

CASA CONEJO MUNICIPAL ADVISORY COUNCIL MINUTES
November 15, 2017

**The Casa Conejo MAC held a Meeting Wednesday, November 15, 2017,
6:00 p.m. at Walnut Elementary School, 581 Dena Drive, Newbury Park**

1. Call to Order

The meeting was called to order by **Chair Richard Gaz** at 6:00 pm. Vice Chair **Wendy Zimmerman** and MAC members **Edward Villa, Sr., Dustin Woomer, R. Scott Horn**, and alternate member **Roger Smith** were present.

2. Flag Salute

Chair Richard Gaz led the salute to the flag.

3. Ventura County's Accessory Dwelling Unit Regulations in the Coastal and Non-Coastal Zones

Ventura County Planning staff **Tricia Maier, Jennifer Butler** and **Owen Deutsch** attended the meeting to provide background information on the new State law relaxing accessory dwelling units (ADUs) in California and the County's proposed standards for the unincorporated areas of Ventura County. Supervisor Parks suggested to the Board of Supervisors to keep the minimum lot size at 10,000 square feet, which is what it is currently under the County's interim ADU ordinance passed on March 14, 2017. The Board of Supervisors will discuss this matter again on February 27, 2018, so the MAC will return in January 2018 to approve a letter to the Board with a recommendation.

MAC member **Dustin Woomer** said he would like to protect height limits. **Ms. Butler** said second story ADUs must have a 20 foot set back from neighbors, and if that is not available, will have a 15 foot height limit.

MAC member **Ed Villa, Sr.** expressed concern that more building will curtail views and put a strain on resources.

4. State Update from California Assemblymember Jacqui Irwin, District 44

California State Assemblymember Jacqui Irwin provided an overview of her top priorities in the State Assembly, including climate change, funding for local universities and community colleges, funding for veteran centers, particularly on college campuses, and cyber security. She also discussed a transportation bill that would double the amount of funding to maintain streets, and discussed a bill to increase the performance of the State government to protect private information. She offered to provide information on how to protect personal information and freeze credit in the wake of the Equinox breach. She said her office has constituent services available, and she often has events for the public on important topics as well as coffees once per quarter.

5. Approval of the Minutes of September 20, 2017

R. Scott Horn moved to approve the minutes from September 20, 2017, amended to include traffic safety signs as also missing after the SCE pole replacement project. **Richard Gaz** seconded the motion and it passed 5/0.

6. Agenda Review

No changes were made to the agenda.

7. Public Safety Reports (CHP, Sheriff's Department)

Ventura County Sheriff Captain Eric Tennesen introduced himself and will now be working in the Casa Conejo area. He said there has been an uptick in thefts of catalytic converters from cars in Newbury Park and throughout the County. The parts are sold as scrap metals and thieves generally hit cars parked on the street in the middle of the night. He said measures to help prevent theft include parking near security lights, car alarms, and motion detectors. He also said theft of valuable items from

cars are crimes of opportunity and that residents must always lock car doors and remove valuables from sight. Captain Tennessen warned that with the holidays approaching, November and December tend to have an uptick in crime so residents must be especially aware. He said there have not been any residential burglaries reported in the area recently, but there was one burglary at Judy's Donuts and Baskin Robbins where the front door was smashed in. He said some crime crews from out of the area have been caught and surveillance systems are very helpful for business owners as well as residents. He also reported a bicycle theft from the front yard of a home on Theresa Drive. When asked about a recent flasher in the neighborhood, Captain Tennessen said it is an ongoing investigation and more information is being sought. A resident asked about homeless people hanging out at the local library, and he said the library is a public building but they can cite behavior that is against the law and have extra enforcement in that area. He said residents can call 654-9511 if they see suspicious activity.

8. Comments of Ventura County Supervisor Linda Parks

Supervisor Linda Parks announced that the Tax Collector will be accepting payment for property taxes at her office in Thousand Oaks from November 29th – December 11th. She invited residents to attend an upcoming quarterly dinner on December 6th that will feature a pollinator conservation specialist speaking about the status of Monarch butterflies and bees. Finally, she reported that the County is working with Southern California Edison to finalize an agreement to attach signs on their poles and once completed, her office will replace missing welcome and traffic safety signs, for which SCE will provide reimbursement.

9. Council Comments on Items not on the Agenda

There were no Council comments.

10. Public Comments on Items not on the Agenda

A resident said there are fire hydrant valve lids that have been paved over in the middle of his block on Devia Drive. **Supervisor Parks** said she would have her staff follow up.

11. Updates

a. California American Water Update Presented by Jay Spurgin, City of Thousand Oaks Public Works Director

Jay Spurgin, City of Thousand Oaks Public Works Director, provided data on recent developments with California American Water (Cal Am) regarding water consolidation and rates. The process has been ongoing for a year and a half, and a final decision is expected in the summer of 2018. The City's goal is to have the same rate structure with Cal Am that the City approved with a one percent increase per year. Mr. Spurgin said Office of Rate Payer Advocates opposes the consolidation and that the California Public Utilities Commission needs to hear from residents on this matter. He said a fact page and information on how to submit comments can be found at www.toaks.org/calamwater

Roger Smith asked if ground water was a viable option. Mr. Spurgin said the ground water basin is not able to support the level of consumption needed in the area today. However, the City is looking into plans to use ground water to reduce some of the demand for imported water.

b. Local Code Compliance Ordinances Presented by Doug Leeper, Ventura County Code Compliance Deputy Director

Doug Leeper, Ventura County Code Compliance Deputy Director, provided an overview of County Code Compliance responsibilities and duties. He said they rely on public input to know what is happening in communities and that information is anonymous. He said Code Compliance prioritizes complaints by (1) health and safety, (2) unfair business practices, and (3) visual blight. Their goal is to get voluntary, long-term, sustained compliance so violations do not continue. Steps include notice of violation, compliance agreement, fines and other enforcement mechanisms, and finally criminal citation, if necessary, which then goes to the District Attorney's office. To log a complaint call (805) 654-2444.

c. Graffiti Removal Intervention Team

Ed Villa, Sr. said there has not been any graffiti lately but to keep a watch on the bridges at Jenny Drive, Gerald Drive, and Michael Drive. Report any graffiti to Supervisor Linda Parks' office, and if anyone is spotted camping underneath the bridges call the Sheriff's Office.

12. Advisory Items

a. MAC to review existing County General Plan that calls for re-striping of Wendy Drive to create four lanes through Casa Conejo to Borchard Rd. instead of the currently existing two lanes. MAC to consider either supporting or opposing and changing the General Plan and sending a letter regarding the Council's position.

Supervisor Parks reported that she intends to fight to keep Wendy Drive a two-lane road for residents, although the County's General Plan shows the road as a four-lane road. Residents expressed concerns about being able to back out of driveways from homes on Wendy Drive; use of front yards; the placement of bike lanes; safety for children using Wendy Drive to walk to school and having to cross an already busy street; decrease in housing values; need for middle lane for turning; noise; and more accidents. One resident remembered when Wendy Drive was originally a four-lane road a long time ago and said there was a problem with drag racing and some fatal accidents as a result. Residents suggested the need for another on-ramp to the 101 Freeway to alleviate traffic back-up, possibly at Reino Road; the widening of Old Conejo Road to alleviate traffic with the ability to re-plant the existing pepper trees; addition of a guard rail on Wendy Drive to protect houses and kids walking to school.

R. Scott Horn made a motion to draft a letter to the Planning Department to recommend that Wendy Drive remain a two-lane road. **Richard Gaz** seconded the motion. **Wendy Zimmerman** will draft the letter to be approved at the January MAC meeting. The motion passed 5/0.

13. Suggestions for Future Agenda Items

- a. MAC Letter Regarding Recommendation on Adult Accessory Dwelling Unit Regulations
- b. MAC Letter with Recommendation on General Plan Update for Wendy Drive to Remain Two Lanes

14. Adjournment at 8:01 pm until Wednesday, January 17, 2018 at Walnut Elementary School.