



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #3
THURSDAY, JANUARY 15, 2015, 7:30 P.M.
*****SPECIAL MEETING LOCATION*****
SIMI VALLEY SENIOR CENTER, ROOM 106
3900 AVENIDA SIMI

*****REVISED*****

AGENDA

NC #3 Chair	Erin Pierik
NC #3 Vice Chair	Josh Lorencz
NC #3 Secretary	Andrew Gorden
NC Coordinator	Emily Habib
City Council Liaison	Council Member Becerra

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Police Liaison Report
6. 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. Statements and comments are limited to no more than five (5) minutes per speaker.
7. Informational Presentation
 - a. The City's Youth Council Program
8. Continued Business: None
9. New Business: None



10. 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.

11. Neighborhood Council Coordinator's Report

12. Adjournment: Thursday, February 12, 2015

/s/

Mark Oyler
Deputy Director/Citizen Services

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Neighborhood Council 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

Vice Chair Josh Lorencz called the meeting to order at 7:30 p.m. and Secretary Andrew Gorden confirmed a quorum was present.

Devin Brady	P	Linda Mann	P
Bryan Doss	A	Al Orozco	P
Anil Garg	A	Erin Pierik	E
Andrew Gorden	P	Avery West	P
Gary King	P	Vacant	
Leroy Leyba	E	Vacant	
Josh Lorencz	P	P=Present;E=Excused; A=Absent	

2. Agenda Review

By the consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

By the consensus of the Executive Board, the September 11, 2014 minutes were approved as presented.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations

a. Update of the City's Traffic Impact Fee Program

Ron Fuchiwaki, Director of Public Works provided an overview of the City's Traffic Impact Fee program that was established in 1991 to apply to new residential and non-residential developments. When new development occurs, additional traffic is generated by new residents and employees, which impacts the City's street systems, primarily at intersections. Due to development, intersections will need to be improved to meet increased traffic demands and provide an acceptable level of service throughout the City. The General Plan sets the policy to design the City's street systems to operate intersections at Level of Service C, or better, during peak traffic periods. The current fees charged for residential development is \$33.00 per trip and \$15.50 per trip for non-residential development. The 2012 General Plan Update increased the anticipated amount of development in the City, causing an increased level of traffic impacts at 28 City intersections. A Nexus Study, is required

when public agencies establish or increase Traffic Impact Fees. The Study was completed and projected 240,846 new/additional daily traffic trips would be generated when full build-out of the City occurs. The total net cost of traffic improvements was calculated at \$19.4 million, resulting with a maximum Traffic Impact Fee of \$80.68 per daily trip. The proposed Traffic Impact Fee is needed to maintain an acceptable level of service at intersections. The proposed fee increase will be presented to the City Council later this year after community outreach and education about the program is conducted.

7. Continued Business: None

8. New Business

- a. A request to construct a carwash and subdivide the property into two parcels, located at the northwest corner of E. Cochran St. and Tapo St. (2401 Tapo St. and 4381 Cochran St.)

Audience members did not have any questions or comments.

Executive Board members asked questions and made comments relating to: if the carwash was similar to other ones around town, the hours of operation, the width of the proposed driveway, what was the projected timeframe to complete construction, what measures will be implemented to prevent drivers from turning left onto Cochran Street, the distance between the proposed 10-foot tall wall and the existing residents of the trailer park, if vines are proposed along the residential side of the new wall, was the noise study prepared in comparison to other carwashes, and concerns about vehicles backing up onto Cochran Street and Tapo Street when waiting to enter the carwash.

Applicant responded to the questions and comments as follows.

The request is similar other express drive-through carwashes around town. The hours of operation will be from 7:00 a.m. to 8:00 p.m. A 30-foot wide driveway is being proposed. Construction is projected to be completed by the summer of 2015. Signs will be posted on the site to prohibit customers from making left hand turns onto Cochran Street. There is approximately 50-60 feet between the existing wall and the trailer park residents. Landscaping has only been proposed along the 10-foot wall for the carwash. To identify and address noise impacts, similar noise studies have been conducted for carwashes in San Fernando and throughout California. Planning staff had concerns about vehicles stacking onto the street and the project was redesigned to have the entrance off of Cochran Street.

Upon conclusion of the discussion, the following motion was made by Linda Mann and seconded by Al Orozco.

MOTION: Recommend that the Planning Commission approve the request to construct a carwash and subdivide the property into two parcels, located at the northwest corner of E. Cochran St. and Tapo St. (2401 Tapo St. and 4381 E. Cochran St.), as presented.

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

The motion carried.

- b. Discussion of the selection and recruitment of Neighborhood Council Executive Board members

Jennifer Santos, Neighborhood Council Coordinator provided an overview of the recruitment process and the recommended guidelines used by a City Council Interview Subcommittee to nominate applicants to the Neighborhood Council Executive Boards.

The Executive Board made comments related to: understanding the concern about the selection of Board members who previously served over new Board members; the importance of nominating individuals who foster mutual respect, and recommended no changes to the selection or recruitment process.

It was the consensus of the Executive Board to not recommend any revisions to the selection and recruitment of Neighborhood Council Executive Board members.

9. Executive Board Member Comments

Linda Mann described the Municipal Code requirements that prohibits the placement of flyers, leaflets, and other printed material on automobiles. She stated that additional enforcement and outreach is necessary, especially at the Simi Valley Metrolink Station.

Al Orozco announced the upcoming Roundup Dance that will be at the Hummingbird Ranch on November 7. The event will be hosted by the Kiwanis Club and ticket and event information can be found at www.roundupsimi.com

Avery West stated that he has seen a number of illegal signs around Simi Valley. The signs include advertisements for mattress sales. The signs include contact phone number with an 818 area code. Jennifer Santos stated the concern could be reported to Code Enforcement by calling (805) 583-6753.

10. Neighborhood Council Coordinator's Report

Jennifer Santos stated the Neighborhood Councils received a Pipeline Awareness newsletter. The newsletter provides awareness about potential hazards associated with pipelines and the steps that should be taken to avoid incidents and prepare for a possible emergency. Additional information can be found by visiting www.pipelineawareness.org. She provided an updated list of applications that have gone through the Planning Department review process.

11. Adjournment: Thursday, November 13, 2014, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:40 p.m.

MEETING NOTES

1. Call to Order/Welcome/Pledge of Allegiance

Vice Chair Josh Lorencz called the meeting to order at 7:30 p.m. Secretary Andrew Gorden confirmed a quorum was not present. City Council Member Judge was also present.

Devin Brady	P	Linda Mann	A
Bryan Doss	A	Al Orozco	P
Anil Garg	A	Erin Pierik	A
Andrew Gorden	P	Avery West	A
Gary King	P	Vacant	
Leroy Leyba	A	Vacant	
Josh Lorencz	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

Due to a lack of a quorum, all items presented were for information only, and a summary will be provided at the January 15, 2015 meeting. The Executive Board did not take any formal action.

3. Approval of Minutes

The October 16, 2014 minutes will be presented for approval at the next regularly scheduled meeting on January 15, 2015.

4. Correspondence: None

5. Public Statements/Comments

A resident of Leeds Street voiced concern regarding a six-person board and care facility being constructed on her street. She had not received notice of a public hearing. Staff said they would look into the matter and contact her. It was also explained that residential care facilities of six or fewer people are not subject to City approval.

6. Informational Presentations

a. Overview of the Police Department's Community Liaison Officer Program

Steve Shorts, Police Sergeant, explained the goals of the new Community Liaison Officer Program. The goals are to increase communication in the community, nuisance abatement, increased community involvement, and overall crime reduction. He has a team of three officers, each designated a specific section of the City. The officers are to be liaisons in their sections of the community. They will deal with both short and long term issues, and generally be known in that part of the community. His team

works to target and resolve ongoing, continuous nuisance issues (alcohol issues, parties, gangs, etc.) that tax the system by constantly requiring attention. The team has school resource officers, a Crime Prevention officer, a Volunteer Coordinator, Youth Services officer, and they manage the jail. Also, they coordinate with the Neighborhood Watch Coordinator to facilitate plans and designs to prevent crime in parks, neighborhoods, and homes. The officers can also adapt to their tactics and clothing depending on the situation, for example bike patrols, homeless outreach, and unmarked cars. They continue their Homeless/Street Outreach program, working very closely with The Samaritan Center and other social services in town, reducing the encampments in town and helping the citizens get the services they need.

7. Continued Business: None

8. New Business

- a. A request to allow a permit for up to 6 hens on single-family properties in conjunction with a 4-H permit project

Audience members did not have any questions or comments.

Executive Board members asked questions and made comments relating to: when does the permit expire; how do the neighbors feel about possibly having chickens in the area; are chickens allowed in other areas of the City.

Christine Silver, Senior Planner of the Department of Environmental Services, responded to the questions and comments as follows:

The permit expires in one year; the neighbors expressed no issues about chickens in the area; chickens are allowed in areas of the City with a Farm Animal and Limited Overlay Zoning District, or with an approved Conditional Use Permit on lots 20,000 sq. ft. or over.

No recommendation was made due to lack of a quorum.

- b. A request to construct a 103-room hotel, located at 2585 Cochran Street (behind Junkyard Café)

Audience members did not have any questions or comments.

Executive Board members asked questions and made comments relating to: why they are building another hotel in Simi Valley; is there an existing sign on Cochran Street; will there be any noise abatement measures between the hotel and the freeway; will there be any noise abatement measures between the hotel driveway and the residences to the west; is the City concerned about additional traffic from the hotel; are they digging down to create underground parking or are they adding a

floor to the building; will there be fencing along the eastern property boundary to separate uses; will they have an on-site security guard; will there be a security gate to prevent the general public from entering the parking garage.

The applicant responded to the above questions and comments as follows: a marketing study was done which determined that a hotel would be an appropriate and profitable use; there is an existing large sign with slots for other business' signs; the existing grove of trees was deemed adequate noise abatement; the hotel will be located at the eastern side of the property away from the residences, and a 10-20' wide landscape buffer that will include large trees will be installed along the property line to control noise and maintain privacy; a traffic study asked for minor improvements to widen the driveway entrance, which will be performed; excavation will include an underground parking lot; fencing is proposed along the eastern property line; there is to be staff members around and an on-site security guard is not needed; a security gate was not proposed but could be a possibility.

No recommendation was made due to lack of a quorum.

- c. A request to consider amending the Simi Valley Town Center Specific Plan to add a monument sign, way-finding signs, two Highway Pylon signs, Drive-through Coffee Houses, and increase the allowed size of Food Stores, located at 1555 Simi Town Center Way

Audience members did not have any questions or comments.

Executive Board members asked questions and made comments relating to: Have they had any inquiries from grocery stores; what is planned for the large undeveloped pad near the front of the parking lot.

The applicant responded to the above questions and comments as follows: grocers have been approached with none so far showing interest, however the anticipated 35,000 sq. ft. is hoped to stimulate demand; the undeveloped pad will become part of the parking lot.

No recommendation was made due to lack of a quorum.

- d. Selection of a nominee to the Special Event Support Review Committee
Gary King expressed interest in serving on the committee. Josh Lorencz agreed to be a backup if needed.
- e. Discussion of Neighborhood Council Recruitment
The current recruitment will end on January 6, 2015. The Board discussed various forms of outreach including reaching out to friends and neighbors.

9. Executive Board Member Comments
Devin Brady commented that some of his neighbors had complained about increased noise from trains, particularly the use of horns. Jennifer Santos stated that this issue was not under City jurisdiction and was being discussed by the Ventura County Transportation Commission.
10. Neighborhood Council Coordinator's Report
Jennifer Santos introduced Emily Habib, the new Neighborhood Council Coordinator.
11. Adjournment: Thursday, January 15, 2015, 7:30 p.m.
The meeting was concluded at 9:22 p.m.