



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #3
THURSDAY, MARCH 16, 2017, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Interim Chair	Robert Sherman
NC #3 Interim Vice Chair	Ashley Chelonis
NC #3 Interim Secretary	Vacant
NC Coordinator	Emily Habib
City Council Liaison	Council Member Glen Becerra

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 Presentation
 - a. Amendments to the 2015 Urban Water Management Plan and the Water Conservation Program
7. New Business
 - a. Discussion and recommendation on proposed revisions to the City's Tree Preservation Ordinance
 - b. Nomination of a representative to the Community Projects Grant (CPG) Review Committee
8. Neighborhood Council 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, April 13, 2017, 7:30 p.m.

/s/

Anna M. Medina

Deputy Community Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Neighborhood Council 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

Interim Chair Rob Sherman called the meeting to order at 7:35 p.m. Secretary Pamela Dean confirmed that a quorum was present.

Pepper Aarvold	P	Robert Sherman	P
Lori Cromley	P	Pamela Dean	P
Ryan Gennaro	P	Shannon Johnson	P
Mike Perenchio	P	Lois Ann Lengel	P
Ashley Chelonis	P	Elaine Litster	P
Tracy Fessler	P	Kelly Tinker	P
Jackie Sheldon	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

By consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

A motion was made by Mike Perenchio and seconded by Elaine Litster to approve the January 12, 2017 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A member of the public asked the Executive Board if they were aware of any progress on the opening of a proposed drug rehabilitation home on Cisco Court. Members stated that they had no new information and that no one had seen any changes to the property or residents in evidence.

6. Informational Presentation

a. How to Protect Yourself from Identity Theft

Detectives Ryan Brennan and Jimmy Federico from the Simi Valley Police Department made the presentation. They discussed the two main types of identity theft: credit card fraud and actual stealing of someone's identity. They advised Executive Board members to set up alerts on charges on their cards and to check their credit card statements carefully on a regular basis. The new credit cards have a Radio Frequency ID chip in them which can be read by devices and have the information stolen. There are protectors that can be purchased inexpensively that will keep that from happening.

With true identity theft, personal information is stolen and can be used to create a false identity. Such thefts can occur on an individual basis or when the security of major websites is breached.

The stolen identity can be used to purchase a home and cars, and even used by the person as their identity if they are arrested.

7. New Business

- a. Review of a request to construct 48 single-family homes at 3050 Kadota St (former site of Belwood Elementary School)

Questions and Comments from the audience and responses from the applicant:

Will residents of the existing homes in the area be able to use the dog park?

The Homeowners Association (HOA) for the new homes will maintain the retention basin under the park area and the park itself. Since others will not be paying into the HOA, it is not likely they will be able to use the park.

Does Big Springs Elementary School have the capacity for the new students from these homes?

Yes it does. In fact, it's currently under capacity, so new students will be welcome.

Will they be installing a stop sign on Kadota Street between Austin Avenue and Big Springs Avenue?

There are no plans to do this and it is not required by the City.

Are they planning to underground the existing powerlines on Austin Avenue?

It is unknown at this point. They will be required by Southern California Edison (SCE) to underground any existing lines that are on the building site. It is possible that SCE may also require them to underground some other lines that connect to the onsite lines, but they will not know this for some time.

Assuming there will be fencing installed for the rear yards of new homes on the west side of the development, will it be uniform?

The new fencing will be on the property lines. If the property lines are uniform, the fencing will also be. If they are not, there could be variations in the depths of the fencing, i.e. there may not be one long straight fence.

Because the existing homes on Austin Avenue have different types of fencing, often old, that may or may not be on the property lines, what will the applicant do to assist the owners so there are not two fences with a dead space in between?

The applicant will work with these residents to find the best solution as construction progresses.

Will the new homes whose back yards face the homes on Austin Avenue be located at the top of the rise between them so that they will overlook the homes below?

No they will not. They will be below the rise so that no part of the homes on Austin Avenue will be visible.

Will the driveways of the new homes be wide enough to accommodate two cars?

Yes they will be.

Will the new streets have Texas themed names to match the rest of the neighborhood?

The City will make this decision.

There is a need for stop signs at the intersection of Big Springs Avenue and Kadota Street because the intersection already gets congested when existing traffic is lined up on all three sides. Would the applicant consider installing them?

They are not opposed to this if the City would like them to.

What will the approximate cost of the new homes be?

They are anticipated to cost \$650,000 - \$800,000.

Will the new homes have solar panels?

No, but they will have power installed for solar if the homeowner wants to install the panels.

How will current residents be protected from dust and construction noise?

The applicant is required to submit a plan to mitigate construction impacts to the City for approval. Some of the measures will most likely be no grading when wind speeds are above a certain threshold and limits on what time of day construction can take place.

Will the widths of the new lots match those of the existing lots behind them on Austin Avenue?

They will be close but will not exactly match.

Will the new homes on Kadota Street be at the same elevation as the existing lot, which is a number of feet above the homes across the street?

No, the lot will be graded so that the new homes will be at a similar elevation as the homes across the street.

Will any damage to the existing streets from the construction be repaired by the applicant?

Yes, the City will require this.

Will the applicant improve the drainage problems in the area that cause flooding on Kadota Street and Big Springs Avenue?

They are required by the City to contain all runoff from the new project on site. However, they will not be doing any improvements to the existing drainage.

Will the front yard landscaping include lawns?

The landscaping will be installed per City standards and will be as cohesive with the existing landscaping as possible.

Comments:

Several residents commented that they like the design of the project and feel that it will enhance the neighborhood.

Residents on Fannin Drive requested that the applicant locate the models with the lowest roof lines across from their homes.

Questions from the Executive Board and responses from the applicant:

Will any of the larger lots be designed to accommodate a second dwelling?

This is not something that has been contemplated.

Comments:

The City should consider installing drainage improvements on Kadota Street per its Capital Improvement Plan at the same time the project is under construction to minimize future disruption of the current residents.

The applicant should work closely with residents to keep them informed about the construction process.

Two Executive Board members felt that the dog park should be open to existing residents of the neighborhood.

One Executive Board member felt that the applicant should underground the existing powerlines on Austin Avenue.

MOTION: Upon conclusion of the discussion, the following motion was made by Elaine Litster and seconded by Jackie Sheldon:

Recommend that the Planning Commission approve the request to construct 48 single-family homes at 3050 Kadota St (former site of Belwood Elementary School) with the following modifications:

- 1. The applicant installs stop signs at the intersection of Big Springs Avenue and Kadota Street.**
- 2. The applicant is responsible for creating consistent, common fencing between the new homes and the existing homes on Austin Avenue.**
- 3. The new streets are given Texas themed names to match the rest of the neighborhood.**

Executive Board vote:	13 Ayes;	0 Noes;	0 Abstentions
Audience vote:	15 Ayes;	1 No;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Neighborhood Council Coordinator's Report
9. Emily Habib informed the Executive Board that the next step in the current recruitment of the Neighborhood Council Executive Board members for the March 1 term is interviews of prospective applicants, scheduled for the middle of the month. There are five openings for the Neighborhood Council #3 Executive Board, and 21 applications have been received. She also thanked the Executive Board members who were terming off for their service.
10. Executive Board Member Comments: Ashley Chelonis announced that the Simi Valley Chapter of Soroptimist International will be holding their second annual LUNAFEST, a fundraising film festival dedicated to promoting awareness about women's issues, highlighting women filmmakers, and bringing women together in their communities. It will be held at Studio Movie Grill on February 23, 2017.

Shannon Johnson noted that anyone that knows of a business seeking full-time, part-time, and/or seasonal employees should encourage them to register for the 30th Annual Youth Employment Service (YES) Job and Career Expo. It is scheduled on Saturday, April 22, 2017, from 10:00 a.m.-1:00 p.m., at the Boys and Girls Club of Simi Valley.
11. Adjournment: Thursday, March 16, 2017, 7:30 p.m.
By consensus of the Executive Board, the meeting was adjourned at 10:18 p.m.