

  
**NEIGHBORHOOD COUNCILS**  
**NEIGHBORHOOD COUNCIL #2**  
TUESDAY, DECEMBER 10, 2019  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD  
**NEW MEETING TIME 7:00 p.m.**

AGENDA

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NC #2 Chair	Jan Smith
NC #2 Vice Chair	Pam Campeau
NC #2 Secretary	Gina Gooding
CS Coordinator	Emily Habib
City Council Liaison	Council Member Dee Dee Cavanaugh

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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 three (3) minutes per speaker.
6. Informational Presentation: None
7. New Business
  - a. Discussion/Input on Proposed Increase in Water Service Rates
  - b. Discussion/Action on Proposed Development Code Amendments regarding Off-Street Vehicle Parking Regulations, including Recreational Vehicle (RV) Parking on Residential Properties



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, January 14, 2020, 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 Jan Smith called the meeting to order at 7:02 p.m. She also confirmed that a quorum was present.

Rebecca Miller	P	Eric Kohli	E
Jayesh Patel	P	Benjamin L. Ramirez	P
Jeff Pollack	P	Jan Smith	P
Michele Surber	P	Pam Campeau	P
Lea Williams	P	Vacant	
Steve Wolvek	E	Vacant	
Gina Gooding	E	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 Pam Campeau and seconded by Jan Smith to approve the October 8, 2019 minutes as written. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A resident shared his concern that while hedges must be set 10 feet from the edge of the sidewalk surrounding a property, legally parked recreational vehicles (RVs) are allowed to extend back as far as the sidewalk, or even into the sidewalk. These legally parked vehicles can cause sight issues and can be dangerous for passersby. He felt that City Ordinances should be revised to require that the ends of RVs should be required to be no closer than 10 feet from the sidewalk.

6. Informational Presentation

a. The State of the Region Report

David Maron, State of the Region Report Committee Chair, made the presentation. The report is released in odd numbered years by the Ventura County Civic Alliance, which is a regional collaborative whose mission is to work together to promote a healthy and sustainable future for Ventura County. Their goal is to provide accurate data that assists business leaders, elected officials, community organizations and others to achieve effective solutions to the challenges that Ventura County faces.

7. New Business

- a. Request to construct a 54-unit apartment complex with four affordable units at 1260/1270 Patricia Avenue Discussion/input on proposed increase in sanitation service rates

**Questions and comments from the audience/responses from the applicant:**

**What kind of privacy measures will be incorporated to screen the homes to the east?**

There will be a large setback, plus tall landscaping and a high wall on the eastern boundary. Additionally, the roof deck will be surrounded by a tall wall.

**How many parking spaces will be provided?**

One space for each one-bedroom apartment and two spaces for each two-bedroom apartment will be provided. There will also be a rideshare lot. All vehicles for this development will be parked on site, not in the streets.

**Where will the entry/exit driveways be located?**

They will be located directly across from those belonging to the office building across the street so there will be no glare from that driveway into the complex.

**Do they expect a change in values of the existing homes in the area?**

Yes, they expect them to increase because this will be a well-designed, good quality product, plus the trash and drugs currently on the lot will be eliminated.

**Comments:**

A resident commented that he felt it was important that they utilize local union labor to construct the project.

**Questions and comments from the Executive Board/responses from the applicant:**

**What type of security will be employed?**

The lobby will be locked, requiring a tenant to buzz people in, plus there will be 24-hour continuous loop security cameras and a fence around the complex.

**What amenities will be included in the HOA dues?**

They will include security, pest control, and maintenance of the landscaping, road and playground equipment.

**If the developer did not offer affordable units, how many total units could they have built?**

Without the affordable units and the corresponding density bonus, they could have built only 35 units.

**What income level are the affordable units available to?**

They will be offered to those in the Very Low-Income category.

**Comments**

One Executive Board member felt that Millennials would not want to live in Simi Valley and was concerned that the building would become run down.

Another Executive Board member felt that the project was a great starter opportunity for young people.

**The following motion was made by Pam Campeau and seconded by Michele Surber:**

**MOTION: Recommend that the Planning Commission approve the request to construct a 54-unit apartment complex with four affordable units at 1260/1270 Patricia Avenue as presented.**

<b>Executive Board vote:</b>	<b>7 Ayes;</b>	<b>0 Noes;</b>	<b>1 Abstention</b>
<b>Audience vote:</b>	<b>9 Ayes;</b>	<b>0 Noes;</b>	<b>0 Abstentions</b>
<b>Unincorporated Area vote:</b>	<b>None</b>		

**The motion carried.**

8. Community Services Coordinator's Report

Emily Habib reviewed general meeting procedures for both veteran and new Executive Board members. She also reminded Executive Board members that, as a general rule, only opponents of a project attend public hearings. If they, or anyone they know is strongly in favor of a project, they may wish to attend the public hearing for the project, provided that Executive Board members do not state that they serve on an Executive Board in their comments.

9. Executive Board Comments

New and veteran Executive Board members gave extended introductions.

10. Adjournment: Tuesday, December 9, 2019, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:48 p.m.