



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #1
THURSDAY, AUGUST 3, 2017, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Tracy Ford
NC #1 Vice Chair	Joyce Erdman
NC #1 Secretary	Bernie Riedel
NC Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Mike Judge

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. HOPE: Animal Assisted Crisis Response - Support for people affected by personal crises and natural disasters
7. New Business: None
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, September 7, 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/Pledge of Allegiance/Welcome

Chair Tracy Ford called the meeting to order at 7:30 p.m. She also confirmed that a quorum was present.

Ted Bagley	E	Dan Kirk	P
Don Diamond	P	Dennis Lea	P
Karen Diaz	P	Joyce Erdman	P
Monique Giuffre	P	Tracy Ford	P
Steve Kahle	E	Bernie Riedel	P
Gary King	P	Amanda Weiss	A
Paula Miller-Kershaw	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 Monique Giuffre and seconded by Don Diamond to approve the May 19, 2017 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A member of the public expressed concerns about the condition of freeway medians and on/off ramp areas, which she considered to be messy and unmaintained. Emily Habib noted that Caltrans is responsible for maintaining freeway medians and on/off ramp areas.

6. Informational Presentation

a. Coastal Cleanup Day

Kay Allen, Environmental Compliance Program Coordinator with the City of Simi Valley, gave a presentation on the California Coastal Commission's Coastal Cleanup Day. The event began in Oregon in 1984 with one person convincing their neighbors to get together and clean up their local beach. It has since grown into an international event whose purpose is to clean up the garbage along the coast and inland waterways to protect sea life and improve water quality.

This event is held every year on the third Saturday in September. This year's event will be on September 16, from 9:00 a.m. to noon. Volunteers will meet at the Rancho Simi Community Park at the corner of Royal Avenue and Erringer Road. The cleanup activities will take place along the Arroyo Simi between First Street and Sycamore Drive. Assistance from the Neighborhood Councils is being sought in order to promote the event and get more volunteers.

7. New Business

- a. Review of a request to construct a 125 room hotel with full service restaurant & 400 person conference space; up to 70,000 square feet of flex-office condominium space, education uses, and/or commercial space; and up to 190 multi-family residential units on a 43.54 acre site located at 400 National Way (Former site of Bank of America)

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

Will there be a bus line connected to the new development?

Yes, there will be a new bus stop on Madera Road.

Will the project have charging stations for electric vehicles?

Yes it will.

How many stories will the hotel have?

It will have four stories and will be below the 48' maximum height required by the Specific Plan.

Will the housing include affordable units?

Yes it will. The number of units will be determined by State requirements.

Will any of the existing buildings be utilized?

Because of the age, condition and layout of the buildings, only the parking garage is able to be utilized.

Written comments from a citizen were submitted and are attached.

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

With so many hotels in fairly close proximity to the site, what will draw people to their hotel?

The hotel will have a 400 person ballroom and gardens, which cannot be found elsewhere in Simi Valley, plus a panoramic view of the area.

What will the price range be for the residential units?

They will be rental units, with the monthly cost at or slightly higher than market rate due to the design, location and amenities offered.

How far is the site from the Simi Valley Landfill?

It is approximately two miles from the landfill.

How do they plan to attract and keep businesses in the development since other nearby developments such as the Simi Valley Town Center are not able to?

Part of their project is flexible spaces that can be utilized for office, business or retail uses. This flexibility will offer a number of options for all types of tenants.

Is this development designed to connect to the other developments north of the freeway by roads or walking areas?

No, for a couple of reasons. First, they have no control over the properties between this development and others, which are privately owned. Second, the topography of the area would make such a connection extremely difficult to engineer.

How much traffic is expected to be generated compared to the previous use of the property?

A traffic study showed that less traffic is expected to be generated from this use than the **previous use**.

Will solar power be utilized in the development?

Yes, in addition to many other sustainable building practices, as required by State law.

Comments from the Executive Board:

One person questioned the value of high end retail shops at the new development, stating that they would not be patronized by Simi Valley residents.

Upon conclusion of the discussion, the following motion was made by Monique Guiffre and seconded by Paula Miller-Kershaw:

MOTION: Recommend that the Planning Commission approve the request to construct a 125 room hotel with full service restaurant & 400 person conference space; up to 70,000 square feet of flex-office condominium space, education uses, and/or commercial space; and up to 190 multi-family residential units on a 43.54 acre site located at 400 National Way (Former site of Bank of America) as presented.

Executive Board vote:	10 Ayes;	0 Noes;	0 Abstentions
Audience vote:	3 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Neighborhood Council Coordinator's Report:

Emily Habib discussed the current recruitment, noting that Neighborhood Council #1 will have four openings and at that point, had only three applicants. She also informed the Executive Board that the Simi Valley Days Parade Committee had chosen to build a float based upon the movie "Up" as its interpretation of the parade theme of "Up, Up and Away". Parade committee members may be approaching Executive Board members for help in soliciting donations or in building the float.

9. Executive Board Comments

Dennis Lea reported on the awarding of funds to local nonprofits by the Community Projects Grant Committee. He stated that it was a very rewarding experience to sit on the committee as a Neighborhood Council representative. There was \$150,000 to be distributed and 12 of the 34 organizations that applied received some funding.

10. Adjournment: Thursday, August 3, 2017, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:08 p.m.

3 July 2017

Kathy Bernstein Country Villas

Hello, I am unable to attend this meeting, but would like my thoughts and concerns known. You mentioned that since NC does not use speaker cards, you could bring my concerns up at this meeting.

Adding more residential and commercial (hotel bringing in more people and cars) in this area, in addition to the development that was approved at the corner of LA and Madera... will have a negative impact on local shopping, and emergency resources, not to mention the increase in traffic on the roads in the Madera/Olsen and Tierra Rejada/LA Ave corridors.

Our emergency resources (police and fire) are already spread thin, and this will slow response times to the residents in our city. Not to mention, if there was a major natural disaster earthquake/fire that required people to evacuate, it would be a logistical nightmare.

I am not in favor of more residential units being developed in this location, until our city can determine how to manage the increase in traffic along Madera/Olsen effectively, and that our emergency responder / resources (more police and fire) are increased as well.

We have a huge drug problem in Simi and our officers need to be able to focus on fighting it... bringing in even more people, with-out more police and fire to respond to emergencies or work gang/drug leads/cases affects everyone in Simi Valley.

Thank you

Kathy Bernstein Country Villas

Thank you... you mentioned you needed an address to verify I live here. 238 Country Club Drive Unit C 93065. It's not that I am not for growth... just responsible well thought out growth that does not negatively impact the people that live in the area, and is well supported by the infrastructure. (especially the emergency responders etc.)