



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #3
THURSDAY, FEBRUARY 12, 2015, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

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. Special Olympics Host Town Program
8. Continued Business: None
9. New Business
 - a. A request to construct 298 detached single-family homes within Planning Areas 2, 3, 5, 8 & 9 of the Runkle Canyon Specific Plan area, located at the south end of Sequoia Avenue
 - b. Election of Interim Officers



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, March 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.

MEETING NOTES

1. Call to Order/Welcome/Pledge of Allegiance

Vice Chair Josh Lorencz called the meeting to order at 7:34 p.m. Secretary Andrew Gorden confirmed a quorum was present. Mayor Huber was also in attendance.

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

2. Agenda Review

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

3. Approval of Minutes

A motion was made by Gary King and seconded by Leroy Leyba to approve the October 16 as presented. The motion passed unanimously. The notes from the November 13, 2014 meeting were provided for information only.

4. Correspondence: None

5. Police Liaison Report

The Police Liaison handed out information on a few days of police calls within the jurisdiction of Neighborhood Council #3 to highlight the number of calls the Police receive. He reported that there are no crime trends or issues of note.

6. Public Statements/Comments

Mayor Huber came to thank the Executive Board, on behalf of all the City Council members, for all of their hard work and dedication. He assured the members that the City Council members always read the agendas and minutes, and encouraged members to attend the City Council meetings.

7. Informational Presentation

a. The City's Youth Council Program

Members of the Youth Council gave an overview of the program. They informed Executive Board members that the Youth Council accepts eighth-twelfth graders who live in Simi Valley. They invest time in learning and representing concerns of the local youth to the City Council. They

promote civic engagement and community involvement for all members. Their big event each year is the Youth Summit. The 14th annual Youth Summit will be held February 27th. There will be motivational speakers, team building exercises, opportunities for community involvement and much more.

8. Continued Business: None

9. New Business: None

10. Executive Board Member Comments

Leroy Leyba expressed concern about the number of vehicles parked at the end of Fitzgerald Avenue and how long they would be parked there. Emily Habib will check on this and report back.

Gary King reported on the Special Event Review Committee meeting. This committee was tasked with dispersing \$25,000 in funds to help local nonprofit groups. Among the groups receiving funding were Simi Valley Days and the Street Fair. He was happy with the experience and encouraged other members to volunteer for the committee in the future.

11. Neighborhood Council Coordinator's Report

Emily Habib provided an update on the current recruitment. There are six open seats for Neighborhood Council #3 and there are 11 applicants.

She informed Executive Board members that the Planning Commission met on Dec 3, 2014 regarding changes proposed at the Simi Valley Town Center. They recommended approval of all components except the drive thru coffee house. However, Eric Levitt, City Manager, recommended approval of the drive thru. The City Council reviewed the project the previous evening and approved all components, including the drive thru coffee house.

She also reported that the carwash on Tapo Street that had been heard by the Executive Board was denied by the Planning Commission. Executive Board members requested information about the reason for the project denial. Ms. Habib will report back with this information.

12. Adjournment: Thursday, February 12, 2015, 7:30 p.m.

The meeting was concluded at 8:17 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No.PD-S-930 Modification #2
 Neighborhood Council No. 3
 Tentative Planning Commission Meeting Date..... March 18, 2015
 Case Planner Tom Preece

Request:

Consider a Planned Development Permit Modification (PD-S-930 MOD#2) for the siting and architecture to allow construction of 298 detached single-family houses within a previously approved subdivision (Planning Areas 2, 3, 5, 8 and 9) of the Runkle Canyon Specific Plan area.

Applicant:

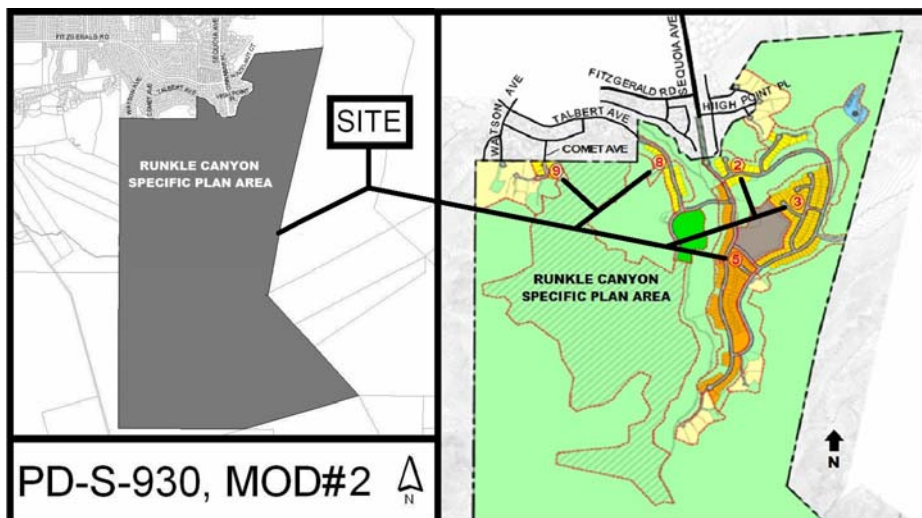
Runkle Canyon LLC
 25152 Springfield Court, Suite 180
 Valencia, CA 91355
 Ron Mertzell
 (661) 219-6880

General Plan/Zoning

Residential Moderate & Medium Densities/Residential Moderate & Medium Densities (Specific Plan) [RMod (SP) & RM (SP)]

Location:

South terminus of Sequoia Avenue, south of Fitzgerald Road.



Neighborhood Council Project Overview for PD-S-930 MOD#2

I. Project Description

The applicant is requesting approval of a Planned Development Permit Modification for the siting and architecture to construct 298 detached single-family houses within Planning Areas 2, 3, 5, and 9 of the Runkle Canyon Specific Plan area.

Tentative Tract Map TT5364 and the Master Planned Development Permit PD-S-930 for the Runkle Canyon Project's grading, streets, and infrastructure improvements were approved in conjunction with the Runkle Canyon Specific Plan in 2004. Overall, the Runkle Canyon Project consists of 461 dwelling units, including 25 single-family custom houses, 298 single-family production houses, and the 138 senior condominiums, including 62 affordable condominiums. The Runkle Canyon Project also consists of a neighborhood park, a water storage tank, and open space areas. The applicant is required to obtain approval of Modification of Master Planned Development Permit for the site plans, floor plans, and elevations for each of the 298 houses within the subdivision. A majority of the residential lots have been fine graded, while the remaining lots will be fine graded before issuance of any permits for the houses.

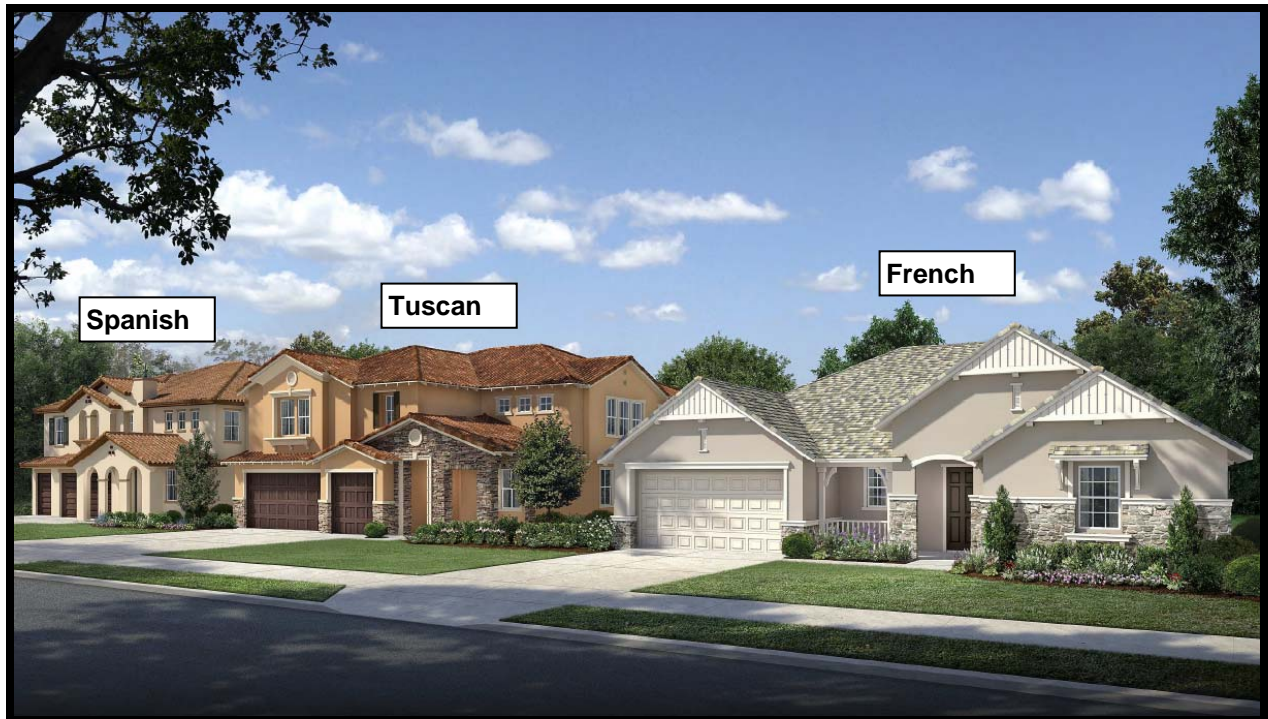
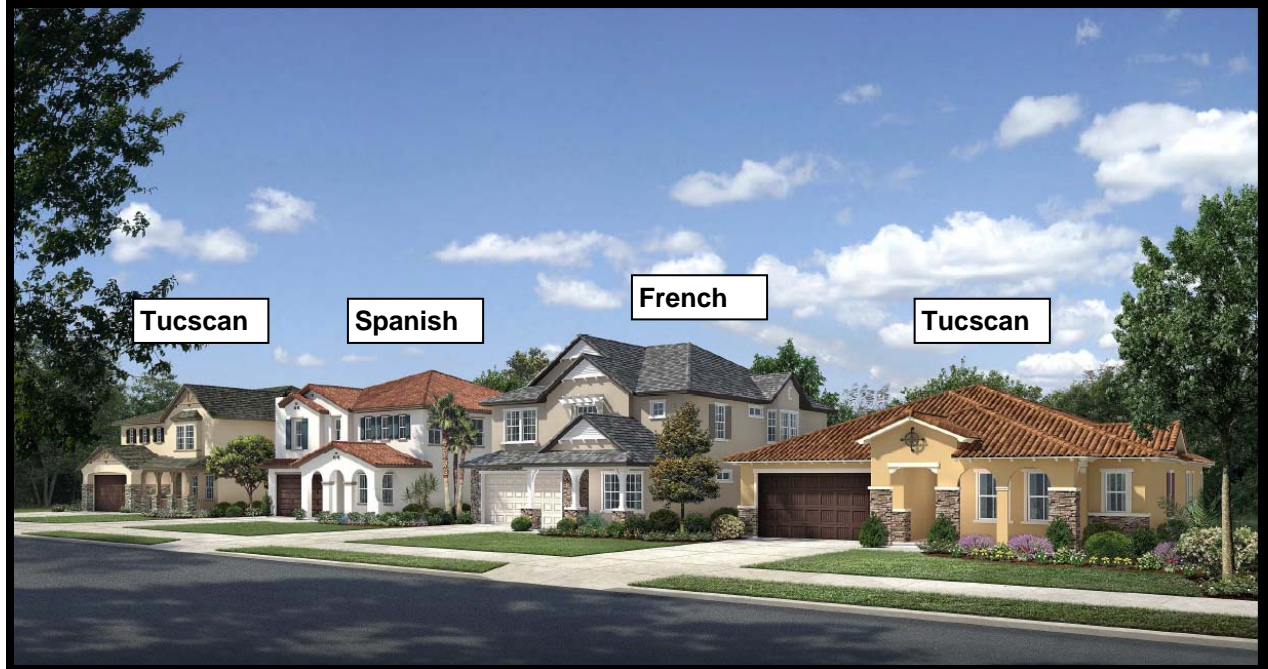
II. Project Design

The proposed one- and two-story houses will be situated within the approved medium- and moderate-density residential subdivision. The following table summarizes the proposed house-types that will be constructed in subdivision Planning Area's

PLANNING AREA	MODEL NO.	MODEL (FLOOR AREA)	ONE-STORY	TWO-STORY	ARCHITECTURAL STYLE
Builder KB Homes					
2	1	3,027 sq. ft.	7		Spanish Tuscan French
2	2	3,947 sq. ft.		12	
2	3	4,108 sq. ft.		12	
3	1	2,102 sq. ft.	14		
3	2	2,414 sq. ft.	12		
3	3	2,852 sq. ft.		22	
3	4	3,292 sq. ft.		21	
3	5	3,481 sq. ft.		26	
3	6	3,065 sq. ft.		13	
Builder Lennar Homes					
5	1	2,014 sq. ft.	22		Spanish Cottage Craftsman
5	2	2,553 sq. ft.		31	
5	3	2,776 sq. ft.		35	
5	4	3,256 sq. ft.		38	
8	1	2,535 sq. ft.	18		
8	2	4,121 sq. ft.		15	
Quantity of One- and Two-Story Houses			73	225	
Total Number of Houses			298		

Neighborhood Council Project Overview for PD-S-930 MOD#2

There are 15 different floor plans with 3 different building elevations for each floor plan. The proposed residential buildings will have a variety of architectural styles and examples of the different building elevations are shown below:

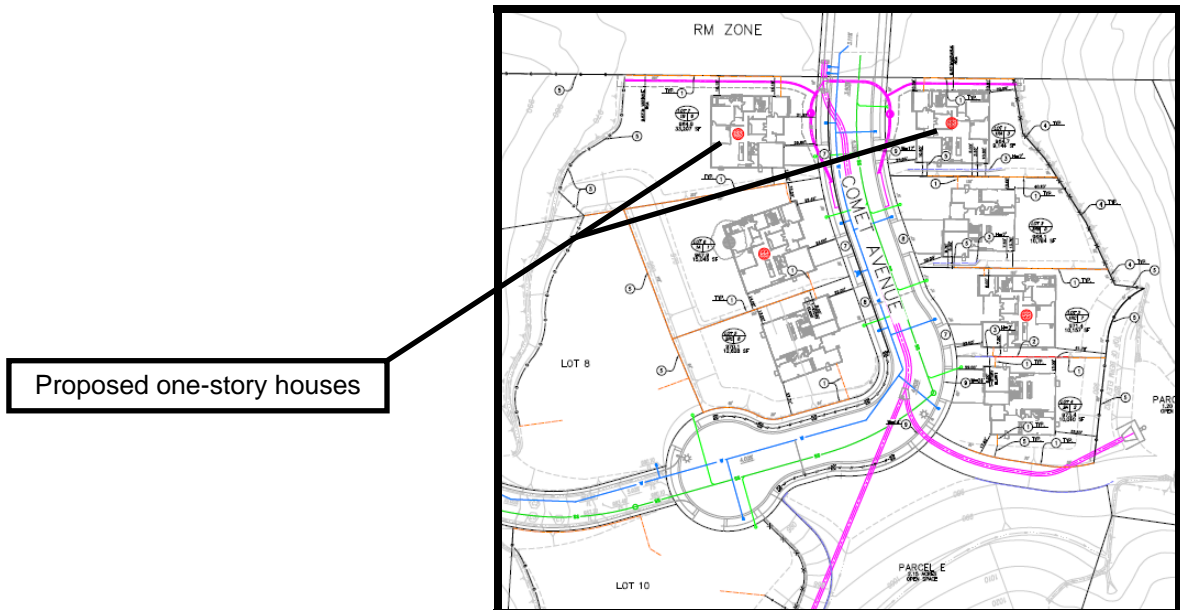


Neighborhood Council Project Overview for PD-S-930 MOD#2



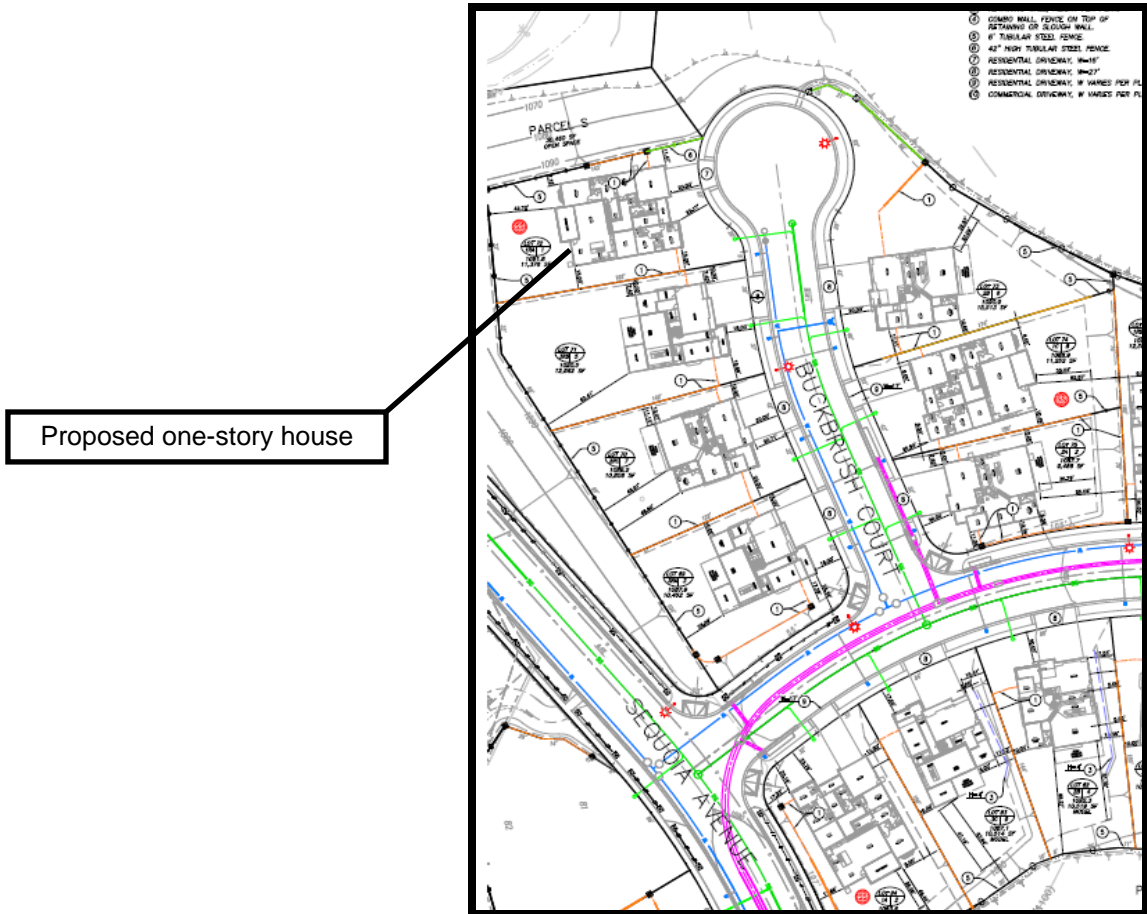
III. Project Compatibility

Per the Specific Plan, the subject Planning Areas proposed for detached single-family houses at this time are situated near adjacent single-family residences to the north, including Comet Avenue and Sequoia Avenue. The applicant has sited single-story houses to provide a compatible interface with single-family residences on Comet Avenue.



Neighborhood Council Project Overview for PD-S-930 MOD#2

A single-story house is also proposed the lot adjacent to Cinnabar Place to provide a compatible interface on existing residence to the north as shown below.



IV. Issues

There are no issues identified by staff.

V. Environmental Review

The Runkle Canyon Environmental Impact Report (EIR) will be used as the EIR for the proposed detached single-family house development.