



NEIGHBORHOOD COUNCIL #3
THURSDAY, OCTOBER 15, 2020, 7:00 p.m.
ZOOM ONLINE MEETING

<https://simivalley.zoom.us/j/96175188774>

Or by Telephone: Dial US: +1 669 900 9128 Webinar ID: 961 7518 8774

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND STAY WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS, THE CITY IS NOT CONDUCTING IN-PERSON MEETINGS. TO FIND OUT HOW YOU MAY ELECTRONICALLY PARTICIPATE IN THE NEIGHBORHOOD COUNCIL MEETING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO ITEM 5 OF THIS AGENDA.

AGENDA

NC #3 Chair	Vacant
NC #3 Vice Chair	Vacant
NC #3 Secretary	Vacant
CS Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Mike Judge

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.

NEW COMMENT PROCEDURE DUE TO THE COVID-19 PANDEMIC.

Public comment is the opportunity for members of the public to participate in meetings by addressing the Neighborhood Council in connection with one or more agenda or non-agenda items.



The following options allow for public participation:

- a. Watch the Neighborhood Council Meeting live online at Zoom:
<https://simivalley.zoom.us/j/96175188774>
Or listen by telephone: +1 669 900 9128 Webinar ID: 961 7518 8774 and raise hand with *9
 - b. If you wish to make a comment on a specific agenda item, please sign-on via this Zoom Link <https://simivalley.zoom.us/j/96175188774> and use the raise hand function when this agenda item is called. If you wish to make a public comment, you must be signed into the meeting and available at the time this agenda item is called.
 - c. Or, if you are unable to sign-on to Zoom and wish to make a comment on a specific agenda item, please submit your comment via email by 4:00 p.m. on the day of the Neighborhood Council meeting to the Community Services Coordinator at ehabib@simivalley.org and include the Agenda Item topic and/or your comments. These emails will be provided to the Neighborhood Council prior to the meeting and made a part of the record.
6. Informational Presentation: None
 7. New Business
 - a. Discussion/Action on Municipal Code amendments for Single Room Occupancy (SRO) developments in Commercial Planned Development and Mixed-Use Overlay Zones
 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 12, 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

Community Services Coordinator Emily Habib called the meeting to order at 7:05 p.m. She also confirmed that a quorum was present.

Pepper Aarvold	P	Bruce Roth	P
Rick Norris	E	Vacant	
Carol Thomaier	P	Vacant	
Jon E. Weber	P	Vacant	
Roberta Woods	P	Vacant	
Jessica Freeman	P	Vacant	
Keith D. Kelly	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

Emily Habib made a correction to the minutes. Item 6a read: "She provided information on a possible ballot measure to add a \$0.50 sales tax." It should have indicated a ½ cent sales tax as opposed to a fifty cent sales tax. A motion was made by Pepper Aarvold and seconded by Carol Thomaier to approve the March 12, 2020 minutes as corrected. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A resident requested information on how citizens could assist the school district with online learning during the COVID-19 pandemic. He was advised to contact the school district.

6. Informational Presentations: None

7. New Business

- a. Request to modify an approved permit to construct 184 homes with reduced setbacks, located north of Lost Canyons Drive and west of Tapo Canyon Road

Questions from the audience and responses from the applicant:

What will the approximate price range be of the homes?

For the homes from 6,000-12,000 thousand square feet, the prices will be in the high \$800,000 range. For the estate homes, the prices will range from \$900,000-\$2,000,000.

Whom do they anticipate will purchase the homes?

They anticipate the single-story homes will be purchased by those from the local area, those downsizing and those in need of single-story homes due to aging. The two-story homes they anticipate will be purchased by professionals who will be moving into the Simi Valley area and those with families. Some of the larger homes will have individual suites to encourage multi-generational families.

Will the golf course reopen?

It is planned that both the golf course and the clubhouse will be remodeled for the use of the residents.

Questions from the Executive Board and responses from the applicant:

What is the anticipated monthly cost of the Homeowner's Association dues?

The anticipated monthly cost of the Homeowner's Association dues is \$350-\$400.

Will any of the homes have RV access/pads?

No they will not.

Will recreation facilities such as a pool or clubhouse be provided?

Neither will be provided within the development itself, but the clubhouse at the existing golf course may be available to residents for a small fee.

What landscaping will be provided with the homes?

The front yards will be landscaped with many native plants included in the plant palette. The backyards will be the responsibility of the individual homeowners. The common areas will be planted and maintained by the Homeowner's Association.

What type of parking will be provided within the project?

On-street parking will be provided in designated areas, plus in the driveways of the homes.

How many homes will be built in each phase of the project?

There will be two phases. The first phase will include the 184 homes currently being reviewed. The second will include 180 additional homes.

Will the homes include solar panels?

Yes, they will.

What traffic improvements will be made to mitigate the traffic impacts of the project?

Phase 1 will improve Lost Canyons Drive, east of the entrance to the clubhouse. Additional width will be added to the right-of-way, which will contain sidewalks and bike lanes. Tapo Canyon Road from the southern boundary of the project to Lost Canyons Drive will be improved as part of Phase 2. These improvements will include adding a second lane of traffic in both directions with a landscaped median, plus improvements to the intersection with Lost Canyons Drive.

Will any retail development be included in the project?

No, it will not.

Comments:

One person made the following comments and expressed the following concerns:

- The homes will be too costly for Simi Valley residents on fixed incomes.
- There is little in Simi Valley to attract young families and young professionals from other areas to purchase the homes.
- The improvements to Tapo Canyon Road should be made in Phase 1 of the project, not in Phase 2.

Upon conclusion of the discussion, the following motion was made by Carol Sue Thomaier and seconded by Keith D. Kelly:

Recommend that the Planning Commission approve the request to modify an approved permit to construct 184 homes with reduced setbacks, located north of Lost Canyons Drive and west of Tapo Canyon Road as presented.

Executive Board vote:	5 Ayes;	1 No;	1 Abstention
Audience vote:	3 Ayes;	1 No;	0 Abstentions
Unincorporated Area vote:	None		

The motion passed.

8. Community Services Coordinator's Report

Emily Habib reported that the Neighborhood Councils would be meeting via Zoom for the foreseeable future and then only when there is a development project to be reviewed.

She also gave a brief summary of the City Council meeting of June 29, 2020. The City Council aligned the Neighborhood Council boundaries with the new City Council district boundaries. An extension of terms of a number of Executive Board members from June 30, 2020, to October 31, 2020, was not approved. A recruitment to fill these seats will begin shortly for a term beginning on November 1, 2020. Staff was directed to return to the City Council on July 27, 2020, to present a number of plans to transition to the new Neighborhood Council boundaries.

9. Executive Board Comments

Jessica Freeman noted that there was a buildup of trash and debris along the railroad right-of-way between Tapo Canyon Road and Erringer Road. Emily Habib informed Ms. Freeman that she would look into the process for debris cleanup in such areas.

10. Adjournment: Thursday, August 13, 2020, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:30 p.m.