



**NEIGHBORHOOD COUNCIL #1**  
THURSDAY, MARCH 5, 2015, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

**AGENDA**

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NC #1 Interim Chair	Don Diamond
NC #1 Interim Vice Chair	Michael Pucher
NC #1 Interim Secretary	Vacant
NC Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Steve Sojka

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1. Call to Order/Welcome/Pledge of Allegiance/Introductions
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. 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 not on the agenda. Statements and comments are limited to no more than five (5) minutes per speaker.
6. Informational Presentation
  - a. Special Olympics Host Town Program
7. Continued Business: None
8. New Business
  - a. A request to expand an existing recreational vehicle storage facility (All Valleys RV Storage) to the south, with a 20-foot wide multi-purpose trail/buffer next to the Arroyo Simi, located at 850 W. Los Angeles Avenue
9. Executive Board Comments  
This is the time 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.



10. Neighborhood Council Coordinator's Report
11. Adjournment: Thursday, April 9, 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/Pledge of Allegiance/Welcome

Chair David Kern called the meeting to order at 7:32 p.m. Secretary Andrea Stillmack confirmed that a quorum was present.

Richard Olson	P	Andrea Stillmak	P
Michael Pucher	P	Vacant	
Don Diamond	P	Vacant	
Jamie Extract	A	Vacant	
Debbie Thomas	E	Vacant	
Anthony (A.J.) Hernandez	A	Vacant	
David Kern	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 Don Diamond and seconded by Richard Olson to approve the January 8, 2015 minutes as presented. The motion passed unanimously.

4. Correspondence

David Kern received information on the Simi Valley Youth Summit, reminding the Executive Board that the last day for youth to sign up is February 9th, 2015.

5. Public Statements/Comments

Sergeant Shorts and Officer Chapple gave the Executive Board an overview of crime trends in the Neighborhood Council #1 area. The number of burglaries were low last month, with only six reported. There were no violent crimes reported. The officers expressed appreciation to all the residents that had been watching out for the safety in their neighborhoods.

On February 5, the Police Department conducted enforcement actions throughout various illegal homeless encampments. This was a follow-up to the outreach that the Community Liaison Officers had been conducting since November with service providers, such as the Samaritan Center. During the enforcement, 28 people were taken into custody, 20 were cited and released, five taken to the Ventura County Jail and booked, and three were taken to the Simi Valley Hospital for medical issues. Sergeant Shorts reminded the Executive Board that this is an ongoing program and the City will continue to provide outreach programs and break down illegal encampments.

6. Informational Presentation

a. The City's Youth Employment Services Job and Career Expo

Kristin Tignac, Youth Council Coordinator, and Brian Miller, Chief of Staff from Ventura County Supervisor Peter Foy's Office provided an overview of the Simi Valley Youth Employment Service program and what they offer the youth in Simi Valley. They offer one-on-one employment counseling, interview preparation, resume assistance and job referrals. The 29th Annual Job and Career Expo is scheduled for April 11th from 10 a.m. to 1 p.m. at the Boys and Girls Club. Typically, 400-600 youth attend and there are 50 to 60 different companies in attendance. In addition, there are job postings for those companies that can't attend. The Youth Employment Service is still looking for employers, non-profits, and more to participate in the Expo.

7. Continued Business: None

8. New Business

a. Election of Interim Officers

Don Diamond was elected Interim Chair and Michael Pucher was elected Interim Vice Chair. The Interim Secretary position will remain vacant until the election of officers takes place in April. Neighborhood Council Coordinator Emily Habib will act as Secretary until that time.

9. Executive Board Member Comments

David Kern asked for a volunteer to attend the Task Force on Homelessness meeting on February 12th at 3 p.m. Don Diamond volunteered to attend.

David also discussed the Citizen Transportation Advisory Committee (CTAC) and what it does. He explained that CTAC deals with the unmet transportation needs within the City. There is a new program through Mobility Management Partners that pays mileage reimbursement for family members and friends who drive seniors and the disabled to appointments. Michael Pucher asked if there is any training on how to use the public transit. Emily Habib stated that she would follow up with Michael about training opportunities. The Executive Board members stated that they would like to hear more about these programs in the future.

Michael Pucher attended the "Coffee with a Cop" event and felt it was a very positive event.

Richard Olsen commented that a General Plan Amendment prescreening for a possible senior housing project on Smith Road (NC#4) was recently heard at the City Council. The Executive Board would like to receive further information as it becomes available.

10. Neighborhood Council Coordinator's Report

Emily Habib provided an update on the recruitment of new Executive Board members. Neighborhood Council #1 will have five new Executive Board members starting in March, with three outgoing members. For the outgoing and incoming Executive Board members, there will be recognition at the City Council meeting on February 23rd.

11. Adjournment: March 5, 2015, at 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:02 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project No.** .....CUP-S-591, MOD#1  
**Neighborhood Council No.** ..... 1  
**Tentative Planning Commission Meeting Date**..... April 8, 2015  
**Tentative City Council Meeting Date** ..... N.A.  
**Case Planner** ..... Vern Umetsu

### Request:

Applicant requests approval of Conditional Use Permit CUP-S-591 MOD#1, to expand an existing recreational vehicle (RV) storage facility.

### Applicant:

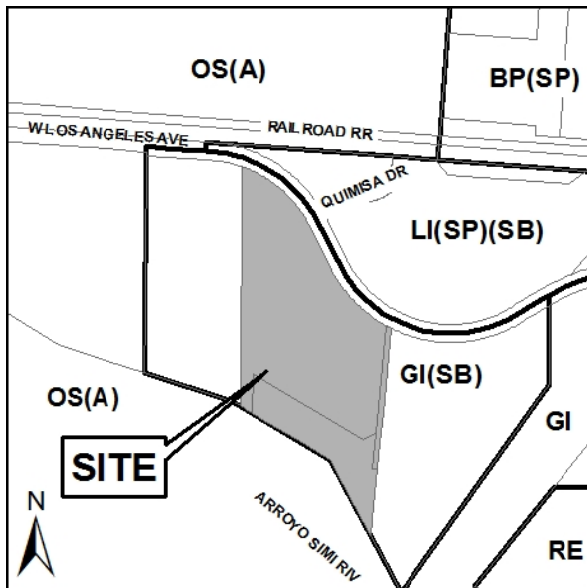
All Valleys RV Storage, LLC  
 Attn. Rich Owen  
 850 W. Los Angeles Avenue  
 Simi Valley, CA 93065  
 (805) 579-6192

### General Plan/Zoning:

Industrial/GI(SB) (General Industrial)

### Location:

850 W. Los Angeles Avenue



# **Neighborhood Council Project Overview for CUP-S-591 MOD#1**

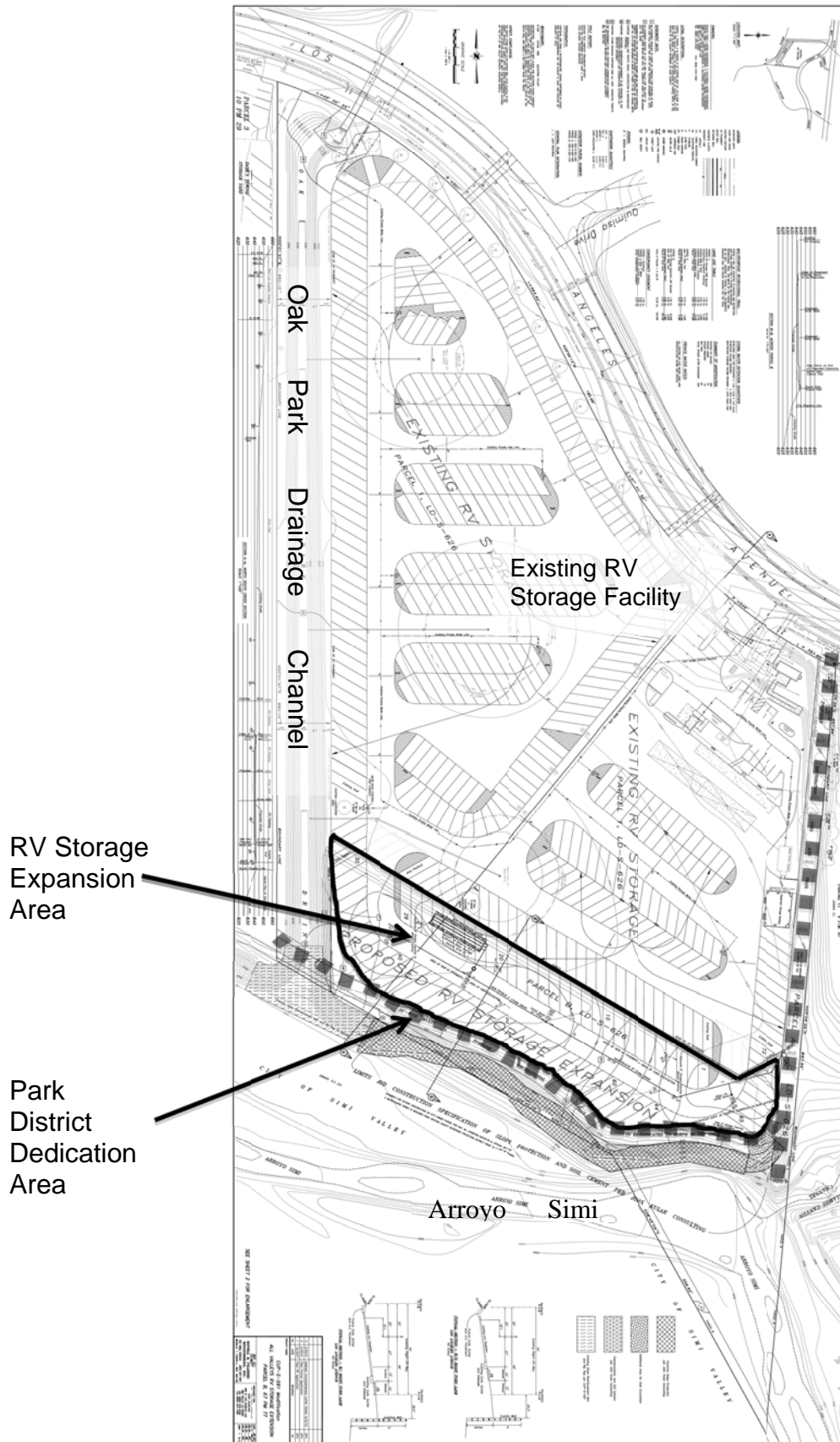
## **Project Description**

The applicant, All Valleys RV Storage, LLC, requests approval to expand an existing RV storage facility with 385 spaces on 7.16 acres, by 1.35 acres with a net increase of approximately 64 spaces. The expansion area is a maximum 120-foot wide strip, located between the rear edge of the existing storage area and the Arroyo Simi (refer to figure on the next page). A 20-foot wide recreational trail easement/landscaped buffer, would be located between the edge of the expansion area and the top of the existing Arroyo Simi embankment.

The existing expansion area was graded and originally set aside for natural plantings to replace natural areas that were developed into part of the existing RV storage facility. This on-site planting area is proposed to be moved off-site, to Rocky Pointe Park at the immediate west of Kuehner Drive at Smith Road, where a new habitat replacement area would be developed, and maintained in perpetuity by the Mountains Recreation and Conservation Authority, a State agency. The primary regulatory agencies for wetland habitats: the U.S. Army Corps of Engineers and the California Department of Fish and Wildlife, endorse the proposed habitat relocation and maintenance plan, and the park owner, the Rancho Simi Recreation and Park District, has agreed to the proposal. City of Simi Valley Department of Environmental Services, Environmental Section staff have also reviewed the proposal and concurs that the proposed habitat relocation and restoration is consistent with the previously approved habitat replacement plan, subject to approval of the above parties. The applicant would continue to dedicate the vegetated, Oak Park Drainage channel and all portions of the Arroyo Simi on this property, for a natural habitat and animal migration corridor that would be maintained by the Mountains Recreation Conservation Authority.

The existing RV storage facility, the expansion area, the Oak Park Drainage channel and Arroyo Simi are shown on the site plan below.

# Neighborhood Council Project Overview for CUP-S-591 MOD#1







## Neighborhood Council Project Overview for CUP-S-591 MOD#1

### Project Compatibility

In the same manner as the existing RV storage facility, the proposed expansion will not generate significant dust, noise, fumes, or traffic, to disturb the surrounding vehicle and contractor storage yards, as established in the Mitigated Negative Declaration adopted for the existing facility. Park District staff have reviewed the proposed expansion and do not anticipate any objectionable impacts from the proposed expansion. In addition, the proposed RV facility expansion will be set back 20 feet from the Arroyo Simi, and the business will close at 7:00 P.M. from November 1<sup>st</sup> through April 30<sup>th</sup>, and at 9:00 P.M. from May 1<sup>st</sup> to October 31<sup>st</sup>, to avoid impacts on animal movement.

The following table summarizes the General Plan, zoning, and current land uses of the site and surrounding properties:

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Site:	Industrial	GI(SB) (General Industrial)	Undeveloped area south of an existing 7.16- acre RV storage facility. 1.35 acres proposed to be developed for RV storage
North:	Business Park	LI (Light Industrial)	Existing 7.16- acre RV storage facility, with Los Angeles Avenue and an unbuilt business park beyond
South:	Open Space	OS(A) (Open Space)	A 20-foot wide recreational trail area/buffer being dedicated by the applicant to the Park District, with the Arroyo Simi beyond
East:	Industrial	GI(SB) (General Industrial)	A 20-foot wide recreational trail area being dedicated by the applicant to the Park District, with a contractor storage yard beyond
West:	Industrial	GI(SB) (General Industrial)	The 60-foot wide Oak Park Drainage being dedicated by the applicant for an animal migration corridor, with a vehicle/RV storage yard beyond.

### I. Issues

No issues are anticipated by staff, pending completion of its review.

# **Neighborhood Council Project Overview for CUP-S-591 MOD#1**

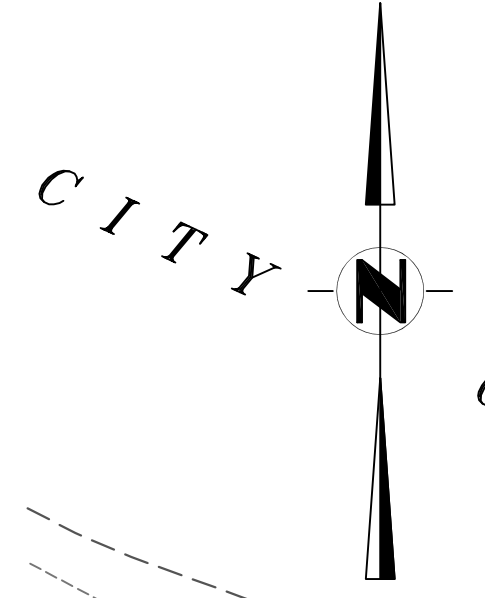
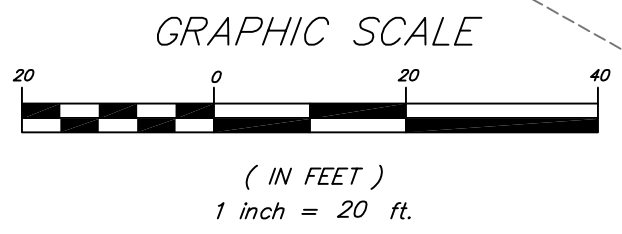
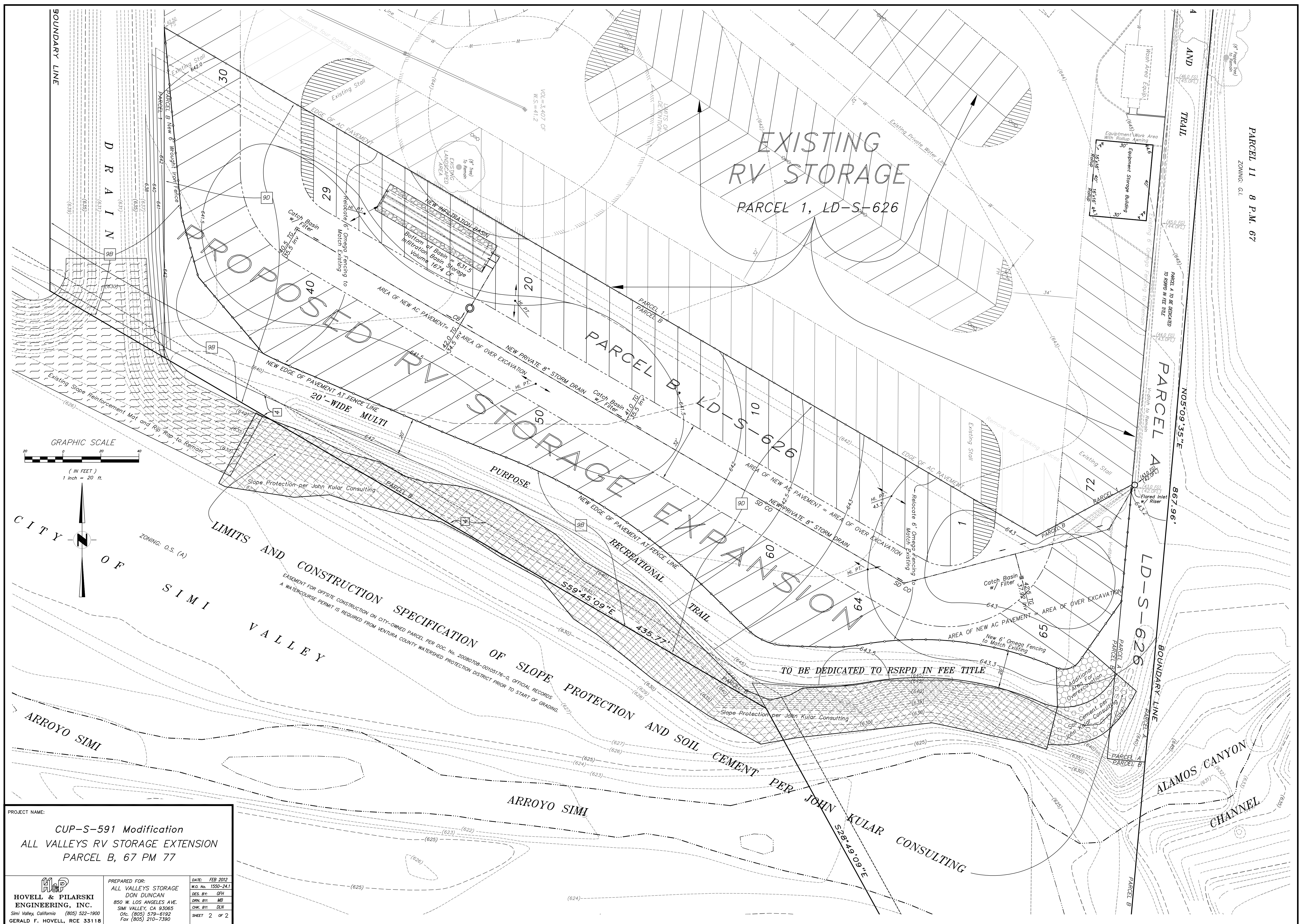
## **II. Environmental Review**

City Environmental Section staff find that the proposed expansion is similar to the existing RV storage facility. Based on site visits and a review of the previously prepared Mitigated Negative Declaration, it is determined that: 1) no substantial changes are being proposed that result in new significant environmental effects, 2) no substantial changes in the surrounding area have occurred since the initial environmental evaluation of the project and 3) there is no new information about the facility or the surroundings. In addition, the off-site wetland replacement plan is endorsed by the U.S. Army Corps of Engineers and the State Department of Fish and Wildlife, and the park owner, the Rancho Simi Recreation and Park District, in a Letter of Intent signed by all parties. Therefore no significant environmental impacts are anticipated.

## **III. Exhibits**

Site plans of the existing and proposed expansion, and a site plan focused on the expansion area only, are attached.





ZONING: O.S. (A)  
SIMI VALLEY

PROJECT NAME:  
**CUP-S-591 Modification**  
**ALL VALLEYS RV STORAGE EXTENSION**  
**PARCEL B, 67 PM 77**

<p><b>HOVELL &amp; PILARSKI ENGINEERING, INC.</b> Simi Valley, California (805) 322-1900 GERALD F. HOVELL, RCE 33118</p>	PREPARED FOR: ALL VALLEYS STORAGE DON DUNCAN 850 W. LOS ANGELES AVE. SIMI VALLEY, CA 93065 Ofc. (805) 579-6192 Fax (805) 210-7390	DATE: FEB 2012 W.O. No. 1550-24.1 DES. BY: GFH DRN. BY: MB CHK. BY: DLN SHEET 2 of 2
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