



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2
TUESDAY, JANUARY 11, 2022, 7:00 p.m.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Chair	Alan Barkwill
NC #2 Vice Chair	Theresa Ramirez
NC #2 Secretary	Lois Lengel
CS Coordinator	Emily Habib
City Council Liaison	Council Member Mike Judge

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 State of the Region Report
 - b. Drought Update: Statewide and Local
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 8, 2022, 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 Alan Barkwill called the meeting to order at 7:02 p.m. He also confirmed that a quorum was present.

Suzanne Aguilar	P	Andrew Tang	E
Karl Birch	P	Alan Barkwill	P
Dmitry Erman	P	Gloria Bowman	P
John McHale	P	Eli Holland	A
Fabienne Morales	E	Wolfgang Knabe	A
Theresa Ramirez	P	Lois Lengel	P
Samantha Shapiro	A	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 John McHale and seconded by Karl Birch to approve the November 9, 2021 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Kelly Behle from the Simi Valley Public Library announced that the Library is currently soliciting input for their 2022-2026 Strategic Plan and is encouraging individual residents and businesses to participate in the process. The information and data collected will be used to help the Library enhance the quality of resources and services provided to the community. They will be gathering data via a survey throughout the month of December. She encouraged Executive Board members to participate in the survey.

6. Informational Presentation: None

7. New Business

Request to construct a Mixed-Use project consisting of 280 apartment units and approximately 5,000 square feet of commercial space, located at 2196 Tapo Street (north portion of the existing Santa Susana Plaza Shopping Center)

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

What is the future of the two businesses currently located in the northern portion of the center?

The 99 Cent Store will be relocating when their lease expires. The Oasis Day Spa will be relocated to the southern portion of the center at the applicant's cost.

When do they anticipate opening units for occupancy?

They hope to begin leasing units in early 2024.

Is the amount of parking in the parking structure anticipated to be adequate for the number of units in the development?

The City requires 312 spaces and the applicant is providing 405. This number of spaces is anticipated to be adequate, especially since a large number of units will be single occupancy studios.

Will the project increase the amount of traffic and number of accidents in the area?

Traffic volumes will operate Level of Service A, which is better than the current situation. This will also keep accidents to a minimum.

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

What areas are designated for visitor parking?

The first floor of parking structure is primarily visitor parking. The uncovered spaces in main parking lot can also be used.

Could the retailers prohibit the use of the uncovered spaces by visitors?

No, because agreements will be put into place between the commercial and retail portions of the project to prevent such issues.

What do they anticipate the rents will be on the market rate units?

The average rental rate for all types of units is anticipated to be approximately \$2,300 per month. This is less than the average rental rate in Simi Valley of \$2,500 per month.

Will the retail portion of the project be refreshed?

Yes, it will to coordinate with the new residential portion.

How will existing ingress/egress points be affected?

One point will be moved further south in the existing parking lot.

Upon conclusion of the discussion, the following motion was made by Karl Birch and seconded by John McHale:

MOTION: Recommend that the Planning Commission approve the request to construct a Mixed-Use project consisting of 280 apartment units and approximately 5,000 square feet of commercial space, located at 2196 Tapo Street (north portion of the existing Santa Susana Plaza Shopping Center), with the recommendations that:

- **More affordable housing be added**
- **The number of parking spaces in the parking structure be increased to 560**
- **Additional/alternative water sources be considered to mitigate the water usage from the project, especially for the park and the landscaping**

Executive Board vote:	8 Ayes;	0 Noes;	0 Abstentions
Audience vote:	3 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Community Services Coordinator's Report
Emily Habib welcomed the new Executive Board members and discussed meeting protocol.
9. Executive Board Comments
Gloria Bowman announced that the Chamber of Commerce would be holding a document shredding event the upcoming weekend. She also informed the Executive Board that the Chamber would be holding two street fairs in 2022, in the months of April and October.
10. Adjournment: Tuesday, January 11, 2022, 7:00 p.m.
By the consensus of the Executive Board, the meeting was adjourned at 8:45 p.m.