

# Helen Eloyan, MPPA, AICP Candidate

[HelenEloyan@gmail.com](mailto:HelenEloyan@gmail.com) – (805) 358-1938

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## SUMMARY

Accomplished community development and land use planning professional with successful civic engagement, project management, and land use planning expertise. Adept at navigating complex regulatory and political environments and collaborating with diverse stakeholders. Proven ability to align budgets with community needs, find administrative solutions, and build collaborative relationships. Dedicated to driving sustainable community development and fostering growth for future generations.

## AREAS OF SPECIALIZATION

- Project Management, Planning, and Permitting Support
- Political, Land Use, & Economic Development Strategies
- Policy Support and Administrative Solutions for Promoting Diversity, Equity, and Inclusion
- Development and Management of CEQA/NEPA Documents and Large Public-Facing Projects
- Community Development Projects and Stakeholder Analysis
- Management of Technical Consultants and Studies

## EXPERIENCE

### Project Manager – Land Use

Sespe Consulting, Inc. (A Trinity Consultants Company)

October 2018 – Present

Ventura, California

- Led permitting efforts for the County's first-of-a-kind battery energy storage system (BESS) facility and completed the entitlement process in under a year. The project obtained extensive press coverage and was considered the nation's largest BESS facility at the time. Sespe Consulting, the project team, and the County of Ventura ultimately received an award from the American Planning Association for "Innovation in Green Community Planning."
- Maintains status as a high revenue-generating project manager compared to other offices in the West region of the United States.
- Spearheads comprehensive project management and land use planning support, specializing in Conditional Use Permits, Zoning Clearances, project condition compliance, and violation abatement across diverse industrial, agricultural, commercial, and residential sectors.
- Coordinates with regulatory agencies such as the U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish & Wildlife, and the Regional Water Quality Control Board to ensure compliance with environmental and land use regulations.
- Oversees and develops CEQA/NEPA documents, conducts feasibility analyses for commercial and industrial projects, and offers technical and planning support.
- Represents clients effectively at agency meetings, public hearings, and neighborhood council outreach events, showcasing strong communication and advocacy skills.
- Manages a wide range of projects, including but not limited to renewable energy distribution/transmission facilities, battery energy storage facilities/renewable energy, oil and gas permitting support, aggregate mining operations, housing projects, farmworker dwelling complexes, land use permitting for businesses,

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infrastructure projects, agricultural contractor service and storage yards, and wireless communication facilities.

### **WINNS Program Director**

Westside Community Development Corporation

**July 2022 – Present**

Ventura, California

- Developing the City of Ventura’s inaugural one-stop-shop for Additional Dwelling Units (ADUs), fostering the development of a highly trained workforce, and expanding affordable housing options.
- Spearheads West Ventura initiatives in economic development, workforce development, fair housing, and diversity programs as the Program Director for the Westside Community Development Corporation.
- Works with discouraged workers and unhoused individuals to gain employment in the City of Ventura. Provides resume writing and professional development coaching and follow-up with individuals in workforce development programs.
- Engages extensively with underserved communities in West Ventura, addressing environmental justice issues and effectively communicating complex project information to achieve successful outcomes.
- Leads the redevelopment of a historic property into a trade school specializing in special needs.
- Supporting the development of an incubator zone in the West end of Ventura, providing free technical and coaching services to local entrepreneurs and small businesses.
- Assists unhoused individuals in accessing resources and obtaining gainful employment.
- Provides technical support for local businesses and internship opportunities specializing in land use planning as well as public administration and policy development.

### **City Council Candidate**

Helen Eloyan for Ventura City Council

**May 2022 – November 2022**

Ventura, California

- Secured the District 1 second-highest number of votes in the November 2022 General Election, demonstrating broad community support.
- Surpassed fundraising objectives while concurrently serving as the campaign manager, showcasing effective financial management skills.
- Strengthened relationships with and received official endorsements from critical local and Countywide groups, including LiUNA, Tr-Counties Building and Construction Trades Council, Gold Coast Carpenters Labor Unions, Livable Ventura, Police Officers, and Firefighters Associations, fostering valuable connections for ongoing community work.

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- Researched and prepared evidence-backed policy recommendations for fair housing, economic development, and public safety.
- Cultivated strong working relationships with existing Councilmembers, actively participating in City meetings and hearings to stay informed and engaged in municipal affairs.

### Engineering Aide/Project Analyst

InterAct PMTI

October 2017 – October 2018

Ventura, California

- Developed diagrams and schematics of wellbores to assist the engineering team.
- Performed contractors' health, safety, and environmental audits to ensure compliance with existing regulations.
- Assisted senior management in creating Spill Prevention, Containment, and Countermeasure Plans, Stormwater reports, and other technical documents, as needed.

### EDUCATION

**M.P.P.A., Master of Public Policy and Administration**, California Lutheran University, 2022

**B.S., Environmental Science and Resource Management**, California State University Channel Islands, 2017

### VOLUNTEER EXPERIENCE / ASSOCIATIONS

- **Westside Community Council** – Communications Chair 2024; Chair 2023; “Revite” Committee Chair 2022
- **Ventura County CoLAB** – WHEEL Committee Advisory Chair, Environment (January 2023-present)
- **American Planning Association** – Central Coast Section. Candidate for membership into the American Institute of Certified Planners (AICP).