

Proposal for Partial Use of Real Property at 96 MacMillan Avenue, Ventura, California

Submitted to: DCG Strategies, Inc. /Ventura County School District

Submitted by: Anna Lobker @ Life Fidelity (LiFi) Zone Initiative

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Executive Summary

Anna Lobker with LiFi Zone Initiative respectfully submits this proposal to purchase and partner with other selected proposers to develop a Garden Café and Community Center on approximately 15,000 square feet of the District's property at 96 MacMillan Avenue, Ventura, California.

This low-impact project enhances community engagement, supports employee wellness, and aligns with the District's priority for projects delivering clear community benefit while preserving flexibility for further site planning by other proposers.

Property Overview

Address: 96 MacMillan Avenue, Ventura, CA

Parcel Size: 5.35 acres (approx. 233,000 sq ft)

Proposed Use Area: 15,000 sq ft Only

Existing Condition: Open space behind current structures

Access: Convenient proximity to schools, neighborhoods, and public transit

Proposed purchase price: $150,000. + Contingency costs below.



Proposed Use & Concept Design

Project Vision:

A Garden Café + Community Center designed as a living hub for nourishment, connection, and growth.

Core Elements:

- Garden Café: Farm-to-table offerings, outdoor seating integrated with edible landscaping, operated as a social enterprise.
- Community Garden & Teaching Beds: Raised plots for education, wellness, and local engagement.
- Community Center: Flexible indoor/outdoor gathering space, hosting workshops, wellness programs, art/music classes, and volunteer activities.
- Design Emphasis: Natural materials, solar power, drought-tolerant landscaping, shaded gathering areas.

Community Benefit Narrative

Key Benefits:

- Wellness & Nourishment: Healthy, accessible food for employees, students, and residents.
- Education & Engagement: Culinary, gardening, nutrition, and environmental workshops.
- Intergenerational Connection: Seniors, students, and staff collaborating in shared programs.
- Sustainability Leadership: Local food systems and green design.
- Economic & Social Value: Self-sustaining social enterprise, reinvesting in community programming.

Financial & Time Contingency – Rezoning, CUP, Legal, and Parking

While the project's footprint is limited, it may still require rezoning, Conditional Use Permit (CUP) and Parking compliance review.

Cost Category	Description	Estimated Range
Rezoning & CUP Fees	City application, CEQA, Parking adjustments, etc.	$20,000 - $35,000
Legal & Entitlement Counsel	Land use, agreements, insurance, compliance	$10,000 – $25,000
Planning & Architecture Updates	Site plan, accessibility, landscape design	$15,000 – $30,000
Community Engagement / Hearings	Public input sessions and materials	$8,000 – $15,000
Total Contingency Allowance	$55,000 – $105,000	

Time Contingency:

Rezoning and CUP processes may add 6–12 months; included in project schedule.

Preliminary Project Timeline

Phase	Estimated Duration
Site Design and Permitting	4-6 months
Rezoning/CUP (if required)	6-12 months
Construction	6-8 months
Commissioning & Launch	2 months

Total Estimated Duration: 18–26 months from District approval to opening.

Conclusion

This proposal offers the District a community-centered, low-footprint project that transforms 15,000 sq ft of 96 MacMillan Avenue into a vibrant Garden Café + Community Center. By dedicating a portion of the property, the District will demonstrate leadership in community enrichment and environmental stewardship, while preserving the broader site for future initiatives.

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