



**NEIGHBORHOOD COUNCILS**

**NEIGHBORHOOD COUNCIL #3**  
THURSDAY, FEBRUARY 14, 2019, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

**AGENDA**

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NC #3 Chair	Mary Oaks
NC #3 Vice Chair	Amin Maghsoodi
NC #3 Secretary	Edgar Escobar
CS Coordinator	Emily Habib
City Council Liaison	Council Member Ruth Luevanos

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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. The Samaritan Center: How They Help the Homeless

7. New Business

a. Appointment of one representative and one alternate to serve on the National Flood Insurance Program for Public Information Committee

b. Election of Officers



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, March 14, 2019, 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 Community Services Coordinator at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

**SPECIAL MEETING OF ALL NEIGHBORHOOD COUNCILS &  
THE COUNCIL ON AGING DRAFT MINUTES**

1. Call To Order/Pledge of Allegiance/Roll Call

Community Services Coordinator Emily Habib called the meeting to order at 7:32 p.m. She also confirmed quorums were present for all Neighborhood Councils. The Council On Aging did not have a quorum. The attendance detail is available on the last page of the minutes.

2. Agenda Review

The agenda was accepted as presented.

3. Public Statements/Comments

A resident felt that the City should contact Representative Katie Hill and Assembly Member Christy Smith and request that they come to the Reagan Library to hold a town hall meeting.

4. New Business

a. Presentation of options available to the City Council to fill an unscheduled City Council vacancy

The presentation of the available options was made by City Clerk Ky Spangler. A total of 34 Neighborhood Council Executive Board members and four Council On Aging Executive Board members were in attendance. Additionally, approximately 79 Neighborhood Council public members were in attendance. The question posed was, "Should the City Council fill the unscheduled vacancy by appointment or by special election?"

A recap of the vote taken is as follows:

<b>Executive Boards</b>	<b>Appointment</b>	<b>Special Election</b>	<b>Abstain</b>	<b>Result</b>
Neighborhood Council #1:	6	2	0	Passed
Neighborhood Council #2:	8	0	0	Passed
Neighborhood Council #3:	7	0	0	Passed
Neighborhood Council #4:	11	0	0	Passed
Council On Aging	4	0	0	Advisory

<b>General Membership</b>	<b>Appointment</b>	<b>Special Election</b>	<b>Abstain</b>
Neighborhood Council #1:	12	1	0
Neighborhood Council #2:	18	1	0
Neighborhood Council #3:	36	1	0
Neighborhood Council #4:	7	1	0
Council On Aging	2	0	0

5. Comments from Executive Boards: None

6. Adjournment:

Simi Valley Council On Aging - Monday, January 14, 2019, 1:00 p.m.

Neighborhood Councils - Tuesday, January 8, 2019, immediately following  
Special Meeting

By consensus of the Executive Boards, the meeting was adjourned at 7:42 p.m.

<b>NC</b>	<b>Executive Board Member</b>	<b>Attendance: P = Present N = Not Present * = Left Before Vote</b>
#1	Ted Bagley	P
#1	Don Diamond	N
#1	Karen Diaz	P
#1	Monique Guiffre	P
#1	Steve Kahle	P
#1	Gary King	P
#1	Shawne Brooks	P
#1	Eve Liebman	P
#1	Sally Miller	N
#1	Aditya Chikkala	N
#1	Diana Cockerill	P
#1	Jamie Extract	N
#1	Kiran Khandare	N
#2	Chris Connell	N
#2	Dawn Gray	N
#2	Andy Hanna	P
#2	Debra Loveless	P
#2	Judy Mayer	P
#2	Tim (TJ) McInturff	P
#2	Rachel (Donley) Myers	P
#2	Sara Rosario	P
#2	Steve Tcherchian	N
#2	Pam Campeau	P
#2	Phil Englander	P
#3	Edgar Escobar	N
#3	Dave Mummert	P
#3	Mary Oaks	N
#3	Ian Davis	P
#3	Amin Maghsoodi	N
#3	Janie Trice	N
#3	Jim Woods	P
#3	Nancy Freigher	P
#3	Jeremy Kuklin	P
#3	Mark Luker	P
#3	Shaun MacDonald	P
#3	Tracey Slocum	N

#4	Steve Mace	P
#4	Diane Martinez-Adams	P
#4	Hal Bloom	P
#4	Gloria Bowman	P
#4	Cindy Cole	P
#4	Lisa Morrison	P
#4	Ana Posadas	P
#4	Susan Barney	P
#4	Bryan Chan	P
#4	Sherri Rangel	P
#4	Gayle Sutton	P
<b>COA</b>		
	Jean Cecil	N
	Stephanie Newbrook	N
	Antoinette Olson	P
	Kenneth Sinn	N
	Alan Fournier	N
	Char Jackowicz	P
	Janet Plant	N
	Jerie St. Germain	P
	Peter Stong	P

SPECIAL MEETING OF ALL NEIGHBORHOOD COUNCILS  
DRAFT MINUTES

1. Call To Order/Pledge of Allegiance/Roll Call

Community Services Coordinator Emily Habib called the meeting to order at 7:50 p.m. She also confirmed quorums were present for all Neighborhood Councils. The attendance detail is available on the last page of the minutes.

2. Agenda Review

The agenda was accepted as presented.

3. Public Statements/Comments: None.

4. Informational Presentations

a. Implementation of the Clean Power Alliance: Bringing clean energy choices to Simi Valley

Karen Schmidt, Regional Affairs Manager, made the presentation. The Clean Power Alliance (CPA) was established in 2017 to provide cost competitive electric services, reduce greenhouse gas emissions, stimulate renewable energy development, promote energy efficiency and demand reduction programs, and sustain long-term rate stability for residents and businesses through local control. Consumers can choose one of three energy procurement options from the CPA: Lean Power, Clean Power or 100% Green Power. They can also opt out completely and continue to have Southern California Edison as their sole energy provider.

b. Little Free Libraries: Neighborhood book exchanges around the world

Julia Hammon made the presentation. Little Free Library is a registered nonprofit organization that inspires a love of reading, builds community, and sparks creativity by fostering neighborhood book exchanges. An individual Little Free Library is a “take a book, return a book” free book exchange. They come in many shapes and sizes, but the most common version is a small wooden box of books. Anyone may take a book or bring a book to share. They also maintain a world map of registered Little Free Libraries to help people find and share books wherever they are, and they donate Little Free Libraries to communities where books are scarce. This is very important for children living in these communities because one of the most successful ways to improve the reading achievement of children is to increase their access to books, especially at home.

5. Community Service Coordinator’s Report: None.

6. Executive Boards Comments: None.

7. Adjournment

By consensus of the Executive Boards, the meeting was adjourned at 9:12 p.m.

<b>NC</b>	<b>Executive Board Member</b>	<b>Attendance: P = Present N = Not Present * = Left Before Vote</b>
#1	Ted Bagley	P
#1	Don Diamond	N
#1	Karen Diaz	P
#1	Monique Guiffre	P
#1	Steve Kahle	P
#1	Gary King	P
#1	Shawne Brooks	P
#1	Eve Liebman	P
#1	Sally Miller	N
#1	Aditya Chikkala	N
#1	Diana Cockerill	P
#1	Jamie Extract	N
#1	Kiran Khandare	N
#2	Chris Connell	N
#2	Dawn Gray	N
#2	Andy Hanna	P
#2	Debra Loveless	P
#2	Judy Mayer	P
#2	Tim (TJ) McInturff	P
#2	Rachel (Donley) Myers	P
#2	Sara Rosario	P
#2	Steve Tcherchian	N
#2	Pam Campeau	P
#2	Phil Englander	P
#3	Edgar Escobar	N
#3	Dave Mummert	P
#3	Mary Oaks	N
#3	Ian Davis	N
#3	Amin Maghsoodi	N
#3	Janie Trice	N
#3	Jim Woods	P
#3	Nancy Freigher	P
#3	Jeremy Kuklin	P
#3	Mark Luker	P
#3	Shaun MacDonald	P
#3	Tracey Slocum	N



#4	Steve Mace	N
#4	Diane Martinez-Adams	P
#4	Hal Bloom	N
#4	Gloria Bowman	P
#4	Cindy Cole	P
#4	Lisa Morrison	P
#4	Ana Posadas	P
#4	Susan Barney	P
#4	Bryan Chan	P
#4	Sherri Rangel	P
#4.	Gayle Sutton	P

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Chair Mary Oaks called the meeting to order at 7:33 p.m. She also confirmed that a quorum was present.

Nancy Freigher	E	Janie Trice	P
Jeremy Kuklin	E	Jim Woods	P
Mark Luker	P	Edgar Escobar	E
Shaun MacDonald	P	Dave Mummert	P
Tracey Slocum	P	Mary Oaks	P
Ian Davis	P	Vacant	
Amin Maghsoodi	E	P=Present; E=Excused; A=Absent	

2. Agenda Review

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

3. Approval of Minutes

A motion was made by Jim Woods and seconded by Ian Davis to approve the November 15, 2018 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 construct a 51-unit for-sale Senior Townhouse Development consisting of 2-, 3-, and 4-plexes on a 12.57-acre site, including roadway connection between Walnut Street and Presidio Drive, and roadway removal between Lemon Drive and Walnut Street

**Questions from the audience (both City and adjacent unincorporated area residents) and responses from the applicant:**

**Will sidewalks be installed on Presidio Drive and Walnut Avenue?**

Yes, they will be installed adjacent to the project.

**How many parking spaces will be included in the project?**

There will be a total of 105 parking spaces, including 76 garage spaces (one garage space per one-bedroom unit and two garage spaces per two-bedroom unit) and 29 guest spaces.

**Can these townhomes become low income housing some day?**

No, the City will condition the project to remain as senior housing.

**Comments:**

Numerous residents of the adjacent City streets of Valarie Avenue, Leora Street, Michelle Court, and Lemon Drive, and those of the adjacent unincorporated streets of Black, Cole, Felix and Township and Walnut Avenues, and Flood Street, spoke against the proposed project, stating that the roadway connection of Presidio Drive will cause excess amounts of traffic through the adjoining neighborhoods, particularly on Valarie Avenue. It would also cause excessive traffic on Presidio Drive, plus noise, litter, accidents and danger to pedestrians due to high vehicle speeds.

Residents of Valarie Avenue requested that the City erect a permanent traffic barrier at the northern terminus of the street to prevent drivers from using their street as a bypass for the newly connected Presidio Drive.

Some residents of Lemon Drive felt that it should not be made into a cul-du-sac while others stated that they had purchased houses there specifically because it would someday become a cul-du-sac.

A few residents expressed concerns that:

- The project will adversely affect property values in the adjacent unincorporated area because it will decrease current residents' privacy by allowing new residents to look down into their homes and backyards.
- There is no guarantee that the development will not become low income housing in the future, increasing the amount of crime in the area.
- The project will not have adequate parking for all residents, visitors and caregivers.
- The units are unsafe due to their proposed location adjacent to an existing earthquake fault, plus the existing homes to the south will be in the path of any flooding from the project if there is an earthquake.
- This is a well-designed, very much needed project. However, some residents added that it should be located elsewhere.
- The project should only include single story units because seniors cannot always negotiate stairs.
- Age-in-place features should be included in the project design.
- The area will lose its aesthetic values and rural feel by building on that specific site.

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

**What fire suppression measures will be included in the project?**

In addition to internal measures, there will be a 100 foot brush clearance zone around the project, for which the applicant will submit a fire safe landscaping plan.

**Who will maintain the brush clearance zone?**

It will be maintained by the Homeowner's Association for the development.

**How will the residents of the southern portion of the project be able to cross Presidio Drive to access the amenities in the northern portion?**

There are no crossing features such as a crosswalk or a traffic light proposed. The expectation is that the people who purchase the southern homes will be aware of this, and will either drive or not have the need for such features.

**Comments:**

One Executive Board member felt that the applicant should have provided photo simulations to make the visual impacts clearer and the project easier to review.

**Upon conclusion of the discussion, the following motion was made by Ian Davis and seconded by Mark Luker:**

**Recommend that the Planning Commission deny the General Plan Amendment and Zone Change that would allow the construction of a 51-unit for-sale Senior Townhouse Development consisting of 2-, 3-, and 4-plexes on a 12.57-acre site, including roadway connection between Walnut Street and Presidio Drive, and roadway removal between Lemon Drive and Walnut Avenue.**

<b>*Executive Board vote:</b>	<b>4 Ayes;</b>	<b>4 Noes;</b>	<b>0 Abstentions</b>
<b>Audience (City residents) vote:</b>	<b>20 Ayes;</b>	<b>10 Noes;</b>	<b>2 Abstentions</b>
<b>Unincorporated Area vote:</b>	<b>23 Ayes;</b>	<b>4 Noes;</b>	<b>0 Abstentions</b>

**\*The votes of both groups of residents were taken first, as is Neighborhood Council practice. When it came to the Executive Board vote, the tie vote caused the motion not to pass. The Executive Board members were not open to further discussion of another motion since no member was prepared to change their vote. Those in favor of the motion expressed the opinion that they felt it was important to side with the majority of the citizens who live near the site, while those who did not support the motion felt that the project was important for the future development of the entire City. Therefore, no official recommendation was made.**

8. Community Services Coordinator's Report: None
9. Executive Board Comments: None
10. Adjournment: Thursday, February 14, 2019, 7:30 p.m.  
By consensus of the Executive Board, the meeting was adjourned at 9:58 p.m.