



NEIGHBORHOOD COUNCIL #2
TUESDAY, NOVEMBER 10, 2020, 7:00 p.m.

New Neighborhood Council boundaries are now in place. Please visit www.simivalley.org/neighborhoodcouncils and click on “Find your district” to determine what Neighborhood Council district you are in.

ZOOM ONLINE MEETING

<https://simivalley.zoom.us/j/92999412486>

Or by Telephone: Dial US: +1 669 900 9128 Webinar ID: 92999412486

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 #2 Chair	Vacant
NC #2 Vice Chair	Vacant
NC #2 Secretary	Vacant
CS Coordinator	Emily Habib
City Council Liaison	Council Member Ruth Luevanos

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/92999412486>
Or listen by telephone: +1 669 900 9128, Webinar ID: 929 9941 2486 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/92999412486> 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 establishing standards for bee keeping (Apiculture) activities in single-family zones
- 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: Tuesday, December 8, 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

Chair Jan Smith called the meeting to order at 7:07 p.m. Secretary Gina Gooding confirmed that a quorum was present.

Rebecca Miller	A	Vacant	
Jayesh Patel	P	Vacant	
Jeff Pollack	P	Vacant	
Lea Williams	E	Vacant	
Gina Gooding	P	Vacant	
Benjamin L. Ramirez	P	Vacant	
Jan Smith	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 Gina Gooding and seconded by Jeff Pollack to approve the August 11, 2020 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation: None

7. New Business

a. **Questions and comments from the audience/responses from the applicant:**

None.

Questions from the Executive Board and responses from the applicant:

Will a pool be available at the hotel?

A pool will not be provided. However, a spa will be available.

When did the applicant last meet with the adjacent residents?

The prior applicant last met with the adjacent residents approximately 2-3 years ago, prior to the change in ownership and modification of the project to add a fourth story. The applicant plans to meet with them after the Planning Commission and City Council meetings have been scheduled.

Have they determined if any adjacent residences have changed ownership since the previous meeting?

No, they have not.

How many feet have been added to the height of the proposed building?

Ten feet have been added to the height of the proposed building.

Will there be one parking space per room?

No, industry standards recommend 77 parking spaces per 100 rooms. They will provide 79 spaces. Current City standards require 101 spaces. This is the reason that they are requesting a Zone Text Amendment to reduce the parking requirements for hotels.

If the Zone Text Amendment is not approved, will the project still be viable?

No, it will not because the site does not have enough square footage for 101 spaces.

Comments:

Some Executive Board members commented that the applicant should communicate with the adjacent neighbors regarding the modified project.

Upon conclusion of the discussion, the following motion was made by Benjamin L. Ramirez and seconded by Jeff Pollack:

Recommend that the Planning Commission approve the request to modify a Conditional Use Permit for a hotel at 2585 E. Cochran Street (behind the Junkyard Cafe), including reducing the number of guest rooms from 106 to 98, modifying the building and site configuration, and increasing the building from three to four stories; and a Zone Text Amendment (Z-S-751) to reduce the parking requirements for hotels.

Executive Board vote:	4 Ayes;	0 Noes;	1 Abstention
Audience vote:	3 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion passed.

- b. Discussion/Action on Municipal Code Amendment for Single Room Occupancy (SRO) developments in the Commercial Planned Development and Mixed-Use Overlay Zones

Questions and comments from the audience and responses from Staff:

Why are there so few parking spaces being required in a development?

The City is proposing a shared parking system. The zones where these developments can be located typically have a number of nearby commercial centers. Customers can use the commercial spaces during the day and tenants can use them in the evening when they return from work. Also, many commercial centers have excess parking that is rarely used.

These developments will be located within walking distance to necessary services, including public transportation. The idea is to make owning a car less necessary.

Additionally, by providing less parking, the cost to build the units can be minimized. This in turn can help keep rents lower.

What are the typical market rate rental prices expected to be?

Rental rates will be what the market allows. However, rates are expected to be \$1,000-\$1,200 per month. Typical studio/one bedroom apartments rent for \$1,600 and up, so these units can be considered “affordable by design”.

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

Is the City proposing a limit on the number of people who can occupy a unit?

No it is not, because the current California Housing Accountability Act does not allow local jurisdictions to do this. However, each development must have a management plan which can stipulate a maximum occupancy per unit.

Were parking requirements for such developments in other cities reviewed?

Yes, parking requirements in approximately 15 other cities were reviewed. These ranged from approximately one space per unit to one space per five units.

Is a specific ratio of affordable units to market rate units proposed?

No, the City will determine the number of affordable units that will be required for each development on a case by case basis.

Comments:

Executive Board members had the following comments:

- More parking spaces should be provided per unit.
- Multiple families will occupy the units. This will lead to an increase in crime and cause parking problems in neighborhoods as evidenced in other parts of the City. .
- Management plans should include a requirement that adjacent commercial centers will share parking with the residential developments.
- There should be a mechanism to enforce the management plans for each development.

Upon conclusion of the discussion, the following motion was made by Benjamin L. Ramirez and seconded by Gina Gooding:

MOTION: Recommend that the Planning Commission approve the Municipal Code Amendment for Single Room Occupancy (SRO) developments in the Commercial Planned Development and Mixed-Use Overlay Zones with the following recommendations:

- **State required low income standards must be followed.**
- **Management plans should strictly regulate occupancy limits and parking requirements.**

Executive Board vote: 4 Ayes; 1 No; 0 Abstentions
Audience vote: 2 Ayes; 0 Noes; 1 Abstention
Unincorporated Area vote: None

The motion carried.

8. Community Services Coordinator's Report

Emily Habib reminded the Executive Board that this is their last meeting under the current Neighborhood Council boundary structure. The newly formed Neighborhood Councils will meet in November.

9. Executive Board Comments

Jayesh Patel inquired about how a friend could have plans reviewed before he made improvements to his plumbing. Ms. Habib requested that the issue be discussed after the meeting. Gina Gooding reminded Executive Board members to share a press release that included ballot drop box locations with the public.

10. Adjournment: Tuesday, November 10, 2020, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:51 p.m.