



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #4

TUESDAY, JANUARY 21, 2020
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

NEW MEETING TIME 7:00 p.m.

AGENDA

NC #4 Chair	Pete Stong
NC #4 Vice Chair	Sherri Rangel
NC #4 Secretary	Raine Wiseman
CS Coordinator	Emily Habib
City Council Liaison	Council Member Elaine Litster

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.

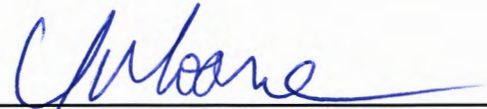
6. Informational Presentations
 - a. The US Census Bureau presents an overview of the 2020 Census
 - b. The State of the Region Report
7. New Business: None
8. Community Services Coordinator's Report



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, February 18, 2020, 7:00 p.m.



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 Pete Stong called the meeting to order at 7:00 p.m. He also noted that a quorum was not present.

Atif Akbar	A	Jennifer Warner	P
Ken Dickerson	P	Raine Wiseman	P
Peggy Hanessian	P	Susan Barney	P
Richard Moore	P	Bryan Chan	E
Victoria Wright	P	Sherri Rangel	A
Joe Barrona	P	Gayle Sutton	P
Pete Stong	P	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 Gayle Sutton and seconded by Peggy Hanessian to approve the October 15, 2019, 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 Remodel an Existing Office Building into a Drive-Thru Restaurant/Coffee House at 2595 Stearns Street

Questions from the audience and responses from the applicant:

None.

Questions from the Executive Board and responses from the applicant:

Is there an existing wall on the west property line?

Yes, but the height varies and it will be replaced by a 6 foot block wall.

Will the entire building be demolished?

Yes, it will be demolished and replaced with a new building about one half the size of the existing building.

Are there any cross walks between this site and In-N-Out Burger?

Yes, there is one that crosses Stearns Street and another that crosses Barnard Street. There will be a walkway into the site from the corner of Stearns Street and Barnard Street.

Upon conclusion of the discussion, the following motion was made by Jennifer Warner and seconded by Raine Wiseman:

Recommend that the Planning Commission approve the request to remodel an existing office building into a drive-thru restaurant/coffee house at 2595 Stearns Street as presented.

Executive Board vote:	10 Ayes;	0 Noes;	0 Abstentions
Audience vote:	1 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

b. Discussion/Input on Proposed Increase in Water Service Rates

The presentation was made by Joe Deakin, Assistant Director of Public Works. He discussed the need for a rate increase, which is to be spread out over five years, from 2021 to 2025. The rate increase will vary according to type of housing, but Simi Valley's rates will still be the third lowest in the region. Expenses are divided into three categories: Water Supply Import, Operations and Maintenance, and Capital Projects. The Operations and Maintenance expenses are expected to increase 3.5 percent per year over the five-year period. Increases in water supply rates do not include pass through costs from the supplier, Calleguas Municipal Water District.

Most of the proposed increase is necessary to cover over \$5.2 million per year in large capital improvements, which have been put off for many years. If the increase is not approved, the City's cash reserves will have a negative balance of \$15.8 million by 2025.

Questions/comments from the Executive Board and responses from staff:

Are there other methods to increase revenue other than a rate increase?

Yes, the City receives grant funds and approximately one percent of the budget comes from wireless carriers who pay rent for the use of City water tanks for their antennas.

If the rate increase is not approved and some type of Citywide emergency occurs, what contingency plan is in place?

Since funding is from an enterprise fund as opposed to the City's General Fund, there is no possible contingency plan.

- c. Discussion/Action on Proposed Development Code Amendments regarding Off-Street Vehicle Parking Regulations, including Recreational Vehicle (RV) Parking on Residential Properties

The presentation was made by Stratis Perros, Environmental Services Director, and Sean Gibson, Senior Planner. They discussed the following possible code amendments:

- (1) Allow the parking of off-street vehicles on uncovered cement pads in back yards; and
- (2) Expand areas where RV storage businesses can locate and make permitting these facilities quicker and less costly for applicants.

Questions/Comments from the audience and responses from City Staff:

Can inspection of a backyard be allowed as a condition of a permit?

Currently it cannot, but such an option could be added to a new Zoning Clearance for a concrete pad for an RV or other vehicle.

Questions/Comments from the Executive Board and responses from City Staff:

Are people allowed to live in RVs?

No they are not.

Which entity has the final say as to what a person can do with their property if they live in a Home Owners Association (HOA)?

HOA regulations always supersede City regulations.

If someone is cited by Code Compliance, what is the City process?

The basic process is to work with people to bring their property into compliance, while taking someone to court would be a last recourse.

If changes are made to the current regulations, how will residents be notified?

There is not a formal Citywide notification process. The expectation is that those who wish to utilize their property to park vehicles legally will learn about them when they apply for a permit. Others will do what they wish and may learn about the regulations if they are cited by Code Compliance.

Following the end of the discussion, the Executive Board made the following three motions:

The first motion was made by Victoria Wright and seconded by Joe Barrona:

Recommend that the Planning Commission approve Zoning Text Amendments to allow parking of vehicles (uncovered) in rear yards up to 400 square feet for lots less than one acre and 800 square feet for lots one acre or more with provisions identified by staff, with the recommendation to include provisions to:

- **Allow City staff to enter a backyard to assure permit compliance by conditioning any new Zoning Clearance for a concrete pad for an RV or other vehicle.**

Executive Board vote:	7 Ayes;	3 Noes;	0 Abstentions
Audience vote:	1 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

The second motion was made by Raine Wiseman and seconded by Shari Rangel:

Recommend that the Planning Commission allow Administrative Conditional Use Permit for Indoor RV Storage Businesses (Staff Approval).

Executive Board vote:	10 Ayes;	0 Noes;	0 Abstentions
Audience vote:	1 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

The third motion was made by Gayle Sutton and seconded by Jennifer Warner:

Recommend that the Planning Commission add Business Park – Specific Plan (BP-SP) zone to zones that allow for RV Storage Lots with Conditional Use Permit (CUP).

Executive Board vote:	10 Ayes;	0 Noes;	0 Abstentions
Audience vote:	1 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Community Services Coordinator's Report

Emily Habib reviewed general procedural points with the Executive Board. She also informed them that the four story apartment project at the corner of Tapo

and Alamo Streets was denied by the Planning Commission. The denial will most likely be appealed to the City Council. She also informed the Executive Board that new State laws will decrease the ability of local governments to deny projects, such as this one, that include types of housing that are necessary for the City to meet State mandated housing goals.

9. Executive Board Comments

Jayesh Patel noted that he was invited to share some of his photos with students at Royal High School.

Gina Gooding informed the Executive Board that she attended a community meeting to solicit feedback on the Cultural Arts Center. She recommended that all Executive Board members take the online survey to have input on the future offerings at the Cultural Arts Center. She also attended the recent Planning Commission meeting where the Tapo/Alamo project was reviewed. She is opposed to the design of the building but is in support of the housing that it will provide.

10. Adjournment: Tuesday, January 21, 2020, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:44 p.m.