

APPROVED MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

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

Tim Atencio	P	Vacant	
Bridget Charboneau	A	Vacant	
Andy Hanna	E	Doug Bamforth	A
Lyle Jackson	P	James Bartholomew	P
Jeremy Yablan	P	Sara Rosario	A
Julie Bershin	P	Vacant	
Evelyn Gatewood	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 Jeremy Yablan and seconded by Evelyn Gatewood to approve the August 11, 2022 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

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

- a. Request to construct an 83-unit, four-story apartment building at 1850 Heywood Street

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

What will the rental rates be?

A one-bedroom apartment will rent for approximately \$1,800-\$2,200 monthly. A two-bedroom apartment will rent for approximately \$2,100-\$2,300 monthly.

Will the project have facilities to collect grey water?

No, it will not.

Comments: One person commented that the timing of the project was bad because of lack of power and water for additional development, plus the capacity of the City's infrastructure was already strained by existing development.

Another person expressed concern that the project will bring in primarily people from out of town. The applicant explained that approximately 80 percent of the people who moved into their two previous projects in the area came from Simi Valley addresses. They expect this project to have a similar percentage of Simi Valley residents.

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

Will the project provide jobs for residents?

Yes, they will institute a local hiring program during construction.

What percentage of the units will be affordable?

Five percent of the units will be available in the very low- income category.

Will the applicants be providing infrastructure improvements in the areas of traffic, sewer and water?

No specific improvements have been required by the City. However, the applicants will be paying traffic mitigation fees plus fees for the City to provide sewer and water to the project.

Will the project be solar powered?

The public areas will be solar powered. The individual units will use electricity.

Comments: Two Executive Board members felt that it was not physically possible to add enough solar panels to provide solar power to all residents.

Upon conclusion of the discussion, the following motion was made by Jeremy Yablan and seconded by Julie Bershin:

MOTION: Recommend that the Planning Commission approve the construction of an 83-unit, four-story apartment building at 1850 Heywood Street with the following recommendation:

- **Add solar panels to supply all residents with power.**

Executive Board vote:	5 Ayes;	0 Noes;	1 Abstention
Audience vote:	0 Ayes;	1 No;	1 Abstention
Unincorporated Area vote:	0 Ayes;	0 Noes;	0 Abstentions

The motion carried.

- b. 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:

Comments: One person suggested that reclaimed water be used to keep dust down during construction.

Another person stated that single-family homes are better for the City than multi-family units because single-family homes keep the population down and generate less traffic.

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

Where will the proposed trail tie into the existing trail?

It will tie into the existing trail at the southeast corner of the project.

Is flooding a concern?

The existing flood control basins on the project site and at the Simi Valley Town Center south of the project are adequate per City staff.

Could future residents be impacted by the odors from the Simi Valley Landfill?

The Environmental Impact Report for the project is being prepared. It will evaluate such possible impacts.

Could a trail for both people and horses be added from Erringer Road, around the back of the property to First Street?

The applicant can look into this. It would require Waste Management, Inc., to grant an easement across the landfill property.

Upon conclusion of the discussion, the following motion was made by Julie Bershin and seconded by Evelyn Gatewood:

MOTION: Recommend that the Planning Commission approve 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 with the following recommendation:

- **Add a trail for people and horses from Erringer Road, around the back of the property to First Street.**

Executive Board vote:	6 Ayes;	0 Noes;	0 Abstentions
Audience vote:	1 Aye;	1 No;	0 Abstentions
Unincorporated Area vote:	0 Ayes;	0 Noes;	0 Abstentions

The motion carried.

8. Community Services Coordinator's Report

Emily Habib announced that Chair Amin Maghsoodi had resigned from the Executive Board. Elections to fill the vacancy will be held at the next meeting. She also noted that the recruitment for Executive Board members for the March 2023 term would be opening the following month.

9. Executive Board Comments

Julie Bershin informed the Executive Board that the Simi Valley Street Fair is coming up on October 29, 2022.

10. Adjournment: Thursday, October 13, 2022, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:46 p.m.