



NEIGHBORHOOD COUNCIL #4
TUESDAY, SEPTEMBER 17, 2019, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #4 Chair	Gloria Bowman
NC #4 Vice Chair	Sherri Rangel
NC #4 Secretary	Cindy Cole
CS Coordinator	Emily Habib
City Council Liaison	Council Member Ruth Luevanos

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Public Statements/Comments
This is the time allotted for public statements or comments on matters within the subject matter and jurisdiction of the Executive Board not on the agenda. Statements and comments are limited to no more than five (5) minutes per speaker.
6. Informational Presentation
 - a. The City's Traffic Engineering Division
7. New Business
 - a. Discussion/input on proposed increase in sanitation service rates
 - b. Election of Officers
8. Community Services Coordinator's Report



9. Executive Board Comments

This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.

10. Adjournment: Tuesday, October 15, 2019, 7:30 p.m.

/s/

Yvette Moore
Administrative Officer

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Community Services Coordinator at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Vice Chair Sherri Rangel called the meeting to order at 7:31 p.m. Secretary Cindy Cole confirmed that a quorum was present.

Joe Barrona	E	Gayle Sutton	E
Pete Stong	P	Hal Bloom	P
Jennifer Warner	P	Gloria Bowman	P
Raine Wiseman	P	Cindy Cole	P
Susan Barney	P	Lisa Morrison	P
Bryan Chan	E	Ana Posadas	P
Sherri Rangel	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

Emily Habib requested that Item 7b be heard before Item 7a. The agenda was accepted as modified.

3. Approval of Minutes/

Corrections to attendance and other details from the June 18, 2019 minutes were noted by Gloria Bowman. A motion was made by Hal Bloom and seconded by Pete Stong to approve the June 18, 2019 minutes as corrected. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. What's growing in the Simi Valley Community Garden?

Robbie Hidalgo, former Vice-President of the Simi Valley Community Garden, discussed his new venture, the Groundworks Foundation. The foundation is a parallel non-profit organization to Simi at the Garden, which operates the garden. KPMG, one of the world's largest accounting firms, is building a new training facility in Orlando, Florida. They contacted Mr. Hidalgo to create many of the programs that originated at the garden on a one-acre portion of their new complex. These programs include the Social Feed Program, the Sharity Garden, the Free Farmer's Market and the Youth Diversion Program. The Groundworks Foundation was created to replicate these programs at the KPMG facility and to assist other non-profits to similarly impact their communities as these programs have impacted Simi Valley.

7. New Business

- b. Request to construct an RV campground adjacent to 6502 Katherine Road

Questions from the audience and responses from the applicant:

Will campfires be allowed?

No they will not.

What will be the longest stay allowed

It will be six months.

Who will manage the campground?

The property owner will manage the campground.

Since there is only one entry/exit to the property, how can residents evacuate during an emergency?

The Ventura County Fire Department requires a 25' wide roadway through the property, which will allow for emergency evacuation.

Will the pads be made of concrete or gravel?

They will be made of an impermeable surface, either concrete or asphalt.

How will the project benefit the community?

It will clean up an undeveloped parcel and bring revenue to the City.

Would they consider hiring a security guard?

At this point, there are no plans to do so because this type of use typically does not require security.

Will the project be gated?

No, it will not, but it will have attractive fencing.

Comments:

One person spoke in favor of the project, saying that the existing property is an eyesore.

Questions from the Executive Board and responses from the applicant:

Which way will the sewers run?

They will run southeast towards Kuehner Drive.

Will the area in front of the trash enclosure be large enough for trash trucks?

Yes it will be, per the Ventura County Fire Department.

What types of trees will be removed?

One Pepper tree and two non-native Walnut trees will be removed.

Will the pads have spaces for cars?

Yes, each space will have room for one car.

If a one hundred year flood should occur, how will the trash enclosure be removed?

That is unknown at this time.

Comments:

One Executive Board member spoke in favor of the project, commenting that it will improve the neighborhood.

Upon conclusion of the discussion, the following motion was made by Hal Bloom and seconded by Sheri Rangel:

Recommend that the Planning Commission approve the request to construct an RV campground adjacent to 6502 Katherine Road as presented.

Executive Board vote:	8 Ayes;	2 Noes;	0 Abstentions
Audience vote:	24 Ayes;	7 Noes;	9 Abstentions
Unincorporated Area vote:	None		

The motion carried.

- a. Request to construct and operate a 110-unit senior assisted living facility with memory care on Cochran Street 150 feet east of Welcome Court

Questions from the audience and responses from the applicant:

None.

Comments:

Numerous residents of the surrounding area expressed the following concerns about the project:

- This is a business and it does not belong in a residential area.
- The use will decrease property values.
- The building will be three stories tall, large and boxy. It will adversely affect the views of the hill from Welcome Court and other streets.

- There is already too much traffic on Cochran Street. People drive very fast, and it is difficult to turn onto the road. This project will make the situation worse by adding more vehicles to the neighborhood, including cars, emergency vehicles, large delivery trucks and construction traffic.
- There will be glare from the exterior lighting down into the neighborhood.
- The sirens of emergency vehicles at all hours will be disruptive.
- The number of parking spaces proposed is inadequate and visitors/staff will park in the streets below, exacerbating the existing lack of street parking.

Fewer residents of the surrounding area expressed the following concerns about the project:

- It will decrease privacy for the current residents living immediately below the project on Welcome Court.
- Fumes from diesel trucks will be offensive.
- The sewers in the area cannot accommodate the additional residents/workers.
- In the event of an emergency or natural disaster, it will be difficult to safely evacuate residents and due to location of project, lives may be lost.
- Wildlife from the area, such as coyotes, will be driven down into the surrounding neighborhoods, increasing the danger to people, pets and the wildlife itself.
- The operator of the facility may not adhere to the conditions of approval.

Questions from the Executive Board and responses from the applicant:

How many parking spaces will be included in the project?

There will be .5 spaces per unit.

How large will the typical delivery truck be?

No semi-trucks will be allowed, only panel trucks.

Comments:

One executive Board member commented that he had worked in the residential care industry for over 40 years, and he believed the following will be true:

- In the event of an emergency or natural disaster, it will be very difficult to evacuate residents safely due to the location.

- There is already too much traffic on Cochran Street, and in the neighborhood, and this project will make the situation worse.
- Deliveries will happen at all hours, not those specified by the permit.
- Delivery trucks will not unload in the basement, but at various places in the property.
- Visitors/staff will park in the streets below, exacerbating the existing lack of street parking.
- This not an appropriate location for this project.

One Executive Board member expressed concern about current/future traffic speeds and visitors/staff parking in the streets below.

One Executive Board member stated that she did not believe that property values would be affected and that such projects are very necessary as the population ages.

One Executive Board member questioned whether traffic and speeds would increase because of the project.

Upon conclusion of the discussion, the following motion was made by Pete Stong and seconded by Sheri Rangel:

Recommend that the Planning Commission deny the request for a Conditional Use Permit to construct and operate a residential care facility with 68 assisted living units and 40 memory care units on Cochran Street 150 feet east of Welcome Court

Executive Board vote:	8 Ayes;	2 Noes;	0 Abstentions
Audience vote:	42 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

- c. Discussion and action on staff recommendation for new Neighborhood Council meeting time

By a vote of 7 ayes, 3 noes, and 0 abstentions, the Executive Board concurred with staff's recommendation to change the Neighborhood Council meeting time from 7:30 p.m. to 7:00 p.m. beginning in November 2019.

8. Community Services Coordinator's Report

Emily Habib discussed the current recruitment, noting which Executive Board members would end their terms in October, the number of open seats and how many applications had been received.

9. Executive Board Comments

Gloria Bowman informed the Executive Board that on October 5, the International Diversity Food Festival will be held at the City's Cultural Arts Center. The event will be sponsored by the Youth Council.

10. Adjournment: Tuesday, September 17, 2019, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 10:29 p.m.