

Minutes 6/18/20

East Ventura Community Council

Zoom gathering; 54 participants

1. Called to order by Chair Marie Lakin at 7:04 pm
2. First item on the agenda was the presentation by Larry Turner on the proposed Ashdon project for Wells and Darling. It is 5.18 acres on the SE corner. It is a mixed-used development proposal that includes 2 residential apartment buildings each with 10 units, 7 small business sites; a child care center, a 4,000 sq. ft. shopping mart, 2 fast food restaurants (McDonalds and Taco Bell, a car wash and gas station. The site is divided into 4 quadrants and each quadrant and the plan was reviewed. The site plan is available on the EVCC web page.

The presentation was followed by extended Q & A. Questions were raised about traffic, lack of a plan for affordable housing and the project itself. No one voiced approval for the proposal. Comments consistently stated that a car wash, gas station and fast food ore not wanted, needed or desired. It was strongly proposed that there be healthy choices, maybe a permanent farmers market. Active lifestyle consistent with city wide goals with an emphasis on biking, walking, people focused — not car focused. People voiced a desire for something like Trader Joes (not a large convenient store) or a larger grocery store, a sit down restaurant similar to Two Trees or Café 126

Councilman Friedman asked what is financially feasible? What efforts have been made to bring in what the residents desire?

The overwhelming voice was that this plan is not acceptable and does not come close to the need and desires of the community.

3. The second presentation was by Steve Peck of US Vets and D Gallo of Community of Friends sharing the approved development at the Veterans site on Telephone and Wells. There will be 122 units of affordable and very affordable housing for individuals and families and will also include some 25 HUD-VASH vouchers.

The development has the following sense of goals: Sense of Home, Integrated Community, Healthy-Healing lifestyle and Housing Sustainability. To accomplish this there will be a community garden, picnic areas, community rooms, indoor and outdoor recreation, DIY spaces, community plaza, places for children to play, and opportunities for integration re; walkways, porches, and gathering areas.

The community will emphasize vets serving vets and is a therapeutic environment. There will be a residents council, focus on housing retention, income stability, employment and job skills, quality of life, counseling and a full range of physical, psychological and social needs.

Community of Friends will manage the property and coordinate staff. US Vets will be the service provider.

The cost is \$67 million. Funds will come from tax credits, Vet Housing, Federal Housing Vet programs, HUD-VASH, and multiple housing programs. Construction is due to start on 10/21 and full occupancy by 10/23.

4. Councilmember Jim Friedman shared that the city is facing a general fund budget shortfall of \$11.1 million. Layoffs may be considered, the first time since 2009. Major current issues in the city focus on:
 - a) Black Lives Matter demonstrations and law enforcement
 - b) COVID-19 and the now statewide wear masks requirement. (How enforced is not known)
 - c) The Father Serra statue location, renaming of local schools

Advance notice of development in the area will be sent to the community councils. This is part of the new streamline approval process.

5. No specific crime report was available.

Submitted by

Judy Alexandre

Secretary