options other than continuing to negotiate with the developer. I am exploring those.

Thank you,
Betsy

On Tue, Jul 19, 2022 at 4:02 PM Robin Gerber  wrote:

A trust would be great, but the Mallory+3 project still has to be addressed. Would the trust buy those properties and renovate in time to keep the developer from going in a direction that will hurt the movement for low income housing?

I was disappointed that you didn't express the 'fundamental flaws' you referred to, or the impact of a 'reset.' Instead, your prepared remarks sounded like a campaign speech, and again (as in the El Roblar b.s.) seemed right out of Tom's playbook. His threatening and insulting comments (dissing 'retirees' in the waste-of-time-and-money el Roblar appeal, waving around a threat of legal action on the housing issue) are counterproductive. Politics is hard work. Bomb throwers don't get much done in my experience. Those who stay at the 'table' and press for change do.

I know I've said this to you before. Legislating is working with people you don't like or agree with to find a solution for the greater good. I have not seen you show that kind of intention on either issue (El Roblar or Mallory).

Constructively: -you could have tried to replace Bill or Ryan on the committee (arguing that new blood could make the difference along with the clout of the mayor) and do the hard work of negotiating with the developer. -you could have proposed hiring a professional negotiator with experience in city/developer housing issues -you could have clearly stated your goal (have XX number of low low income dwellings etc.) and asked the committee to explain in plain language the barriers to that, pressing them to be clear. For instance, is the City's leverage compromised by the failure to properly file any deeds? that seemed to be glossed over, and seems a serious issue.

In short, nothing was stopping you from showing leadership by pressing the questions that would expose the barriers to success. That approach might actually have swayed Randy enough for him to agree to a 'reset' which you could have defined as continuing to negotiate but by reestablishing certain facts and assumptions which are quite dated.

I know this sounds harsh. It is not personal. I like you as a friend. As a leader, I am hoping for more.

best, Robin

On Tue, Jul 19, 2022 at 8:48 AM Betsy Stix <betsystix@gmail.com> wrote:

Hi Robin,

Thank you for this information. Yes, it's tricky. We will see what the Ad Hoc Committee comes back with, and in the meantime some folks are creating a housing trust to save existent truly low income housing before it disappears.

Details to follow!

xox b

--

Robin Gerber

Archived: Wednesday, November 30, 2022 8:24:48 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:40:47 AM

To: Weston Montgomery

Subject: Fwd: Becker condos

Sensitivity: Normal

----- Forwarded message -----

From: **Leslie** <lesliethess@sbcglobal.net>

Date: Tue, Jan 18, 2022 at 8:12 PM

Subject: Re: Becker condos

To: Betsy Stix <betsystix@gmail.com>

Cc: Tom Francis <wateringlass@gmail.com>

Thank you.

Sent from my iPhone

On Jan 18, 2022, at 7:44 PM, Betsy Stix <betsystix@gmail.com> wrote:

fyi

----- Forwarded message -----

From: **James Vega** <james.vega@ojai.ca.gov>

Date: Tue, Jan 18, 2022 at 6:12 PM

Subject: RE: Becker condos

To: Betsy Stix <betsystix@gmail.com>

Yes, I wouldn't get into too much detail, but it's an example of a project that Council is considering when thinking of affordable housing – I wouldn't get into detail (because Council could change those details when it comes as part of the review), but it's an example of a project that would include what the state calls "affordable housing."

From: Betsy Stix <betsystix@gmail.com>

Sent: Tuesday, January 18, 2022 1:34 PM

To: James Vega <james.vega@ojai.ca.gov>

Subject: Becker condos

Hi James -

Just to confirm - I can speak about these condos publicly tomorrow - the plan?

How many units are going to be for sale versus rented?

It is confirmed to be on agenda on Tuesday? just to confirm

thank you

Archived: Wednesday, November 30, 2022 8:24:48 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:39:43 AM

To: Weston Montgomery

Subject: Fwd: City Council 1/25/22 item 5 Development Agreement Review

Sensitivity: Normal

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Mon, Jan 24, 2022 at 6:13 PM

Subject: Re: City Council 1/25/22 item 5 Development Agreement Review

To: leslie hess <lesliethess@sbcglobal.net>

good point

yes let's walk over there

i know someone who lives there

On Mon, Jan 24, 2022 at 4:29 PM leslie hess <lesliethess@sbcglobal.net> wrote:

Hard not to get riled up. I was thinking about those people. Remember them? When we walked? They are poor and they will be displaced. Bill Miley is falling into the trap of using the term affordable.

One thing I wanted to do was go over there again and see those people and find out what their rent is. They will not be able to afford anything in there that is deemed "affordable" by Bill Miley or the developer, or anyone on the council.

On Monday, January 24, 2022, 01:41:09 PM PST, Betsy Stix <betsystix@gmail.com> wrote:

i'm sending this because this will be said tomorrow night - and this confuses people. myself included. thoughts? Thank you!

----- Forwarded message -----

From: **BILL MILEY** <wdmiley@aol.com>

Date: Mon, Jan 24, 2022 at 4:16 AM

Subject: City Council 1/25/22 item 5 Development Agreement Review

To: Betsy Stix <betsystix@gmail.com>, Suza Francina <suzaojaicitycouncil@gmail.com>, Randy Haney <haney@ojaicity.org>, Blatz Blatz <blatz@ojaicity.org>, Weirick Weirick <weirick@ojaicity.org>

Cc: James Vega <vega@ojaicity.org>, Lucas Seibert <seibert@ojaicity.org>, Nick Oatway <nicholasoatwayaia@gmail.com>, sean mcdermott <smcdermott@gmail.com>, Jeffrey Starkweather <jeffreystarkweather69@gmail.com>, Ray Powers <raypows@gmail.com>, Ted Moore <ted@efmooreco.com>, Jeffery Becker <jbecker@beckergroup.com>, Carolyn Vondriska <cjvondriska@gmail.com>, Dale Hanson <dale@ojaivalleyrealestate.com>, Judy Murphy <judithrmurphy@yahoo.com>, Wendy Hilgers <cjhilgers@att.net>, judy devore <judydevore801@gmail.com>, Brian Aikens <brian.f.aikens@gmail.com>, Severo Lara <larasevero@gmail.com>, Teal Rowe <teal@tealrowe.com>, Larry Scott <larrykscott33@gmail.com>, marc@whitman-architect.com <marc@whitman-architect.com>, Patrick Tumamait <natchumash@yahoo.com>, William Ulrich <anodyne53@gmail.com>, Andrew Whitman <andyw821@gmail.com>, steve lehman <stevelehman92047@yahoo.com>

To: City Council
Cc: city manager, planning director, others
From: Bill Miley
Subject: item 5, Affordable housing plus review and assignment

Hello. I am informed about this 4 part development agreement. Over the past several years I have participated in various ways towards its creation. Based on its challenges and options I like what is being proposed.

Presently the mostly moderate income rentals are not protected under affordable housing law. The development agreement will protect for 55 years the proposed 5 low income rentals and the 20 moderate income rentals. Also the Cottage of the Flowers will be remain rentals for 10 years. The former World University (and City Hall before that) will become rentals rather than office suites. The new development at 304 south Montgomery is vital to equalizing the number affordable rental units.

Several suggestions: currently renters of Mallory Bungalows are mostly paying moderate income prices due to the building structures. Now numbered 25 there will be following development 7 affordable income units. It would be fair and equitable to allow those current renters first option for rental of rehabbed or new affordable units within this 4 part development.

I did not find any commentary on the interior structures of the affordable units. It would be valuable to have studio, one and two bedroom (possibly 3 bedroom) designs to allow families with children rental opportunities.

Past options were not this good for Ojai. More small to moderate sized housing for Ojai will help mitigate high prices. Thinking about how this will look once developed, I like the picture it creates.

Best for Ojai
Bill Miley, MPH
Since 1968 ☐

Although I am not any expert on

Sent from my iPad

Archived: Wednesday, November 30, 2022 8:33:05 AM
From: Betsy Stix
Sent: Tuesday, November 22, 2022 1:00:47 PM
To: Weston Montgomery
Subject: Fwd: City council 10/25/22 item 4
Sensitivity: Normal

----- Forwarded message -----
From: **Betsy Stix** <betsystix@gmail.com>
Date: Tue, Oct 25, 2022 at 8:17 AM
Subject: Fwd: City council 10/25/22 item 4
To: Tom Francis <wateringlass@gmail.com>, Leslie Hess <walkthecats22@gmail.com>, Sabrina Venskus <venskus@lawsv.com>

----- Forwarded message -----
From: **Bill** <wdmiley32@gmail.com>
Date: Mon, Oct 24, 2022 at 9:38 PM
Subject: Fwd: City council 10/25/22 item 4
To: Betsy Stix <betsystix@gmail.com>, Randy Haney <haney@ojai.ca.gov>, Suza Francina <suza@ojaicitycouncil@gmail.com>, Blatz Blatz <blatz@ojaicity.org>, William Weirick <weirick@ojaicity.wp.llp.com>

Sent from my iPad

Begin forwarded message:

From: Bill <wdmiley32@gmail.com>
Date: October 24, 2022 at 9:30:58 PM PDT
To: Weston Montgomery <Weston.Montgomery@ojai.ca.gov>
Cc: James Vega <vega@ojaicity.org>, Lucas Seibert <seibert@ojaicity.org>, Robin Godfrey <Robin.Godfrey@ojai.ca.gov>, Jeffrey Starkweather <jeffreystarkweather69@gmail.com>, Judy Murphy <ojaijudy1025@yahoo.com>, Steve Quilici <squilici@roadrunner.com>, John Trent <jmtrent24@gmail.com>, sean mcdermott <smcdermott@gmail.com>, Ray Powers <raypows@gmail.com>, Susan Williamson <suhsue@gmail.com>, Dale Hanson <dale@ojaivalleyrealestate.com>, Karin Quimby <karinquimby@gmail.com>, Jamie Roth <osom11@gmail.com>, Jamie Fleming <jamie@ojaichamber.org>, Jeremy McBride <jeremiah.mcbride@gmail.com>, Barbara Bowman <bowman.barbara@gmail.com>, Brian Aikens <brian.faikens@gmail.com>, Jeffery Becker <jbecker@beckergrp.com>, Steve Bennett <patrica.Quiroz@asm.ca.gov>, Salid Carbajal <CongressmanCarbajal@mail.house.gov>, Bob Daddi <djdaddi@roadrunner.com>, Tom Farmer <papatomfarmer@gmail.com>, Linda Fisher-Helton <lhelton@ahacv.org>, Veronica Z Garcia <veronicag@pshbc.org>, Ryan Gaston <rgaston@cachubs.com>, Wendy Hilgers <whilgers@att.net>, Judy K. Nelson <ojacat33@gmail.com>, Matt LeVere <Matt.LaVere@ventura.org>, Severo Lara <larasevero@gmail.com>, Steve Mason <steves93023@yahoo.com>, Letters Ojai Valley News <letters@ojaivalleynews.com>, Ted Moore <ted@efinooreco.com>, Tiffany Morse <tmorse@ojaiusd.org>, Shelly Griffen <shellygriffen@gmail.com>, Michael Nigh <mhigh@ahacv.org>, Kathleen Nolan <kn@studio-landscape.com>, Nick Oatway <nicholasoatwayaia@gmail.com>, "Steve Olsen" <skojai@shcglobal.net>, Robert Ornstein <robert@robertornsteinesq.com>, Doug Parker <dmparker74@gmail.com>, tiffany rochelle <tiffrochelle@mac.com>, Randy Roth <randyiroth@icloud.com>, Renee Roth <reneeroth@me.com>, Carol Smith <csmit2u@yahoo.com>, Micheal Francis Smith <michealfancis@gmail.com>, William Ulrich <anodyne53@gmail.com>, Larry Yee <lkvee@ucdavis.edu>, Anson Williams <realansonwilliams@gmail.com>, Michelle Pineiro <hello@michelleforojai.com>
Subject: City council 10/25/22 item 4

10/24/22
To: Ojai City Council
Cc: city manager, planning director, others
From: Bill Miley
Subject: council meeting 10/25/22 item 4...Becker Project

Hello. As you know I fully support this 4 part development project.

Specific elements are outstanding or important to note. (I have reviewed the YouTube transcript of this meeting for public presentation themes and read the many emails.)

1. Since none of the Cottages or Mallory are deed restricted now, this Plan will create 27 new or rehabbed 55 year deeded rental affordable living homes. The first in Our City in 44 years.
2. About 14 speakers clearly stated they were in support of this Plan. There were at least 9 speakers who wanted houses to be rehabbed for affordable and new ones to be built. There were 5 speakers who commented on the water situation (On 7/12/22 there were 14).
3. One issue which seems misunderstood is the level of affordability existing at Mallory Way. Several speakers including several emails focused on the issue of replacement affordable units being removed as low income...they are not) with replacement units (as mostly moderate levels).

The 2019 tenant survey of Mallory and Cottages (which missed some tenants) showed the annual income for current tenants. And all rents were Below Market Rate (BMR). Most were in the Moderate category...that was in 2019. **See screen shot of state Income Limits chart for 2019. (With a median income of 97,800 for all of Ventura County).** The columns show number of persons living in the home...left to right starting with 1 person rising to 8 persons. (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf>)

[illegible]

4. Several public comments focused on losing affordable numbers in this replacement plan. They stated there would be a net loss. They may have included the Cottages in their thinking. (Which were zoned on separate parcels years ago via a Tract Map.) These are exempt from the replacement ordinance. The loss is 18 of the current Malloy Way 25. Seven of the 25 will be rehabbed and kept as affordable for 55 years. Cottages with 8 units with current rents considered Below Market Rate (BMR) were rented at what in 2019 was considered affordable. Because of the Tract Map single lot zoning they are exempt from the replacement ordinance.
- Malloy Way is the only part requiring replacement ordinance enforcement and this is 25 units.
- The revised Development Agreement increased the number of new or remodeled units to 27.
5. Public commentary themes have changes significantly from the 7/12/22 hearing. Few on water this time. The degree of required housing for different incomes was emphasized. Concern for more low income units. Concern for good tenant protection and relocation. Newer CEQA. State income levels for affordable housing too high. Concern was expressed about the housing needs in our city.
6. What is missing in this discussion? So far there has been little or no discussion where money comes from to keep affordable housing affordable for 55 years. In Becker Group proposal it is all private monies. All non-profit developers have to acquire tax credits, state bond funding or federal housing support.
7. This crafted relocation plan provides much more than is legally required by California State Law. Using AB-1482 Tenant Protection Act of 2019, the section on No-Fault Just Cause there is only one month's rent required for tenant relocation. See screen shots below. (I may be missing some pandemic laws but this is what I found) https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201902000&bill=1482

7:38 PM Mon Oct 24

leginfo.legislature.ca.gov

AB-1482 Tenant Protection Act of 2019: tenancy: rent caps. (2019-2020)

Text	Votes	History	Bill Analysis	Today's Law As Amended ⓘ	Compare Versions	Status	Comments To Author
------	-------	---------	---------------	--------------------------	------------------	--------	--------------------

SHARE THIS:



Date Published: 10/09/2019 09:00

Assembly Bill No. 1482

CHAPTER 597

An act to add and repeal Sections 1946.2, 1947.12, and 1947.13 of the Civil Code, relating to tenancy

LEGISLATIVE COUNSEL'S DIGEST

AB 1482, Chiu. Tenant Protection Act of 2019: tenancy: rent caps.

Existing law specifies that a hiring of residential real property, for a term not specified by the parties, is deemed renewed at the end of the term implied by law unless one of the parties gives written notice to the other of the intention to terminate. Existing law requires an owner of a residential dwelling to give notice at least 60 days prior to the proposed date of termination, or at least 30 days prior to the proposed date of termination if any tenant or resident in the dwelling for less than one year, as specified. Existing law requires any notice given by an owner to be in the prescribed manner, to contain certain information, and to be formatted, as specified.

This bill would, with certain exceptions, prohibit an owner, as defined, of residential real property from terminating without just cause, as defined, which the bill would require to be stated in the written notice to terminate tenancy tenant has continuously and lawfully occupied the residential real property for 12 months, except as provided. The require, for certain just cause terminations that are curable, that the owner give a notice of violation and an opportunity to cure the violation prior to issuing the notice of termination. The bill, if the violation is not cured within the time forth in the notice, would authorize a 3-day notice to quit without an opportunity to cure to be served to terminate tenancy. The bill would require, for no-fault just cause terminations, as specified, that the owner, at the owner's option,

Priorities in Security Interests in Real Property. Section 9-308(a)(1) states:

(1) A security interest created by contract or otherwise in real property, or fixtures, or interests therein, has priority over another such interest if it is perfected first; provided, however, that in the case of competing perfected interests arising from the same transaction, the priority shall be determined by the time specified in the writing creating each interest as described in paragraph (5) of Section 1161, of the Code of Civil Procedure.

(2) No-fault just cause, which includes any of the following:

- (A) Intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents;
- (B) For leases entered into on or after July 1, 2020, clause (1) shall apply only if the tenant agrees, in writing, to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, child, grandchild, parent, or grandparent, occupies the residential real property; Addition of a provision allowing the owner to terminate the lease as described in this clause at a new or renewed rental agreement or fixed-term lease constitutes a similar provision for the purposes of subparagraph (E) of paragraph (1).

(C) Withdrawal of the residential real property from the rental market.

(D) The owner complying with any of the following:

- (I) An order issued by a government agency or court relating to habitability that necessitates vacating the residential real property;
- (II) An order issued by a government agency or court relating to vacate the residential real property.

(III) A local ordinance that necessitates vacating the residential real property.

If it is determined by any government agency or court that the tenant is at fault for the condition or conditions triggering the order or need to vacuate under clause (I), the tenant shall not be entitled to relocation assistance as outlined in paragraph (3) of subdivision (d).

(D) (ii) Intent to demolish or to substantially remodel the residential real property.

(F) For purposes of this subparagraph, "Substantially remodel" means the replacement or substantial modification of structural components, mechanical systems, roof covering, exterior walls, windows, doors, siding, or other essential elements, attachment of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone, such as painting, wallpapering, carpeting, or landscaping, do not constitute a substantial renovation. If performed without having the residential real property vacated, no good faith attempt will be made to perform such a substantial rehabilitation.

violation, the owner shall first give notice of the violation to the tenant with an opportunity to cure the violation pursuant to paragraph (3) of Section 1161 of the Code of Civil Procedure. If the violation is not cured within the time period specified in the notice, a three-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

(d) (1) For a tenancy for which just cause is required to terminate the tenancy under subdivision (a), if an owner of residential real property issues a termination notice based on a no-fault just cause described in paragraph (2) of subdivision (b), the owner shall, regardless of the tenant's income, at the owner's option, do one of the following:

(A) Assist the tenant to relocate by providing a direct payment to the tenant as described in paragraph (3).

(B) Waive in writing the payment of rent for the final month of the tenancy, prior to the rent becoming due.

(2) If an owner issues a notice to terminate a tenancy for no-fault just cause, the owner shall notify the tenant of the tenant's right to relocation assistance or rent waiver pursuant to this section. If the owner elects to waive the rent for the final month of the tenancy as provided in subparagraph (B) of paragraph (1), the notice shall state the amount of the rent waived and that no rent is due for the final month of the tenancy.

(3) (A) The amount of relocation assistance or rent waiver shall be equal to one month of the tenant's rent that would be payable when the owner issued the notice to terminate the tenancy. Any relocation assistance shall be provided within 15 calendar days of service of the notice.

(B) If a tenant fails to vacate after the expiration of the notice to terminate the tenancy, the actual amount of relocation assistance or rent waiver provided pursuant to this subdivision shall be recoverable as damages in an action to recover possession.

(C) The relocation assistance or rent waiver required by this subdivision shall be credited against any other relocation assistance required by any other law.

(4) An owner's failure to strictly comply with this subdivision shall render the notice of termination void.

(e) This section shall not apply to the following types of residential real properties or residential circumstances:

(1) Transient and tourist hotel occupancy as defined in subdivision (b) of Section 1940.

(2) Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.

Archived: Wednesday, November 30, 2022 8:24:50 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:33:38 AM

To: Weston Montgomery

Subject: Fwd: FW: FYI - correction to rent amounts for Becker Development Agreement Item

Sensitivity: Normal

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Sat, Jul 9, 2022 at 1:28 PM

Subject: Fwd: FW: FYI - correction to rent amounts for Becker Development Agreement Item

To: Tom Francis <wateringlass@gmail.com>

----- Forwarded message -----

From: **James Vega** <james.vega@ojai.ca.gov>

Date: Fri, Jul 8, 2022 at 5:22 PM

Subject: FW: FYI - correction to rent amounts for Becker Development Agreement Item

To: Betsy Stix <betsystix@gmail.com>

FYI – to give you more background since I know the number changed since we last spoke, I asked Matt what the history was and why the City's number was different than the states, he checked as you can see below and found it was an error. It's a bummer – as instead of being a proactive move, it appears it was just a mistake in the chart, since the text was updated and the chart was just an error:

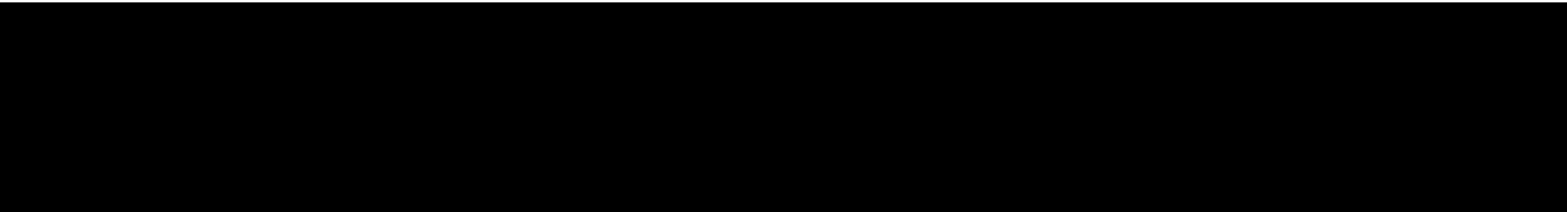
From: Matthew Summers <msummers@chwlaw.us>

Sent: Friday, July 8, 2022 10:56 AM

To: James Vega <james.vega@ojai.ca.gov>; Lucas Seibert <Lucas.seibert@ojai.ca.gov>

Cc: Ephraim Margolin <EMargolin@chwlaw.us>

Subject: RE: Rent Calculation in Report



Archived: Wednesday, November 30, 2022 8:29:21 AM

From: [Betsy Stix](#)

Sent: Tuesday, November 22, 2022 9:08:09 AM

To: [Weston Montgomery](#)

Subject: Fwd: FW: New submission from E-Mail all City Council Members & Mayor

Sensitivity: Normal

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Mon, Oct 24, 2022 at 11:04 AM

Subject: Fwd: FW: New submission from E-Mail all City Council Members & Mayor

To: Leslie Hess <walkthecats22@gmail.com>, Tom Francis <wateringlass@gmail.com>

----- Forwarded message -----

From: **Apri Bondurant** <Apri.Bondurant@ojai.ca.gov>

Date: Mon, Oct 24, 2022 at 10:14 AM

Subject: FW: New submission from E-Mail all City Council Members & Mayor

To: Betsy Stix <betsystix@gmail.com>, Suza Francina <suzaojaicitycouncil@gmail.com>, Randy Haney <randyhaneyojaicitycouncil@gmail.com>, William Weirick <weirickojaicity@wpllp.com>, Ryan Blatz <ryanblatzojaicity@gmail.com>

CC: Robin Godfrey <Robin.Godfrey@ojai.ca.gov>, James Vega <james.vega@ojai.ca.gov>

Hello Mayor and Council,

Please view email from  in regards to the Becker Group Development Agreement. Thank you.

Best,

Apri Bondurant
Management Analyst



 apri.bondurant@ojai.ca.gov
 ojai.ca.gov/my-ojai

From: [REDACTED]
Sent: Monday, October 24, 2022 8:33 AM
To: Apri Bondurant <Apri.Bondurant@ojai.ca.gov>
Subject: New submission from E-Mail all City Council Members & Mayor

Name

[REDACTED]

Email

[REDACTED]

Subject

Copy of letter sent to VC Star RE Ojai City Council pending approval of Becker Group Development Agreement

Message

Mayor Stix and Council Members,

Please see the attached email sent to the VC Star reporter that covered the October 18, 2022, special meeting regarding the proposed development agreement with the Becker Group. The purpose of the VC Star email was to correct how the intent of my public comment was portrayed in the article. The article described my intent as requesting "new" environmental review. However, as you know, my comment was to identify this project defined under the development agreement has not undergone any environmental review. Failure to correctly follow the California Environmental Quality Act is the basis for very straight-forward litigation. If the City is cautious about the risk of litigation, I would recommend that the project proposed in the development agreement undergo environmental analysis required by California law prior to approval.

Thank you,

[REDACTED]

File

- [Gmail-Correction-needed-for-Ojai-apartment-approval-article \[REDACTED\] 20221023.pdf](#)

Archived: Wednesday, November 30, 2022 8:29:22 AM
From: [Betsy Stix](#)
Sent: Tuesday, November 22, 2022 9:06:34 AM
To: [Weston Montgomery](#)
Subject: Fwd: FW: Re OVN Oct. 14 edition Mayor of No campaign ad
Sensitivity: Normal
Attachments:
Betsy Letter.docx ;

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>
Date: Tue, Nov 22, 2022 at 9:05 AM
Subject: Fwd: FW: Re OVN Oct. 14 edition Mayor of No campaign ad
To: Tom Francis <wateringlass@gmail.com>, Leslie Hess <walkthecats22@gmail.com>

i missed this - do you know her?

----- Forwarded message -----

From: **Apri Bondurant** <Apri.Bondurant@ojai.ca.gov>
Date: Thu, Oct 20, 2022 at 10:15 AM
Subject: FW: Re OVN Oct. 14 edition Mayor of No campaign ad
To: Betsy Stix <betsystix@gmail.com>, Ryan Blatz <ryanblatzojaicity@gmail.com>, Randy Haney <randyhaneyojaicitycouncil@gmail.com>, Suza Francina <suzaojaicitycouncil@gmail.com>, William Weirick <weirickojaicity@wpllp.com>
Cc: James Vega <james.vega@ojai.ca.gov>, Robin Godfrey <Robin.Godfrey@ojai.ca.gov>

Hello Mayor and Council,

Please view attachment of a letter from Amy Dennis. Thank you.

Best,

Apri Bondurant
Management Analyst

401 S. Ventura St • Ojai, CA 93023

Ojai City Hall • City Manager's Office



(805) 646-5581 ext. 105



ar.f.bondurant@ojai.ca.gov

ojai.ca.gov/my-ojai



Archived: Wednesday, November 30, 2022 8:24:53 AM

From: [Betsy Stix](#)

Sent: Tuesday, November 22, 2022 9:17:14 AM

To: [Weston Montgomery](#)

Subject: Fwd: Jes

Sensitivity: Normal

----- Forwarded message -----

From: **Tom Francis** <wateringlass@gmail.com>

Date: Fri, Oct 7, 2022 at 7:58 AM

Subject: Jes

To: Betsy Stix <betsystix@gmail.com>

Hi there,

Can you reach out to Jes MaHarry in an effort to connect in a meaningful way and bring her actively to your side?

She is a huge potential asset for your campaign.

Also, if you have time I would really appreciate it if you would go through the new "Merged" Gartrell list and create a short list of connectors like her that can leverage this thing. Bianca and Grace come to mind and of course there a few more. I spoke to Grace briefly last night and she said "NO" right away to bringing back the Becker development agreement from the dead. She's ready to go and you want to capitalize on this moment where after being told "NO" in no uncertain terms, that the men on the council and perhaps your opponent and perhaps the three other Democratic party choices are not out against this thing.

Archived: Wednesday, November 30, 2022 8:24:51 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:29:01 AM

To: Weston Montgomery

Subject: Fwd: John - Council Meeting Vote, Cottages Among the Flowers

Sensitivity: Normal

----- Forwarded message -----

From: [REDACTED]

Date: Fri, Jul 15, 2022 at 1:54 PM

Subject: Re: John - Council Meeting Vote, Cottages Among the Flowers

To: Betsy Stix <betsystix@gmail.com>

Thank you Besty for this information.

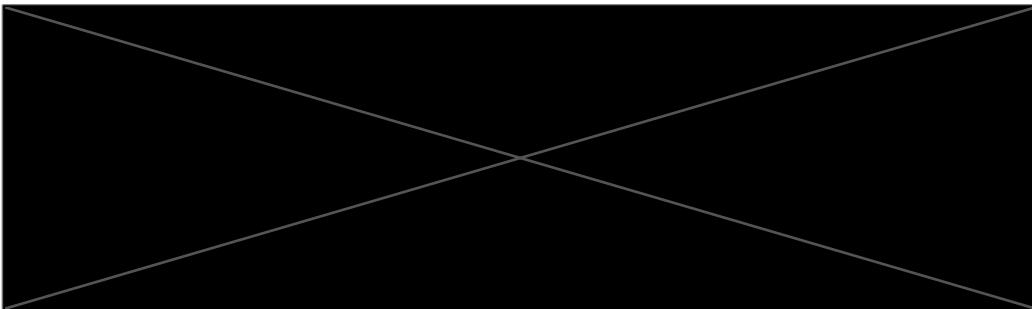
My friend [REDACTED] has been working for many years towards this Mission below... and then we with a small team of dedicated people, created [REDACTED]. The team worked to broaden the base through collaboration and have built a good group to see the vision into reality. Of note, first [REDACTED] spent time learning and re-fitted his century old home with sustainable and regenerative solutions to prove it can work... then took it more broadly; ie he walks the talk.

Links. Pls have a look at the websites as those speak for themselves.



OUR MISSION:

To accelerate the shift towards beautiful, healthy, and environmentally responsive design and lead the transformation to a truly sustainable human-built environment that is socially just, nature rich and ecologically restorative.



Create your own email signature

On Fri, Jul 15, 2022 at 1:27 PM Betsy Stix <betsystix@gmail.com> wrote:

|

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Fri, Jul 15, 2022 at 10:01 AM

Subject: Fwd: [REDACTED] Council Meeting Vote, Cottages Among the Flowers

To: [REDACTED]

FYI - here's the story

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Fri, Jul 15, 2022 at 9:19 AM

Subject: Fwd: John - Council Meeting Vote, Cottages Among the Flowers

To: [REDACTED]

FYI

----- Forwarded message -----

From: [REDACTED]

Date: Fri, Jul 15, 2022 at 9:14 AM

Subject: Fwd: John - Council Meeting Vote, Cottages Among the Flowers

To: Betsy Stix <betsystix@gmail.com>, [REDACTED]

----- Forwarded message -----

From: **Tom Francis** <simplyojai@gmail.com>

Date: Thu, Jul 14, 2022 at 2:41 PM

Subject: [REDACTED] Council Meeting Vote, Cottages Among the Flowers

To: [REDACTED]

Much gratitude for the 120 Ojai people that were able to make it to Tuesday's City Council meeting to say, "NO THANK YOU," to the Becker development mistake.

The outcome:

By a vote of 3-2, Councilmembers Ryan Blatz and William Weirick's proposed Becker Development plan narrowly escaped its end

Mayor Betsy and Councilmember Suza Francina voted to deny the project and Councilmembers Ryan Blatz, Randy Haney, and William Weirick voted together to keep the project alive by continuing the decision on the development to some time in the future.

How did things play out at the City Council meeting?

Solidarity! Many spoke in favor of preserving the cottages and keeping those who live there from being gentrified

out of their homes

Over a period of hours, dozens of people passionately spoke out against the project. Less than five spoke in favor. It was a joyous outpouring of support for permanent protection of all of the cottages and ending the plan to gentrify our neighbors out of their homes. Nearly all said no to the Becker development plan.

The Ojai City Council was warned that if they approve the Becker Plan, Simply Ojai will take it to the voters

Simply Ojai informed the Council that if the Becker development plan is approved by a council majority, we will file a referendum, gather signatures and take this to Ojai voters who can reverse the decision.

Mayor Betsy and Councilwoman Francina could not get a third vote

After citizens finished speaking, Ojai Mayor Betsy Stix made a motion to deny the Becker Development Agreement brought forward by Councilmembers Ryan Blatz and William Weirick. Mayor Betsy's motion was seconded by Councilmember Suza Francina. Betsy and Suza voted to deny the Becker plan, Councilmembers Blatz, Haney, and Weirick voted against denial of the Becker plan.

Councilmember Randy Haney moved to keep the Becker plan alive

Councilmember Haney made a motion to continue the item and allow Councilmembers Ryan Blatz and William Weirick to continue negotiating with the developer and bring it back at a later date in an effort to continue forward with the Becker plan to gentrify/destroy the Cottages Among the Flowers and the Mallory Way Cottages.

Councilmembers Ryan Blatz, Randy Haney and William Weirick voted **IN FAVOR** of the continuance, Mayor Stix and Councilmember Francina voted **AGAINST**.

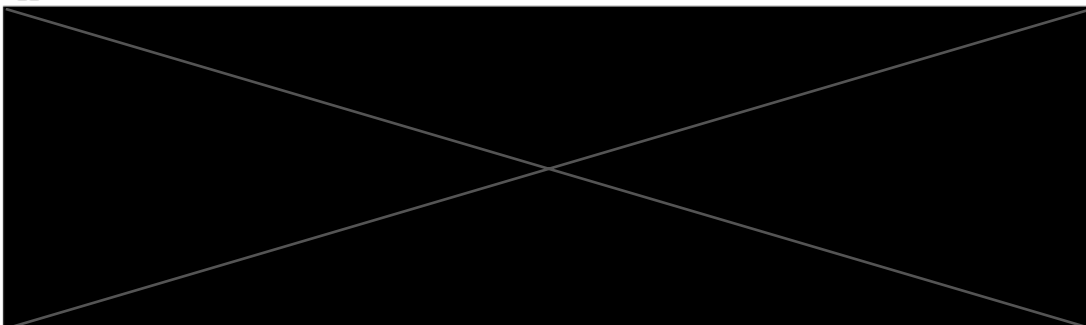
Mayor Betsy attempted to get formal environmental and historical review of the project under the California Environmental Quality Act (CEQA)

Mayor Stix made a motion that the City of Ojai perform a full environmental review of the proposed four development Becker plan that would include study of extended drought and climate driven aridification and how that impacts Ojai's dwindling water reserves. The motion failed due to lack of a second by another councilmember and concerns that the Becker development plan may change. Also concerns were expressed by Councilmember Ryan Blatz about the cost of environmental review, despite the fact the developer would pay for it. Mr. Blatz thought requiring the developer to pay for an environmental study could impact affordability of the project, despite the fact that the developer stands to make millions if a council majority grants approval.

Coming next:

Facts that support denial of the Becker development plan

Thank You,
Tom Francis
Simply Ojai



Archived: Wednesday, November 30, 2022 8:24:51 AM

From: Betsy Stix

Sent: Tuesday, November 22, 2022 9:28:03 AM

To: Weston Montgomery

Subject: Fwd: [REDACTED] Council Meeting Vote, Cottages Among the Flowers

Sensitivity: Normal

----- Forwarded message -----

From: **Betsy Stix** <betsystix@gmail.com>

Date: Tue, Jul 19, 2022 at 1:17 PM

Subject: Re: [REDACTED] Council Meeting Vote, Cottages Among the Flowers

To: [REDACTED]

Cc: Tom Francis <simplyojai@gmail.com>, [REDACTED]

Thank you, [REDACTED] for the introduction - hello, [REDACTED] Do you have time to meet with Tom and me this week? Betsy

On Fri, Jul 15, 2022 at 3:03 PM Kathlyn T. Hendricks <katieh@hendricks.com> wrote:

Hello Tom, Betsy, [REDACTED]

I wanted to introduce you all, as [REDACTED] are very interested in knowing what local organizations are directly addressing the housing, especially the low-cost housing, crisis here in Ojai. When we spoke yesterday, Betsy, you had good news on that front through a local trust you and others are establishing. So I'm delighted to introduce you all to each other and appreciate your passion for our neighborhood and neighbors.

Hugs,

[REDACTED]

On Jul 14, 2022, at 2:52 PM, Tom Francis <simplyojai@gmail.com> wrote:

Much

gratitude for the 120 Ojai people that were able to make it to Tuesday's City Council meeting to say, "NO THANK YOU," to the Becker development mistake.

The

outcome:

By

a vote of 3-2, Councilmembers Ryan Blatz and William Weirick's proposed Becker Development plan narrowly escaped its end

Mayor

Betsy and Councilmember Suza Francina voted to deny the project and Councilmembers Ryan Blatz, Randy Haney, and William Weirick voted together to keep the project alive by continuing the decision on the development to some time in the future.

How

did things play out at the City Council meeting?

Solidarity!

Many spoke in favor of preserving the cottages and keeping those who live there from being gentrified out of their homes

Over

a period of hours, dozens of people passionately spoke out against the project. Less than five spoke in favor. It was a joyous outpouring of support for permanent protection of all of the cottages and ending the plan to gentrify our neighbors out of their

homes. Nearly all said no to the Becker development plan.

The

Ojai City Council was warned that if they approve the Becker Plan, Simply Ojai will take it to the voters

Simply

Ojai informed the Council that if the Becker development plan is approved by a council majority, we will file a referendum, gather signatures and take this to Ojai voters who can reverse the decision.

Mayor

Betsy and Councilwoman Francina could not get a third vote

After

citizens finished speaking, Ojai Mayor Betsy Stix made a motion to deny the Becker Development Agreement brought forward by Councilmembers Ryan Blatz and William Weirick. Mayor Betsy's motion was seconded by Councilmember Suza Francina. Betsy and Suza voted

to deny the Becker plan, Councilmembers Blatz, Haney, and Weirick voted against denial of the Becker plan.

Councilmember

Randy Haney moved to keep the Becker plan alive

Councilmember

Haney made a motion to continue the item and allow Councilmembers Ryan Blatz and William Weirick to continue negotiating with the developer and bring it back at a later date in an effort to continue forward with the Becker plan to gentrify/destroy the Cottages

Among the Flowers and the Mallory Way Cottages.

Councilmembers

Ryan Blatz, Randy Haney and William Weirick voted **IN**

FAVOR of

the continuance, Mayor Stix and Councilmember Francina voted **AGAINST**.

Mayor

Betsy attempted to get formal environmental and historical review of the project under the California Environmental Quality Act (CEQA)

Mayor

Stix made a motion that the City of Ojai perform a full environmental review of the proposed four development Becker plan that would include study of extended drought and climate driven aridification and how that impacts Ojai's dwindling water reserves. The

motion failed due to lack of a second by another councilmember and concerns that the Becker development plan may change. Also concerns were expressed by Councilmember Ryan Blatz about the cost of environmental review, despite the fact the developer would pay

for it. Mr. Blatz thought requiring the developer to pay for an environmental study could impact affordability of the

project, despite the fact that the developer stands to make millions if a council majority grants approval.

Coming

next:

Facts

that support denial of the Becker development plan

Thank

You,

Tom

Francis

Simply

Ojai