

MINUTES OF THE CITY COUNCIL
VENTURA COUNTY WATERWORKS DISTRICT NO. 8
SIMI VALLEY LIBRARY BOARD OF TRUSTEES

Simi Valley, California

August 23, 2021

CALLED TO ORDER: 6:00 p.m. (CLOSED SESSION)

ROLL CALL: Present: Council Members/Directors/Trustees Litster, Luevanos, Judge, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

Remote: None

Absent: None

a. PUBLIC STATEMENTS: Having no public statements, the City Council adjourned to Closed Session at 6:02 p.m.

b. CLOSED SESSION:

(1) Conference with Labor Negotiator (CC)
Pursuant to Government Code Section 54957.6(a)

City's Designated Representative: Samantha Argabrite, Deputy City Manager

Employee Organization: Simi Valley Police Managers Association

(2) Conference with Labor Negotiator (CC)
Pursuant to Government Code Section 54957.6(a)

City's Designated Representative: Samantha Argabrite, Deputy City Manager

Employee Organization: Simi Valley Police Officers Association

Note: If this is a joint meeting of the City Council and Boards of Directors, the applicable entity is identified at the end of each agenda item.

CC – City Council
WWD – Waterworks District No. 8
IDA – Industrial Development Authority
PFFA – Simi Valley Public Facilities Financing Authority

PFA – Public Financing Authority
SA – Successor Agency
LB – Simi Valley Library Board of Trustees

Materials related to an item on this Agenda submitted to the CC, WWD, IDA, PFFA, PFA, SA, and/or LB after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 2929 Tapo Canyon Road, Simi Valley, CA during normal business hours.

- (3) Conference with Labor Negotiator (CC)
Pursuant to Government Code Section 54957.6(a)

City's Designated Representative: Samantha Argabrite, Deputy City Manager

Employee Organization: Service Employee International Union (SEIU)

- (4) Conference with Labor Negotiator (CC)
Pursuant to Government Code Section 54957.6(a)

City's Designated Representative: Samantha Argabrite, Deputy City Manager

Unrepresented Employees: Accounting Projects Analyst, Accounting Specialist, Accounting Supervisor, Administrative Assistant, Administrative Officer, Assistant City Attorney (non-Confidential), Assistant City Clerk, Assistant City Manager, Assistant Community Services Manager, Assistant Engineer, Assistant Planner, Assistant Public Works Director, Assistant to the City Manager, Assistant Waterworks Services Manager, Associate Engineer, Associate Planner, Budget & Administration Manager, Budget Officer, Chief of Police, City Clerk, City Engineer, Code Compliance Manager, Code Compliance Officer, Code Enforcement Supervisor, Communications Systems Coordinator, Communications Manager, Community Services Coordinator, Community Services Director, Community Services Manager, Counter Technician, Court Liaison, Crime Analysis and Prevention Manager, Crime Analyst, Cultural Arts Center Technical Coordinator, Customer Services Manager, Customer Services Supervisor, Deputy Administrative Services Director (Fiscal Services), Deputy Administrative Services Director (Information Services), Deputy Administrative Services Director (Support Services), Deputy Building Official/Plan Check, Deputy City Attorney, Deputy City Clerk, , Deputy Community Services Director, Deputy Director/Economic Development, Deputy Director/Housing & Special Projects, Deputy Director/Police Administration & Communication, Deputy Director/Traffic Engineer, Deputy Environmental Services Director, Deputy Environmental Services Director (Building Official), Deputy Environmental Services Director (City Planner), Deputy Public Works Director (Administration), Deputy Public Works Director (Development Services) Deputy Public Works Director (Environmental Compliance), Deputy Public Works Director (Maintenance Services), Deputy Public Works Director (Maintenance Services Engineer), Deputy Public Works Director (Sanitation Services), Deputy Public Works Director (Transit), Deputy Public Works Director (Waterworks Services), Digital and Print Media Coordinator, Emergency Services Coordinator, Emergency Services Manager, Enterprise Systems Analyst, Environmental Compliance Program Analyst, Environmental Compliance Program Coordinator, Environmental Services Director, Executive Assistant, Fiscal Services Supervisor, GIS Coordinator, Home Rehabilitation Coordinator,

Human Resources Analyst, Information Services Analyst I, Information Services Analyst II, Laboratory Chemist, Laboratory Supervisor, Landscape Architect, Legal Administrative Assistant, Maintenance Superintendent, Maintenance Supervisor, Management Analyst, Management Assistant, Payroll Coordinator, Permit Services Coordinator, Plant Maintenance Supervisor, Plant Operations Manager, Plant Operations Supervisor, Plant Support Systems Manager, Police Communications & Records Manager, Police Maintenance Supervisor, Police Records Manager, Police Records Supervisor, Police Services Supervisor, Principal Engineer, Principal Information Services Analyst, Principal Planner/Zoning Administrator, Public Works Director, Risk Manager, Senior Accountant, Senior Administrative Officer, Senior Assistant City Attorney, Senior Code Compliance Officer, Senior Crime Analyst, Senior Engineer, Senior Human Resources Analyst (non-Confidential), Senior Information Services Analyst, Senior Management Analyst, Senior Planner, Staff Accountant, Supervising Building Inspector, Supervising Public Works Inspector, Transit Finance Manager, Transit Operations Manager, Transit Supervisor, Treasury Officer, Utility Services Specialist, Wastewater Collection System Supervisor, Water Distribution Supervisor, Water Operations Supervisor, Waterworks Field Services Supervisor, Workers' Compensation Adjuster I, Workers' Compensation Adjuster II, Workers' Compensation Manager, Workers' Compensation Supervisor

- (5) Conference with Legal Counsel – Existing Litigation (CC)
Pursuant to Government Code Section 54956.9(d) (1) (Workers' Compensation)

Name of Case: Michelle Savage v. City of Simi Valley

Case Nos.: WC 1227; (ADJ3843717); 604231 (ADJ7611640); 604361 (ADJ7927585); 604859 (ADJ10022274); 605040; 605184 (ADJ10949909); 605331; and 605380 (ADJ13645164)

CALLED TO ORDER: 6:34 p.m. (OPEN SESSION)

CLOSED SESSION REPORTS: Interim City Attorney Caceres stated there was no reportable action as a result of the Closed Session meeting held on August 23, 2021 at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Led by Samantha Argabrite

ROLL CALL: Present: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn
Remote: None
Absent: Council Member/Director/Trustee Judge

1. AGENDA REVIEW:

- 1A. ACTION: Council Member/Director/Trustee Litster moved that all resolutions and ordinances presented tonight be read in title only and all further reading be waived. Council Member/Director/Trustee Luevanos seconded the motion. (CC/WWD/LB)

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: None

- 1B. It is the policy of the City Council that upon reaching 11:30 p.m., the City Council will not address any new agenda items. Should the City Council continue to address an in-progress agenda item past 12:00 midnight, the following motion is in order.

MOTION: Move that the City Council meeting tonight may extend beyond the midnight deadline to conclude the agenda (Section 2-1.106 SVMC).

- 1C. DECLARATION OF CONFLICT: None

1D. CERTIFICATES/HONORARY RESOLUTIONS/PROCLAMATIONS:

- (1) Presentation of proclamation declaring August 26, 2021 as Women's Equality Day (Argabrite) (CC)

Deputy City Manager Samantha Argabrite read the proclamation declaring August 26, 2021 as Women's Equality Day.

- (2) Presentation of an honorary resolution by Jennifer Swenson, President of Adventist Health Simi Valley, honoring the Simi Valley Police Department on their 50th Anniversary (CC)

Jennifer Swenson, President of Adventist Health Simi Valley, read the proclamation honoring the Simi Valley Police Department on their 50th anniversary.

2. PUBLIC STATEMENTS ON APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS: None

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

3A. APPOINTMENTS:

- (1) Selection of City Council members to Interview and nominate prospective Neighborhood Council Executive Board members (Perros) (CC)

ACTION: Council Member/Director/Trustee Luevanos moved to select herself, to interview and nominate prospective Neighborhood Council Executive Board members for Neighborhood Council Nos. 2 and 4, and Mayor Pro Tem Cavanaugh for Neighborhood Council Nos. 1 and 3. Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh seconded the motion.

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: None

3B. SPECIAL PRESENTATIONS: None

3C. INFORMATIONAL REPORTS: None

4. PUBLIC HEARINGS:

- 4A. A public hearing to reconsider Resolution No. 2019-46, and reconsider an appeal from JM Squared Development, LLC of the Planning Commission's denial of a Conditional Use Permit (CUP-S-812) to construct and operate a residential care facility with 68 assisted living units and 40 memory care units located on a 1.6-acre portion of a 19.2-acre site on Cochran Street, 150 feet east of Welcome Court; and associated Mitigated Negative Declaration under the California Environmental Quality Act (Perros) (CC)

Resolution No. 2021-32 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY RESCINDING CITY COUNCIL RESOLUTION NO. 2019-46, APPROVING CONDITIONAL USE PERMIT CUP-S-812 TO ALLOW THE CONSTRUCTION AND OPERATION OF A RESIDENTIAL CARE FACILITY WITH 68 ASSISTED LIVING UNITS AND 40 MEMORY CARE UNITS LOCATED ON A 1.6-ACRE PORTION OF A 19.2-ACRE SITE ON COCHRAN STREET, 150 FEET EAST OF WELCOME COURT, AND ADOPTING THE ASSOCIATED MITIGATED

NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Mayor Mashburn opened the public hearing at 7:12 p.m.

Public testimony emailed before 5:00 p.m. (provided to the Council; not read in open session) (See Appendix A)

1. Sharon Petrovic, Simi Valley, CA, in opposition to the project.
2. Bob Teigan, Simi Valley, CA, in opposition to the project.

The following submitted a speaker card and spoke in support of or in opposition to the project:

1. Scott Layton, Simi Valley, CA, in opposition to the project.
2. David Gering, Simi Valley, CA, in opposition to the project.
3. Tony Rojers, Simi Valley, CA, in opposition to the project.
4. Robert Byrnes, Simi Valley, CA, in opposition to the project.
5. David L. Berry, Simi Valley, CA, in opposition to the project.
6. Antonio Pacleb, Simi Valley, CA, in opposition to the project.
7. Annette Cleary, Simi Valley, CA, comment only.
8. Gloria Finch, Simi Valley, CA, in opposition to the project.
9. Steve Parle, Simi Valley, CA, in opposition to the project.
10. Jes McBride, Simi Valley, CA, in support of the project.
11. Michelle Spolidoro, Simi Valley, CA, in opposition to the project.
12. Pat Sheppard, Simi Valley, CA, in opposition to the project.

The following submitted a speaker card in opposition to the project, but did not wish to speak:

1. Mazal London, Simi Valley, CA
2. Frank, Simi Valley, CA

Public testimony by Zoom speakers:

1. Diane Runfola, Simi Valley, CA, spoke in opposition to the project.

Mayor Mashburn closed the public portion of the hearing at 8:16 p.m.

ACTION: Council Member/Director/Trustee Litster moved to adopt Resolution No. 2021-32 as amended, thereby formally rescinding Resolution No. 2019-46, and formally approving CUP-S-812 with conditions and adopting the associated Mitigated

Negative Declaration (MND) under the California Environmental Quality Act (CEQA). Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh seconded the motion.

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: Council Member/Director/Trustee Luevanos

5. PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND COMMITTEE INFORMATION REPORTS:

The following submitted a speaker card:

1. Mike Kort, Rotary Club of Simi Sunset, announced that the Club will be hosting a September 11, 20th anniversary tribute event at Veterans Plaza.
2. Rocky Rhodes, Simi Valley, CA, spoke about the upcoming redistricting of the County Supervisor districts.

5A. CITY COUNCIL/BOARD MEMBER/SPECIAL DISTRICT COMMENTS REGARDING PUBLIC STATEMENTS:

Council Member Litster thanked Mike Kort for his announcement regarding the September 11th event. She also thanked Mr. Rhodes for his suggestions of being involved in the redistricting process.

Council Member Luevanos thanked Mike Kort for organizing the September 11th program. She also thanked all of the public speakers who came to speak this evening.

Mayor Mashburn thanked the Rotary of Simi Sunset for hosting the September 11th event.

6. CONSENT CALENDAR:

Council Member Luevanos pulled Consent Item Nos. 4, 5, 6, 7 and 9 for discussion.

- (1) Approval of minutes for the City Council meetings of February 10, 2020 and June 21, 2021 (Blanco) (CC/WWD/LB)

ACTION: Approved minutes.

- (2) Designation of the City's voting delegate and alternates at the League of California Cities Annual Conference Business Meeting (Blanco) (CC)

ACTION: Received and filed.

- (3) Approval of the Monthly Investment Report for the month ended July 31, 2021 (Toney) (CC)

ACTION: Received and filed.

- (4) Authorization to enter into agreements for the migration of the Police Department's computer aided dispatch and records management system to the cloud (Toney)(CC)

ACTION: Approved request.

- (5) Approval of revised rounding method for City fees (Toney) (CC/WWD/LB)

ACTION: Approved request.

- (6) Authorization to accept funding from the U.S. Department of Homeland Security's Emergency Management Performance Grant to fund various software and offset Emergency Services Manager's salary, and approval of a Supplemental Budget Request (Livingstone) (CC)

ACTION: Approved request and approved Supplemental Budget Request.

- (7) Adopt a position of support for AB 267 and authorize the Mayor to sign a letter of support for the bill (Argabrite) (CC)

ACTION: Approved request.

- (8) Award of contracts for the purchase of chemical supplies for the City of Simi Valley's Water Quality Control Plant (WQCP), Specification No. SV 22-04 (Fuchiwaki) (CC)

ACTION: Awarded contract to Olin Corporation and to Univar Solutions USA, Inc.

- (9) Adoption of a resolution accepting the Final Map, Subdivision Improvement Agreement, and approving securities for Tract No. 6024, located at 3039 East Cochran Street (Fuchiwaki) (CC)

Resolution No. 2021-30 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY ACCEPTING THE FINAL MAP, SUBDIVISION IMPROVEMENT AGREEMENT, AND APPROVING SECURITIES FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR TRACT NO. 6024, LOCATED AT 3039 EAST COCHRAN STREET

ACTION: Adopted Resolution No. 2021-30.

ACTION: Council Member/Director/Trustee Luevanos moved to approve Consent Calendar Items 1 through 6, 8 and 9. Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh seconded the motion.

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn
NAYS: None
ABSENT: Council Member/Director/Trustee Judge
ABSTAIN: None

ACTION: Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh moved to approve Consent Calendar Items 7. Council Member/director/Trustee Litster seconded the motion.

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn
NAYS: Council Member/Director/Trustee Luevanos
ABSENT: Council Member/Director/Trustee Judge
ABSTAIN: None

7. CONTINUED BUSINESS:

- 7A. Second reading of Ordinance No. 1324 approving Simi Valley Municipal Code Amendment Z-S-751 to revise portions of Title 9 to reduce the parking space requirements for hotels and motels, and adopt the Negative Declaration (Perros) (CC)

Ordinance No. 1324 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING SIMI VALLEY MUNICIPAL CODE AMENDMENT Z-S-751 TO REVISE PORTIONS OF TITLE 9 TO REDUCE THE PARKING SPACE REQUIREMENTS FOR HOTELS AND MOTELS, AND ADOPT THE NEGATIVE DECLARATION

ACTION: Council Member/Director/Trustee Litster moved to adopt Ordinance No. 1324. Council Member/Director/Trustee Luevanos seconded the motion:

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: None

- 7B. Second reading of Ordinance No. 1326 adding Section 1-04.05 to Chapter 4 of Title 1 of the Simi Valley Municipal Code to expressly authorize the City Council to reconsider actions that are the subject of pending litigation, provided that a public hearing process occur on the matter being considered (Caceres) (CC)

Ordinance No. 1326 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY ADDING SECTION 1-04.05 TO CHAPTER 4 OF TITLE 1 OF THE SIMI VALLEY MUNICIPAL CODE TO EXPRESSLY AUTHORIZE THE CITY COUNCIL TO RECONSIDER ACTIONS THAT ARE THE SUBJECT OF PENDING LITIGATION, PROVIDED THAT A PUBLIC HEARING PROCESS OCCUR ON THE MATTER BEING RECONSIDERED

ACTION: Council Member/Director/Trustee Luevanos moved to adopt Ordinance No. 1326. Council Member/Director/Trustee Litster seconded the motion:

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: None

7C. Review of information concerning the existence of a local emergency (Gabler) (CC)

ACTION: Council Member/Director/Trustee Litster moved to receive and file the report. Council Member/Director/Trustee Luevanos seconded the motion:

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: None

8. NEW BUSINESS:

8A. Informational presentation on the redistricting process and direction on the use of a commission to establish the district boundaries (Blanco/Caceres) (CC)

ACTION: Council Member/Director/Trustee Litster moved to have the City Council establish the City's district boundaries without the use of a commission. Council Member/Director/Trustee Luevanos seconded the motion.

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: None

8B. Authorize the City Manager to enter into a contract between the City of Simi Valley and California Consulting, Inc. for grant management services and approval of a Supplemental Budget Request (Toney) (CC)

ACTION: Council Member/Director/Trustee Litster moved to authorize the City Manager to enter into a one-year contract with California Consulting for Grants Administration for FY 2021-22 with the option to continue the program for two additional years, and approval of a Supplemental Budget Request in the General Fund (Fund 100) for \$75,000. Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh seconded the motion.

ROLL CALL

AYES: Council Members/Directors/Trustees Litster, Luevanos, Mayor Pro Tem/Vice-Chair/President Pro Tem Cavanaugh and Mayor/Chair/President Mashburn

NAYS: None

ABSENT: Council Member/Director/Trustee Judge

ABSTAIN: None

9. REPORTS:

9A. City Council/Board Member/Trustees/Special District Member Reports:

Council Member Litster reported she attended the Task Force on Business Recovery, and she commented on the FBI exhibit at the Ronald Reagan Presidential Library. She reported she attended the Youth Council meeting, the Simi Valley Veterans Task Force meeting, the Simi Valley Education Foundation Board meeting, and the St. Rose of Lima 100th anniversary celebration.

Council Member Luevanos commented about the return of students, teachers and staff to school.

Mayor Pro Tem Cavanaugh spoke about the return of students, teachers and staff to school. She commented that the Economic Development Committee was dark but free webinars are available on the website, and she reported that the Simi Valley Animal Shelter reclosed due to staffing issues. Mayor Pro Tem Cavanaugh reported she attended the Police Foundation Golf Tournament meeting, and the St. Rose of Lima 100th anniversary celebration.

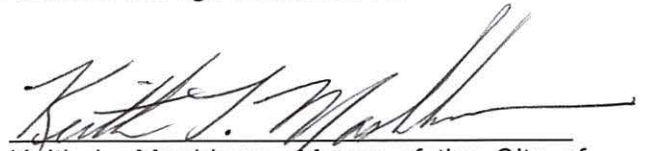
Mayor Mashburn recognized John Heubusch on his retirement as Executive Director of the Ronald Reagan Presidential Library. He reported he met with Pat Montoya and Dr. Marcia Clarke regarding behavioral health issues and services, and he attended the St. Rose of Lima 100th anniversary celebration.

9B. City Council/Board Member/Special District Member Requests for Future City Council Agenda Items:

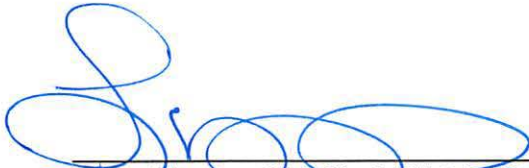
Council Member Luevanos asked if it is possible to use some of the American Rescue Plan funds to provide COVID-19 testing for City employees. City Manager Gabler stated that the City has access for several locations for City employees to get tested and will provide the list of locations to all employees.

Mayor Mashburn requested an item for a future agenda to discuss a new method or selection process that includes the entire City Council for appointing future Planning Commissioners. City Manager Gabler stated that this item is on the list for a future meeting.

ADJOURNMENT: Mayor Mashburn adjourned the meeting at 10:07 p.m. in the memory of Ventura Superior Court Judge Colleen Toy White to the meeting of September 13, 2021 at 6:30 p.m. There being no objections, the motion carried through acclamation.



Keith L. Mashburn, Mayor of the City of Simi Valley, California, Chair of the Ventura County Waterworks District No. 8, and President of the Simi Valley Library Board of Trustees



Lucy Blanco, City Clerk/District/Board Secretary

From: Sharon Petrovic
Sent: Sunday, August 22, 2021 3:50 PM
To: PublicStatements
Subject: Resolution Agenda Item 4-A

I live at Cochran and Welcome Court. The thought of a commercial structure going up very close to here is very disturbing. There will be lots of traffic from visitors, delivery services, and ambulances, filling the area with lots of noise and unhealthful air. This is a very pleasant and beautiful (mountain view) residential neighborhood. We don't want something of a busy business enterprise going on here.

My vote is to not have it happen.

Sharon Petrovic

From: bob teigan
Sent: Thursday, August 19, 2021 4:52 PM
To: PublicStatements
Subject: Greetings From Bob Teigan Simi Valley, CA 93063

RE: Monday, August 23rd, 2021 Simi Valley City Council(Ventura County Waterworks) Resolution No. 2019-46 Agenda Item #4A

As a owner resident in the White Oak Townhomes Owners Association located on the eastside of Simi Valley, I am profoundly concerned about the proposed development of an Assisted Living Facility that will be in close proximity to our community. The City Council rightly rejected this proposal in the last quarter of 2019 due in no small part to profound safety and environmental issues. Traffic flow will increase dramatically in an area that will become bottlenecked by it's elevated incline in an abruptly hilly environ. This residential neighborhood was zoned for traditional housing and townhomes, not for office buildings and other commercial entities. And make no mistake, assisted living properties are a commercial entity that happens to accommodate patients. In other parts of Simi Valley, assisted living facilities have been built in conventional mixed residential/commercial zoned areas. Development of said assisted living businesses and other commercial enterprises were never envisaged by the initial developers of our area. This was about traditional housing, and not a tortured hybrid that would allow this proposal to become a reality.

The added food service 53 footer trucks, ambulances and firetrucks that will become the rule of the day (in the bottleneck road adjacent to the White Oak Townhomes Association) will pose true safety and environmental issues. Please reconfirm your original vote of 2019. I appreciate your consideration.

Bob Teigan