



**NEIGHBORHOOD COUNCILS**

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

**AGENDA**

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NC #3 Interim Chair	Josh Lorencz
NC #3 Interim Vice Chair	Avery West
NC #3 Interim Secretary	Andrew Gorden
NC Coordinator	Emily Habib
City Council Liaison	Council Member Glen Becerra

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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 not on the agenda. Statements and comments are limited to no more than five (5) minutes per speaker.
7. Informational Presentations
  - a. The City's Youth Employment Service Job and Career Expo
  - b. Special Olympics Host Town Program
8. Continued Business: None
9. New Business
  - a. A request to construct a neighborhood park on approximately 14 acres within Planning Area 11 of the Runkle Canyon Specific Plan area.
  - b. A request to construct a senior recreation community facility on one acre, adjacent to the approved senior condominium development within Planning Area 4 of the Runkle Canyon Specific Plan Area.



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, April 16, 2015

/s/

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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/Welcome/Pledge of Allegiance

Vice Chair Josh Lorencz called the meeting to order at 7:30 p.m. Secretary Andrew Gorden confirmed a quorum was present.

Devin Brady	P	Linda Mann	A
Bryan Doss	A	Al Orozco	E
Anil Garg	P	Erin Pierik	E
Andrew Gorden	P	Avery West	P
Gary King	P	Vacant	
Leroy Leyba	P	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 Leroy Leyba and seconded by Josh Lorencz to approve the minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Police Liaison Report

Sergeant Shorts and Officer Brennan gave the Executive Board an overview of crime trends in the Neighborhood Council #3 area. This year, there have been 69 vehicle burglaries. Eleven burglaries were forced entry and the remaining 58 were unlocked vehicles.

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. Public Statements/Comments: None

7. Informational Presentation

a. Special Olympics Host Town Program

The presenter was unavailable and the presentation was rescheduled for the March 12 meeting.

8. Continued Business: None

9. New Business

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

**Questions and comments from the audience/responses from the applicant:**

**Where will the 25 estate lots be located?**

They will be located in the vicinity of Comet Avenue, Watson Avenue, High Point Place and Cobbler Hill Court.

**How will people get into the areas of new homes?**

These areas will be accessed by Talbert Avenue and Sequoia Street.

**Will the residents pay School District fees?**

Most likely. The amount will be determined by the School District.

**Will there be public transportation services to this development?**

This is unknown at this point. The developer is working with the City to determine what services may be possible.

**Questions and comments from the Executive Board/responses from the applicant:**

**What type of traffic control measures will be used in the newly developed areas?**

There will be stop signs at various intersections.

**What is the maximum number of homes that can be built?**

The maximum number of homes is 461, per the Runkle Canyon Specific Plan.

**What material will be used for the roofs?**

The roofs will consist of concrete tiles instead of asphalt shingles.

**What are the side setbacks?**

They are a minimum of 10 feet.

**Will there be a homeowners association?**

Yes, there will be.

**Will there be a Mello-Roos District?**

No there will not be.

**Will the residents pay for maintenance of Sequoia Street?**

This is unknown. Traffic mitigation fees will be paid but it is not known where they will be spent.

**Will the developer be offering security services during construction?**

Yes, they will have security on site to monitor the construction areas plus the adjacent homes.

**How is the adjacent water tank proposed to be screened?**

The tank will be painted, and screened by vegetation and a berm.

**Have the proposed floor plans been used in other developments they have built?**

Yes, though not any in Ventura County.

**Who will maintain the estate lot sites until they are developed?**

The developer will maintain the lots.

**Upon conclusion of the discussion, the following motion was made by Leroy Leyba and seconded by Avery West:**

**MOTION:** Recommend that the Planning Commission approve the 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, with consideration to the City providing public transportation services to the entire Runkle Canyon development.

<b>Executive Board vote:</b>	<b>7 Ayes;</b>	<b>1 No;</b>	<b>0</b>
<b>Abstentions</b>			
<b>Audience vote:</b>	<b>5 Ayes:</b>	<b>0 Noes:</b>	<b>0</b>
<b>Abstentions</b>			
<b>Unincorporated Area vote:</b>	<b>None</b>		

**The motion carried.**

b. Election of Interim Officers

It was the consensus of the Executive Board to elect Josh Lorencz as Interim Chair, Avery West as Interim Vice Chair and Andrew Gorden as Interim Secretary.

10. Executive Board Member Comments

Devin Brady participated in the Homeless Count on January 27<sup>th</sup> and told the Executive Board that it was very enlightening to see the breadth of services that are offered to the homeless and how organized and caring the providers are.

Gary King reported that when he distributed his flyers the past month, a couple of people expressed concern that narrowing Royal Avenue to two lanes seemed counterproductive in light of the new homes being built in Runkle Ranch.

11. Neighborhood Council Coordinator's Report

Emily Habib provided an update on the recruitment of new Executive Board members. Neighborhood Council #3 will have six new Executive Board members starting in March, with four outgoing members. At the February 23, 2015, City Council meeting, the outgoing Executive Board members will be recognized for their service and the incoming Board members will be appointed.

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

By the consensus of the Executive Board, the meeting was adjourned at 9:00 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

Project No. .... CUP-S-770  
 Neighborhood Council No. .... 3  
 Tentative Planning Commission Meeting Date ..... April 22, 2015  
 Case Planner ..... Tom Preece

### Request:

Consider a Conditional Use Permit (CUP-S-770) for construction of a public neighborhood park within Planning Area #11 of the Runkle Canyon Specific Plan area.

### Applicant:

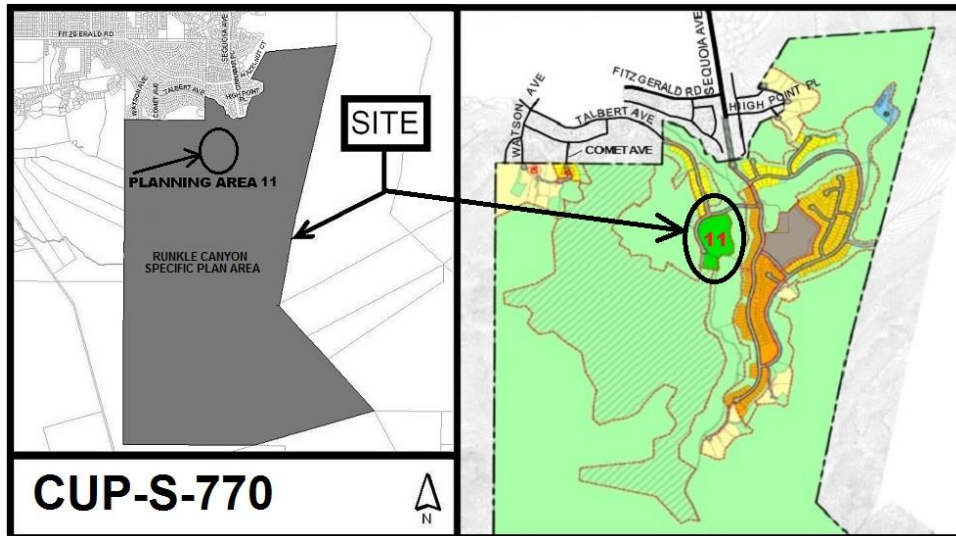
Runkle Canyon LLC  
 27240 Turnberry Lane, Ste #100  
 Valencia, CA 91355  
 Ron Mertzell  
 (661) 219-6880

### General Plan/Zoning:

Open Space/Open Space (Specific Plan) [OS (SP)]

### Location:

At the southern terminus of Talbert Avenue, west of Sequoia Avenue.



# Neighborhood Council Project Overview for CUP-S-770

## I. Project Description

The applicant, on behalf of the Rancho Simi Recreation and Park District, is requesting approval of a Conditional Use Permit to construct a public neighborhood park on an approximate 14-acre site within Planning Area 11 of the Runkle Canyon Specific Plan area located at the southerly terminus of Talbert Avenue, west of Sequoia Avenue. The park consists of picnic tables with shade structures, a basketball court, two volleyball courts, children play areas with equipment, and open fields accessed via a meandering walkway. There will be a variety of trees throughout the park that provide shade at gathering areas. The Park District will construct the park as it will be its future property owner.



The open space-zoned park site is currently vacant but the applicant is in the process of completing the final grading of the approved residential subdivision (Tract 5364) for the Runkle Canyon Project. 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 open space, a multi-purpose recreation trail, the neighborhood park, 461 dwelling units, and related improvements.

## II. Project Design

The proposed neighborhood park will be accessed via a new street (Fir Avenue) that connects to both Talbert Avenue and Sequoia Avenue. Off-street parking is provided with 11 spaces located near the basketball court and children play areas, and five spaces located adjacent to the volleyball courts. The Park District has conducted a parking analysis that determined that the proposed 16 off-street spaces and approximately 18 on-street spaces along Fir Street will be sufficient to serve the proposed neighborhood park. The 16 off-street parking spaces comply with the required minimum parking size standards per the Municipal



## **Neighborhood Council Project Overview for CUP-S-770**

Code. The majority of the patrons will park near the basketball court and children play areas where most of the activities will occur. The users of the multi-purpose trail will likely park near the volleyball court where they can access the multi-purpose recreation trail to the south.

A 30-foot wide picnic shade structure is provided adjacent to the basketball court and a 14-foot wide picnic shade structure is near the volleyball courts. An example of such shade structure is shown below. A concrete walk is provided for access to the uncovered picnic tables located near the passive recreation play fields. It should be noted that the Park District may construct a restroom structure near the basketball court in the future.



### **III. Project Compatibility**

Per the Specific Plan, the open space-zoned site is adjacent to a street and open space areas. The street and open space areas will provide an adequate separation distance to buffer the park uses from the adjacent houses to be constructed to the north of Fir Avenue as well as to the east of Runkle Creek.

### **IV. Issues**

None.

### **V. Environmental Review**

The Runkle Canyon Environmental Impact Report (EIR) will be used as the EIR for the proposed senior condominium development.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project No.** ..... CUP-S-684  
**Neighborhood Council No.** ..... 3  
**Tentative Planning Commission Meeting Date**..... April 22, 2015  
**Case Planner** ..... Tom Preece

### Request:

Consider a Conditional Use Permit (CUP-S-684) for the siting and architecture for construction of a senior community recreation facility in conjunction with the approved 138-unit senior condominium development within Planning Area #4 of the Runkle Canyon Specific Plan area.

### Applicant:

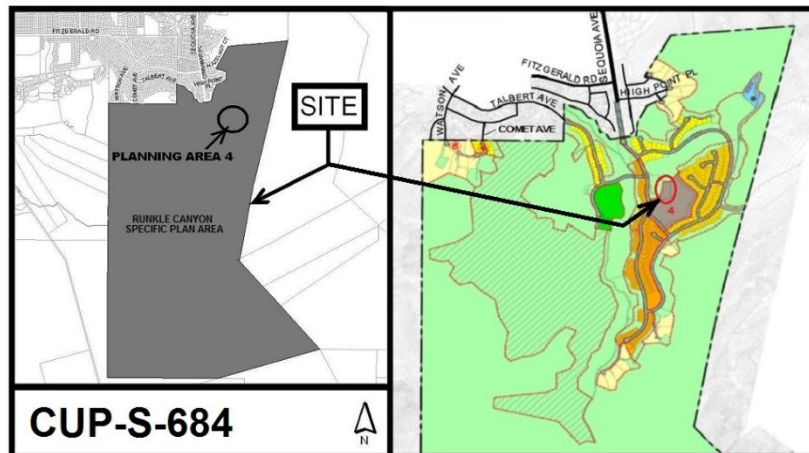
Runkle Canyon LLC  
 27240 Turnberry Lane, Ste #100  
 Valencia, CA 91355  
 Ron Mertz  
 (661) 219-6880

### General Plan/Zoning:

Residential Moderate Density/Residential Moderate Density (Seniors)(Specific Plan)  
 [RMod (S)(SP)]

### Location:

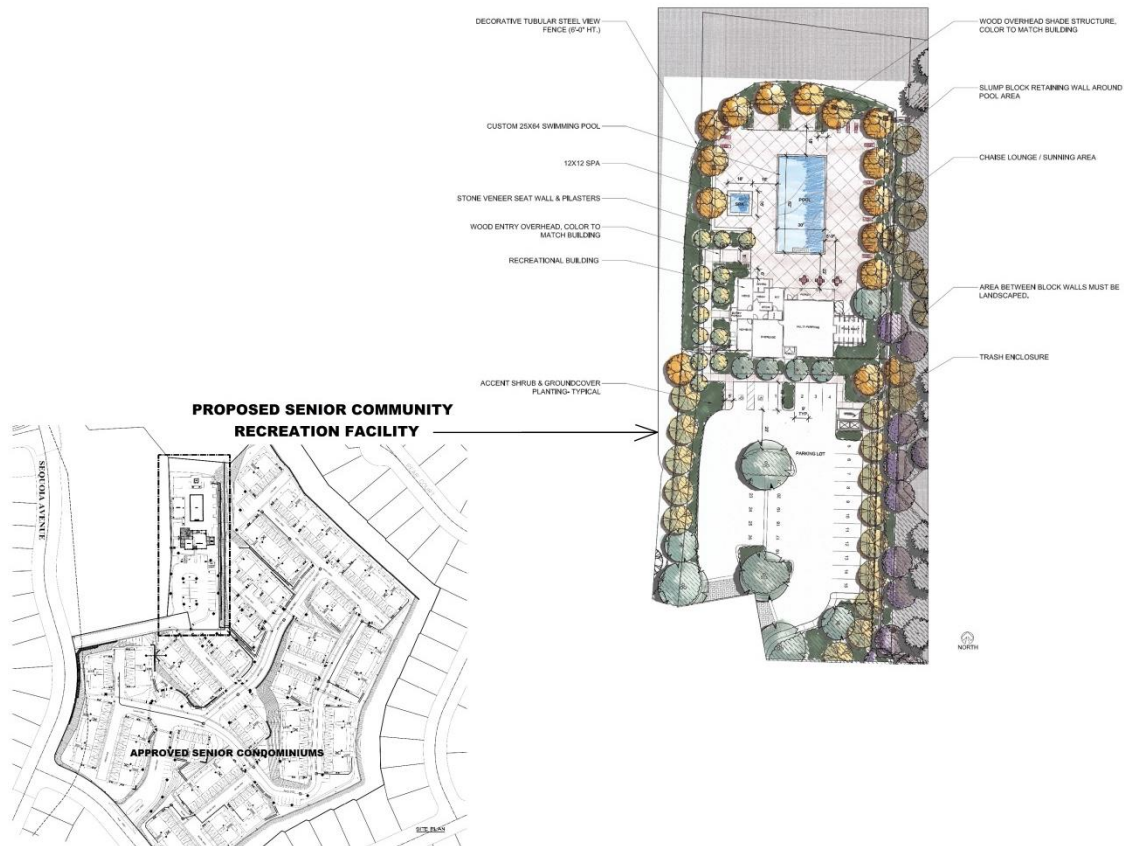
At the southern terminus of Sequoia Avenue, south of Fitzgerald Road.



# Neighborhood Council Project Overview for CUP-S-684

## I. Project Description

The applicant is requesting approval of a Conditional Use Permit to construct a common senior community recreation community facility consisting of a one-story building, off-street parking, landscaping, swimming pool, and related improvements on a 1.2-acre parcel adjacent to the approved senior condominium development within Planning Area 4 of the Runkle Canyon Specific Plan area located at the southerly terminus of Sequoia Avenue.



The residential moderate-zoned senior site is currently vacant but the applicant is in the process of the completing the final grading of the approved residential subdivision (Tract 5364) for the Runkle Canyon Project. The Final Map designates the residential moderate-zoned Planning Area 4 for senior condominium purposes with a semi-public common senior recreation facility.

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 homes, 298 single-family production homes, and the 138 senior condominiums with a senior recreation facility. The Runkle Canyon Project also consists of a neighborhood park, a water storage tank, and open space areas.

# Neighborhood Council Project Overview for CUP-S-684

## II. Project Design

The proposed senior community recreation facility will be accessed via a main driveway that connects with the southerly extension of Sequoia Avenue. Also, this driveway connects with the senior condominium development. There are 28 off-street parking spaces to serve the proposed facility, which meet the required minimum parking standards per the Municipal Code. Trees are proposed in planters throughout the site.

The senior community recreation facility contains a one-story building with approximately 2,573 square feet to serve the senior condominium development. It includes a multi-purpose room, exercise room, kitchen, and restrooms. Showers will also be provided on the north side of building with direct access to and from the swimming pool and spa area. There is also a covered porch area along the north side of the building.

The proposed one-story building is designed to reflect the Tuscan architectural theme approved for the senior condominium buildings. The roof contains gable elements with 18- to 30-inch eaves and exposed rafter tails. Also, arch-shaped openings are provided at the exterior wall openings. In addition, the building consists of exterior stucco walls, ledgerstone walls and columns, and window trim accents.



SOUTH ELEVATION



NORTH ELEVATION

The community recreation facility will be developed in conjunction with the adjacent condominiums and serve its senior residents. It will also be available on a rental-basis by senior's groups or senior individuals within the City for up to three week days and one weekend day per month for wedding receptions, classes, meetings and parties. The senior condominium residents have priority use of the facility by reservation on a first come first served basis until 30 days

## **Neighborhood Council Project Overview for CUP-S-684**

before the intended use. Thereafter, it will be open to senior's groups or senior individuals within the City for use upon reservation. Use of the facility will be managed by the senior condominium's homeowners association.

### **III. Project Compatibility**

Per the Specific Plan, the residential moderate seniors-zoned site is located adjacent to open space to the north, a stormwater detention basin to the west, and senior condominiums to the northeast, east, and south. The applicant has worked closely with staff to design the proposed building with a setback of 22 feet or more from the property lines and to design the building with a Tuscan architectural style to ensure compatibility with the adjacent senior condominiums and the single-family detached residences beyond.

### **IV. Issues**

None.

### **V. Environmental Review**

The Runkle Canyon Environmental Impact Report (EIR) will be used as the EIR for the proposed senior condominium development.