



Conejo Simi Moorpark Association of REALTORS®

HOT ISSUES

Open House Sign Sticker Requirement - opposed

Conejo Simi Moorpark Association of REALTORS® opposes a city's requirement to purchase stickers for open house signs. The city's rationale for selling stickers is that it would indicate that the sign has been approved. All other signs on public right of ways are deemed not approved and subject to being removed; causing the owner of the sign to try and retrieve them from the city offices.

Why CSMAR is opposed

- Most companies have spent considerable funds in order to design a good recognizable sign. Defacing signs with stickers does not convey the professional presentation that is desired.
- If multiple cities required stickers for each open house sign, they would significantly detract from the purpose of the sign.
- Currently, sticker fees are on an annual basis adding marketing costs without any benefit.
- If the requirement for a sticker was to show approval of the sign then the fee should be a one-time fee. Requiring an annual fee indicates revenue generation rather than approval of open house signs.

REVIEW of Growth Ordinance - support

Conejo Simi Moorpark Association of REALTORS® is in favor of the review of growth control ordinances that passed 20 years ago. These ordinances were passed in most cities and Ventura County. Those ordinances will have a severe impact on the number of new homes that can or will be built. This impacts the young people in our community and children who are now in school who may want to stay in the community as adults. It will also impact employers who will not have housing choices for their employees. There will be a severe obstacle in attracting new businesses.

Why CSMAR is in favor

- Measure E in Thousand Oaks appears to limit the number of new residential units in the future to around 400 in total, not annually. This build out number is too low.
- We support increasing the number of residential units that can be built. We want those who grew up here to be able to stay here.
- The development process has been severely impacted by new rules, fees, reviews, and multiple approvals by different departments in the same city. To get a final approval for development permits this process needs to be streamlined and made efficient.

**463 Pennsfield Place Suite 100
Thousand Oaks, CA 91360
805 495-4681
www.csmar.com**