

MINUTES

1. Call to Order/Pledge of Allegiance/Welcome

Chair Tom Williams called the meeting to order at 7:02 p.m. He also confirmed that a quorum was present.

Elsa Dreckman	E	Alberto Vazquez-Dzul	P
Debbie Gainey	P	Tom Williams	P
Mark Luker	P	Valerie Evans	P
David Mosso	P	Theresa Lewis	P
Cameron Thompson	P	Vacant	
Jill Abele	P	Vacant	
Dalila Minter	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 Valerie Evans and seconded by David Mosso to approve the August 4, 2022 minutes as presented. The motion passed unanimously.

4. Correspondence

David Mosso submitted a letter he received from a resident with comments on Item 7, New Business.

5. Public Statements/Comments

A resident informed the Executive Board that there has recently been a number of thefts in the Groves neighborhood. Another resident asked what the development status was of the empty lot adjacent to the Senior Center. Ms. Habib informed the Executive Board that she would look into this and report back with this information.

6. Informational Presentation

The Simi Valley Community Garden

Garden volunteer Chris Cooley gave the presentation. The non-profit organization Simi at the Garden began work on the garden in January 2009 with donations from local businesses. There are currently 85 raised beds rented by community members, a wellness area, a children's' garden, a "pizza garden" planted with pizza vegetables, a veteran's memorial area, a garden store, grape vines and chickens. The "Sharity Garden" area supplies over 20,000 lbs. of fresh vegetables to the Samaritan Center annually.

7. New Business

Consideration of a General Plan Amendment (GPA-73), Zone Change (Z-S-0613), Tentative Tract Map (TT5658), Planned Development Permit (PD-S-1054) and Annexation (ANX-077), to subdivide the approximately 160.32-acre site to provide a residential development of 159 single-family residences, 50 multi-family units and open space. The project site is located in the County of Ventura, north of the Simi Valley Town Center

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

What entity has stated that there is enough water for the project?

Waterworks District 8, which provides water to this area, provided a will-serve letter for the project.

Will there be a Homeowner's Association to maintain the landscaping?

Yes, there will be. While unknown at this time, dues may be similar to those of the Big Sky development.

Are any of the units proposed to be affordable?

When the builder applies for a permit, they will decide this.

Could the future builder change the design of the project?

No, the design of the project will be approved during this permitting process and cannot be changed in the future.

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

Will Falcon Street need to be widened to accommodate additional traffic?

No, it is already wide enough to accommodate additional traffic.

How much of the open space within the developed area of the project will be dedicated to parks and recreation areas for residents?

There are plans for one pocket park for residents' use.

Will the project comply with the City's development standards for slopes?

Yes, the developed portions will be located in areas less than a 20 percent slope. There will be a cut through the slope at the top of First Street. There will be a 200 foot rounded tapering retaining wall to hold that slope in place.

Will the project affect local schools?

Developers are required to pay fees to mitigate impacts of their project on local schools.

Will there be any stop signs or signals in the project?

There will be stop signs at each intersection, but no signals have been required by the City.

Comments: Some Executive Board expressed strong concern about allowing more development when Simi Valley is in an historic drought. Some were also uneasy that the design of the project does not include smaller units for affordable housing.

Upon conclusion of the discussion, the following motion was made by Jill Abele and seconded by Alberto Vazquez-Dzul:

MOTION: Recommend that the Planning Commission approve a General Plan Amendment, Zone Change, Tentative Tract Map, Planned Development Permit and Annexation to subdivide the approximately 160.32-acre site to provide a residential development of 159 single-family residences, 50 multi-family units and open space with the following inclusions:

- When it is time to develop the project, if water restrictions are as bad as or more severe than they currently are, the development should be put on hold until the water situation improves.
- If the project does move forward at that time, the developer should be required to provide funding for additional water sources.

Executive Board vote:	7 Ayes;	3 Noes;	0 Abstentions
Audience vote:	0 Ayes;	2 Noes;	0 Abstentions
Unincorporated Area vote:	1 Aye;	0 Noes;	1 Abstention

The motion carried.

8. Community Services Coordinator's Report: None

9. Executive Board Comments

Jill Abele informed the Executive Board that the Boys and Girls Club of Moorpark and Simi Valley would be holding a fundraiser in Moorpark in the coming weeks. David Mosso inquired about how the City was progressing in water use reduction under the new drought restrictions. Mark Luker noted that he had recently seen water running near the median at Cochran Street and Sequoia Avenue. Theresa Lewis discussed the upcoming monthly dance at the Senior Center.

10. Adjournment: October 6, 2022, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 8:43 p.m.