



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #3
THURSDAY, FEBRUARY 15, 2024, 7:00 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Chair	Jeremy Yablan
NC #3 Vice Chair	Bridget Charboneau
NC #3 Secretary	Rachel Bystrom
City Council Liaison	Council Member Dee Dee Cavanaugh

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 Presentation(s)

a. Flood Insurance - Program for Public Information (PPI)

b. Unlock Your Dream Home - Affordable Home Ownership Opportunities

7. New Business: None

8. City Staff Comments



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 give an Ad Hoc Committee Report, or to make any announcements related to community events and other items of interest.

10. Adjournment: Thursday, March 14, 2024, 7:00 p.m.

/s/
Mara Malch
Deputy Environmental Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please call the Neighborhood Council Program at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

MINUTES

1. Call to Order/Pledge of Allegiance/Welcome

Vice Chair Bridget Charboneau called the meeting to order at 7:01 p.m. She also confirmed that a quorum was present.

Jeremy Yablan	E	Fred Peterson	P
Bridget Charboneau	P	Jon Gatewood	P
Rachel Bystrom	P	Steven Baker	P
Kevin Marshall	E	Andy Hanna	A
Peter Carrube	P	Lyle Jackson	P
Revathi Pudhota	P	Vacant	
Tony Hudacs	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 Steven Baker and seconded by Fred Peterson to approve the November 16, 2023 minutes as presented. The motion passed unanimously.

4. Correspondence

Community Services Coordinator Kelly Duffy received correspondence from Teresa Jordan. The correspondence was emailed to each Executive Member prior to the meeting and was also provided in the agendas for the members of the public.

5. Public Statements/Comments

Janet Plant spoke about the upcoming Council On Aging (COA) 50th Anniversary Celebration in partnership with Adventist Health Simi Valley. The kick-off celebration is Wednesday, January 31, 2024, from 2:00 p.m. to 4:00 p.m.

6. Informational Presentation

a. Simi Valley Transit: How does it run?

Mary Lozano, Transit Operations Manager, presented an overview of Simi Valley’s transit system. The fleet is comprised of 11 fixed-route buses and 12 ADA/ Dial-a-Ride vans, all utilizing compressed natural gas (CNG) with plans for a zero emission fleet. Fares are \$1.50 for fixed route and \$2.00 for ADA/Dial-A-Ride. Notably, the Youth Ride Free and the College Ride Programs provide free rides for students across Ventura County. The service area spans Simi Valley, Moorpark Community College, and Chatsworth Metrolink Station. The Dial-a-Ride/ADA services seniors 65 and over and ADA (Americans with Disabilities) certified riders. The transit technological advancements include automated ADA/DAR scheduling

software, real-time passenger information, a live bus map, VCbuspass, and mobile app. The City actively promotes transit awareness through Transit Travel Training, ADA/DAR Committee Meetings, community fairs, and social media presence (@svtransit). Funding primarily comes from federal and state grants, emphasizing the community's commitment to accessible and sustainable transportation.

7. New Business

- a. Review of a request for a Conditional Use Permit to construct a 209,524 square foot, tilt-up building on a 13.13-acre vacant site for warehouse, distribution, and office use, located at 903 Quimisa Drive.

Audience members asked questions and made comments relating to: Incorporation of solar energy and the construction timeline.

The applicant responded to the above questions and comments as follows: The building will incorporate extensive solar features, including charging stations and EV parking, with the aim of reducing environmental impact. Construction is estimated to take eight to ten months.

Executive Board members asked questions and made comments relating to: The volume of traffic associated with the loading dock; addition of traffic lights; possible expansion; landscaping improvements including preservation or removal of oak trees; operating hours; zoning designation; occupancy of the facility; project benefit to the City; and expected increase in jobs.

The applicant responded to the above questions and comments as follows: The loading dock will experience limited traffic, with two inbound trucks and two to three outbound trucks, plus UPS and FedEx. The entrance will be one way in and one way out, without the addition of traffic lights. Cars will have one entrance and trucks will have another entrance. Expansion is possible to the left. The landscape palate for the project is approved for low water usage in compliance with California regulations and also to reduce fire hazards. Some oak trees need removal, as determined by an arborist, and the City requires the planting of replacement oak trees. A tree mitigation plan is in place and the removal of 17 trees will be compensated by planting the largest trees after grading. The operating hours are during normal business hours and the area is zoned for commercial use. The facility will host employees and visitors. The project will benefit the City by creating new jobs due to expansion, adding warehouse and office staff.

Upon conclusion of the discussion, the following motion was made by Bridget Charboneau and seconded by Jon Gatewood:

MOTION: Recommend that the Planning Commission approve the request for a Conditional Use Permit to construct a 209,524 square foot tilt-up building on a 13.13-acre vacant site for warehouse, distribution, and office use, located at 903 Quimisa Drive as presented.

Executive Board vote: 9 Ayes; 0 Noes; 0 Abstentions

Audience vote: 2 Ayes; 0 Noes; 0 Abstentions

Unincorporated Area vote: None

The motion carried.

- b. Review of a request for a Planned Development Permit, Zone Change and Specific Plan Amendment to change the zoning for a portion of the site from Commercial Office to Residential Very High, amend the Arroyo Simi Greenway Specific Plan in order to construct a new, 66-unit, four-story, multifamily residential building and an Affordable Housing Agreement, located at 1575 Erringer Road.

Audience members asked questions and made comments relating to: The project's use of solar, including batteries.

The applicant responded to the above questions and comments as follows: The project will not incorporate solar batteries, but there will be solar to power common areas.

Executive Board members asked questions and made comments relating to: Affect to traffic; location of the project's entrances and exits; concerns with the accuracy of the traffic study; demographic that the project is intended to serve; inquiry on the affordable component; desire to see more one bedroom apartments developed; project mitigation of water use given the ongoing drought; inquiry on the separate development of this and the prior project (Churchill); inclusion of utilities in the rent; parking for guests and impacts from the adjacent project; project viability if City land is not transferred to the developer; Arroyo Simi Greenway and bike path access; statement that the development will assist in addressing transient activity in the area; and concerns with the height of the building being compatible with the surrounding community.

The applicant responded to the above questions and comments as follows: According to the traffic study, the project will not affect traffic. There is no exit onto Heywood Street. Although the building is proposed at four stories, there is a three-story medical office across Heywood Street on a higher grade which is comparable in height. The entrances and exits were shown on the plans. The traffic study was completed in the last few years for the same residential use. The applicant was unsure about the demographics of Simi Valley; the applicant has a waitlist for one bedrooms

in other buildings demonstrating a demand. The units will include high efficiency appliances to minimize utility costs. Utility costs included with the unit will be specified in the lease; however, that is typically limited to trash, sewer, and water. The property is being developed independently to create smaller communities. There will be 72 parking places for the project including guest parking, which is more than is required. Simi Valley Unified School District has expressed no concerns. There is no access to Arroyo Simi Greenway from the project. There is no access or issues related to the bike path and the crosswalks. The bike paths will not be affected or changed.

Upon conclusion of the discussion, the following motion was made by Peter Carrube and seconded by Bridget Charboneau:

MOTION: Recommend that the Planning Commission deny the request for a Planned Development Permit, Zone Change, and Specific Plan Amendment to change the zoning for a portion of the site from Commercial Office to Residential Very High, amend the Arroyo Simi Greenway Specific Plan in order to construct a new, 66-unit, four-story, multi-family residential building and an Affordable Housing Agreement, located at 1575 Erringer Road presented with the following concerns: traffic and height of building.

Executive Board vote:	7 Ayes;	2 Noes;	0 Abstentions
Audience vote:	1 Ayes;	1 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. City Staff Comments

Kelly Duffy formally introduced herself to the Executive Board as the new Community Services Coordinator. The Homeless Point in Time Training is Wednesday, January 17, 2024 and the Homeless Point in Time Count is Wednesday, January 24, 2024.

9. Executive Board Comments

Tony Hudacs brought up the concern that many homeowners are not able to get homeowners insurance. Kelly Duffy will provide him with the appropriate contact for the concern.

Revathi Pudhota brought up a concern for drivers running red lights in Simi Valley. The Police Traffic Enforcement contact was provided.

Lyle Jackson requested Caltrans phone number. The Caltrans contact was provided.

Bridget Charboneau shared that the Simi Valley Chamber of Commerce will host the Little House on the Prairie 50th Anniversary Cast Reunion and Festival in March.

10. Adjournment: Thursday, February 15, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:35 p.m.

DRAFT