



NEIGHBORHOOD COUNCIL #3

THURSDAY, OCTOBER 10, 2019, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Chair	Shaun MacDonald
NC #3 Vice Chair	Mark Luker
NC #3 Secretary	Nancy Freigher
CS Coordinator	Emily Habib
City Council Liaison	Council Member Elaine Litster

1. Call to Order/Welcome/Pledge of Allegiance/Introductions
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 Presentations
 - a. The City's Updated Short Range Transit Plan
 - b. The City's Traffic Engineering Division
7. New Business
 - a. Appointment of a representative to the Special Events Support Review Committee



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: Thursday, November 14, 2019, 7:00 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

Chair Ian Davis called the meeting to order at 7:30 p.m. Secretary Nancy Freigher confirmed that a quorum was present.

Jessica Freeman	P	Shaun MacDonald	P
Keith D. Kelly	P	Ian Davis	P
Bruce Roth	P	Amin Maghsoodi	E
Vacant		Janie Trice	A
Nancy Freigher	P	Jim Woods	P
Jeremy Kuklin	E	Vacant	
Mark Luker	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

A motion was made by Jim Woods and seconded by Bruce Roth to approve the August 15, 2019 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation: None

7. New Business

- a. Request to demolish the Farmers Insurance building to construct a mixed-use project of 164 single & multi-family dwellings, and commercial space at 3039 E. Cochran Street

Questions from the audience and responses from the applicant:

How will demolition of the existing building be done to minimize noise impacts to surrounding residents?

It will be taken down with machines as opposed to imploding the building, which is not allowed in any case.

How many jobs will be generated from the project?

During demolition and construction, 674 jobs will be generated. After project completion, 135 permanent jobs will be generated.

Will the residents who purchase the live/work units be expected to locate their businesses in the “work” portion of the unit?

This is expected and the units are designed for this purpose. Some examples of businesses that could occupy those units are a realtor, CPA, designer or financial planner.

How much distance will there be between the single family homes?

There will be six feet between them.

Will there be a walkway to the adjacent commercial center?

Yes, it will be located near the southern side of Trader Joes. Residents will be given a keycard to utilize the gate.

What is the range of sizes for the residential units?

They will range from 1,250 to 2,300 square feet in size.

How many guest parking spaces will be provided?

There will be 163 spaces throughout the complex, plus 62 for the commercial component, for a total of 225 spaces.

If all spaces in the residential portion are taken, can visitors park in the spaces for the commercial area?

Yes. There is no way to prevent or police this.

Comments:

- Several residents of the homes across the street stated that they appreciated the developer’s efforts to reach out to them and were in favor of the project. They especially appreciated that the developer did not propose any low cost housing.
- One person expressed concern that there are no specific dog areas included in the project. They were concerned that residents of this complex and those living across Galena Street will take their dogs through the complex to relieve themselves on front lawns and not pick up after them.

The applicant responded that there will be numerous landscaped public areas within the complex for dogs to use.
- One person expressed concern that there will be more accidents on Galena Street due to this project. Also, people in wheelchairs cross Galena from Darby Street and additional traffic could be dangerous for them.

The applicant responded that the amount of traffic generated by this project will be less than when the Farmers building was occupied. The City is not requiring them to install any traffic control measures such as stop signs or crosswalks.

Questions from the Executive Board and responses from the applicant:

Will there be a Homeowners Association?

Yes, there will be. They anticipate that the cost will be approximately \$200 per month.

Will the residents who purchase the live/work units be allowed to lease out the “work” portion of the unit to another business?

There is nothing to prevent them for doing this, but it could be awkward since there is no barrier between the “live” and “work” portions except a staircase.

How large will the “work” area of the live/works units be?

It will be less than 200 square feet in size.

What type uses are proposed for the commercial units?

The area is designed for food related uses, with a large open dining patio and gathering area.

Why is there no affordable housing proposed?

Simi Valley does not have an affordable housing component that requires it.

Will there be any RV parking included?

No, because those spaces take up a lot of land that needs to be used for housing.

Will the different types of residences be separated from each other?

Yes, but that will be by the walls of their yards.

Will climbing vines be allowed on the fences?

No, they will not.

Will additional drainage be installed?

Yes, dry tanks will be installed that will catch rainwater and then slowly allow it to percolate out into the groundwater.

Would they consider adding a second access gate to the adjacent commercial center?

They attempted to do this but the other landowners were not receptive to this.

What will prevent the residents from filling up their garages and then parking on the streets?

The Specific Plan will contain a condition that requires them to use their garages for parking.

How will noise impacts on the residents of units adjacent to the freeway be minimized?

These units are designed to locate the living areas on the south side, away from the freeway. They are discussing other measures with City staff.

Comments:

- One Executive Board member expressed concern about the amount of traffic that will be generated by the project.
- One Executive Board member expressed concern that there will not be enough parking.

Upon conclusion of the discussion, the following motion was made by Mark Luker and seconded by Jim Woods:

Recommend that the Planning Commission approve the request to demolish the Farmers Insurance building to construct a mixed-use project of 164 single & multi-family dwellings, and commercial space at 3039 E. Cochran as presented.

Executive Board vote:	8 Ayes;	0 Noes;	0 Abstentions
Audience vote:	15 Ayes;	0 Noes;	1 Abstention
Unincorporated Area vote:	None		

The motion carried.

- b. Discussion/input on proposed increase in sanitation service rates

The presentation was made by Joe Deakin, Assistant Director of Public Works. He discussed the need for a rate increase, which is to be spread out over five years, from 2020 to 2024. The rate increase will vary according to type of housing, but Simi Valley's rates will still be the third lowest in the region. Expenses are divided in two categories: Operations and Maintenance and Capital Projects. The Operations and Maintenance expenses are expected to increase 3.5% per year over the five-year period.

However, most of the proposed increase is necessary to cover over \$9 million in large capital improvements, which have been put off for many years. The City has an aging infrastructure, with some components from as far back as the 1950's. If these improvements are not made, significant failures would begin to take place, which would cost much more to repair and cause much more disruption than the proposed capital improvements.

Questions/comments from the Executive Board and responses from staff:

Why are the rates proposed to increase over a five year period as opposed to an immediate, full increase?

It is felt that a gradual increase will be easier for people to adjust to than an immediate, full increase.

Why are these rates increasing faster than the rate of inflation?

This is due to the cost of the capital improvements that must be completed in the next five years.

How much of the increase will go the employee pensions?

None. The current revenue is sufficient to pay all retirement costs in Sanitation.

Is the projected revenue from new developments factored into the total Sanitation budget?

Yes it is.

What was the percentage increase in residential rates for the current five year cycle?

The average increase was 12.5%.

c. Election of Officers

By consensus of the Executive Board, Shaun MacDonald was elected Chair, Mark Luker was elected Vice Chair, and Nancy Freigher was elected Secretary.

8. Community Services Coordinator's Report

Emily Habib discussed the current recruitment, noting that there were five open seats and currently 11 applicants. She informed the Executive Board that new members would be appointed at the October 28, 2019, City Council meeting, at which time outgoing members would also receive Certificates of Appreciation for time served on the Executive Boards.

9. Executive Board Comments

Keith Kelly suggested that the Neighborhood Councils be featured more prominently in the Simi Valley Acorn to increase attendance.

10. Adjournment: Thursday, October 10, 2019, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:41 p.m.