



**NEIGHBORHOOD COUNCIL #3**  
THURSDAY, APRIL 16, 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 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. Proposed Sanitation Service Rate Increase
  - b. The City's Development Review Process
8. Continued Business: None
9. New Business
  - a. A request to allow Artificial Turf for Multi-Family and Non-Residential Properties
  - b. A request to construct a 14-unit townhome complex on a 0.8-acre site located at 4540 Apricot Road
  - c. Election of Executive Board 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, May 14, 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

Interim Chair Josh Lorencz called the meeting to order at 7:31 p.m. Secretary Andrew Gorden confirmed a quorum was present.

Pamela Dean	P	Gary King	P
Shannon Johnson	P	Linda Mann	A
Lois Ann Lengel	P	Josh Lorencz	P
Elaine Litster	E	Al Orozco	P
Patti Ringo	P	Avery West	P
Kelly Tinker	P	Vacant	
Andrew Gorden	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 Pamela Dean to approve the February 12, 2015 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Police Liaison Report

Officer Chapple gave the Executive Board an overview of the first quarter 2015 crime trends within the Neighborhood Council #3 area. The largest amount of crime in the City remains larceny and thefts from vehicles. He also reported on the continuing enforcement actions at the various illegal homeless encampments. Cleanout has included four canyons north of the 118 Freeway at the west end of town. So far, over 20 tons of garbage have been removed, with the assistance of Waste Management.

6. Public Statements/Comments

A resident expressed concern about traffic and speeding along Austin Avenue in the Texas Tract. He was concerned that the newer development of homes above the tract is using Austin as a main thoroughfare before and after school at Walnut Elementary. Emily Habib stated that she will discuss his concerns further with him.

7. Informational Presentations

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

Kristin Tignac, Youth Council Coordinator, 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 counselling,

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. For more information, call 805-522-HIRE.

b. Special Olympics Host Town Program

Michelle Foster, President of the Simi Valley Hospital Foundation, presented the program. The worldwide Special Olympics will be coming to Los Angeles for nine days this summer, with the Opening Ceremonies on July 25. As many as 500,000 people are expected to visit the Los Angeles area before and during the games. The City is a Host Town for approximately 100 athletes and coaches from Sri Lanka, Zambia, and Peru for the period of July 21-24. In addition to providing a place to rest and train for the athletes, the City will be able to showcase itself to people from other parts of the world.

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

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

None.

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

**Will the park be senior friendly?**

It will not have special features for seniors but will be ADA accessible.

**Upon conclusion of the discussion, the following motion was made by Gary King and seconded by Josh Lorencz:**

**MOTION: Recommend that the Planning Commission approve the request to construct a neighborhood park on approximately 14 nine acres within Planning Area 11 of the Runkle Canyon Specific Plan area as presented.**

<b>Executive Board vote:</b>	<b>10 Ayes;</b>	<b>0 Noes;</b>	<b>0 Abstentions</b>
<b>Audience vote:</b>	<b>2 Ayes;</b>	<b>1 Noes;</b>	<b>0 Abstentions</b>
<b>Unincorporated Area vote:</b>	<b>None</b>		

**The motion carried.**

- 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.

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

**How large will the multi-purpose room be?**

It will be approximately 500 square feet.

**What water conservation measures will be put in place?**

Low water usage plants will be used as landscaping for the facility.

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

**Will the Homeowner's Association (HOA) be responsible for maintenance of the facility?**

Yes it will be.

**Is use of the facility limited to seniors living in the complex?**

Yes it is, though some of the rooms can be rented out by community organizations for different events.

**Other than the 6' fence around the facility, will there be any other security measures to keep vandals out of the complex?**

No, but the HOA could put additional security measures in place if vandalism becomes a problem.

**Will there be any solar elements in the facility?**

None are planned. However, they could be incorporated.

**One Executive Board member commented that he would like to recommend that the developer install solar panels on the facility.**

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

**MOTION:** Recommend that the Planning Commission approve the 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, with the recommendation to prewire the facility for solar electrical and pre plumb for solar heating of the pool and spa.

**Executive Board vote:        10 Ayes;   0 Noes;    0 Abstentions**  
**Audience vote:            3 Ayes;   0 Noes;    0 Abstentions**  
**Unincorporated Area vote:    None**

**The motion carried.**

10. Executive Board Member Comments

Avery West commented that the Round Up “A Rockin’ Country Music Extravaganza” will take place on April 18<sup>th</sup> at Hummingbird Nest Ranch. It is organized by the Kiwanis Club of Simi Valley.

Gary King commented that a resident of his neighborhood continually parks in front of the communal mailboxes, blocking the mail carrier from placing mail in all mailboxes.

11. Neighborhood Council Coordinator’s Report

Emily Habib welcomed the new Executive Board members. She also discussed the duties of the position of Flyer Distribution Coordinator prior to the next month’s election of officers.

12. Adjournment: Thursday, April 16, 2015, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:28 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project No.** ..... Z-S-721  
**Neighborhood Council Nos.**..... 1, 2, 3, and 4  
**Tentative Planning Commission Meeting Date**.....May 6, 2015  
**Tentative City Council Meeting Date** .....June 15, 2015  
**Case Planner** ..... Cynthia Sabatini

### Request:

To allow artificial turf in up to 25 percent of the required landscape area for Multi-Family and Non-Residential properties.

### Applicant:

City of Simi Valley

### General Plan/Zoning:

Applies to multi-family, commercial, and industrial zones, including RH, RVH, MU, CO, CN, CR, CC, CPD, CI, BP, LI, GI

**Location:** City-wide

### I. Project Description

The Simi Valley Municipal Code and the Simi Valley Landscape Design Guidelines would be amended to allow for the placement of artificial turf that meets certain materials, installation and maintenance standards in up to 25 percent of the required landscape area in Multi-Family and Non-Residential zones in Simi Valley.

The property owner of an existing developed property in a multi-family or non-residential zone would be required to submit a revision to their approved landscape plan for review to determine that the location, area and amount of artificial turf meets City standards.

The existing process of landscape plan review for proposed development in multi-family or non-residential zones would be unchanged, and the City's contract landscape professional would evaluate whether the proposed artificial turf conforms with City standards.

# **Neighborhood Council Project Overview for Z-S-721**

## **II. Project Design**

Not applicable.

## **III. Project Compatibility**

The proposed amendments to the Simi Valley Municipal Code and the Simi Valley Landscape Design Guidelines to allow artificial turf in multi-family and non-residential zones will be similar to existing provisions for artificial turf in the front yard area of single-family residences. The City Council directed staff to prepare such an amendment, determining that the use of artificial turf that meets City standards for materials, installation and maintenance would provide an additional water conservation option for owners of large properties, and a benefit to the community.

## **IV. Issues**

No issues have been raised by staff.

## **V. Environmental Review**

Under the provisions of Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment to the Simi Valley Municipal Code regarding the use of artificial turf in multi-family and non-residential zones, with negligible expansion of the existing approved use of the associated structures, is categorically exempt from CEQA.

## **VI. Exhibits**

None.





# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

Project Nos..... PD-S-1029/TT5940  
 Neighborhood Council No. .... 3  
 Tentative Planning Commission Meeting Date ..... To be determined  
 Tentative City Council Meeting Date..... N/A  
 Case Planner ..... Sean Gibson

### Request:

A request for a Planned Development Permit (PD-S-1029) to construct a 14-unit townhome complex on a 0.8-acre site located at 4540 Apricot Road, and a Tentative Tract Map (TT5940) to subdivide the site into 14 condominium units.

### Applicant:

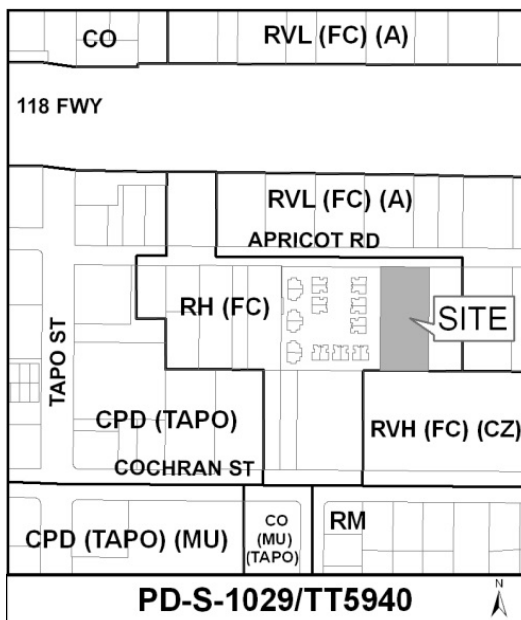
GA Engineering  
 Attn: Armin Gharai  
 19562 Ventura Blvd., #230  
 Tarzana, CA 91356  
 (818) 758-0018

### General Plan/Zoning:

High Density Residential/Residential High Density-Freeway Combining Overlay District [RH (FC)]

### Location:

4540 Apricot Road



# **Neighborhood Council Project Overview for PD-S-1029/TT5940**

## **I. Project Description**

The applicant proposes to construct a 14-unit townhouse-style condominium complex on a 0.8-acre site at 4540 Apricot Road. The site contains an existing single-family dwelling that will be removed. The proposed three-story complex will be broken into a tri-plex, four-plex and 7-plex structures. There will be two 2-bedroom units (1,643-1,654 square feet), eleven 3-bedroom units (1,837-2090 square feet), and one four bedroom unit (2,028 square feet). Each unit will have a two-car garage, an open porch area, and one to three balconies. Four carport spaces and nine uncovered parking spaces will be available for guests and additional owner parking. Overall 41 parking spaces are required and 41 parking spaces are provided. The main building is setback 21.5 feet from the front (north) property line, 15.5 feet on the east and west sides, and 20 feet from the south property line. The proposed project density of the 0.8-acre site is 17.5 dwelling units per acre. The High Density (RH) zoning designation permits up to 20 dwelling units per acre.

## **II. Project Design**

The project layout consists of a single two-way driveway leading to the garages and outside parking spaces through the center of the property. The front entries to each unit are accessed from a meandering walkway with landscaping on the outer sides of the property. Each unit will have a patio area enclosed by a low wall and gate.

The proposed architecture consists of stucco walls with ledgerstone veneer accents, S-shaped tile roofing, window and door surrounds, and patio areas with enclosed stucco walls with decorative iron gates. The building colors will consist of egg shell and Trabuco beige. The conceptual landscape plan provides approximately 21 trees including Mexican Palo Verde and Bay Laurel. The applicant also proposes to preserve four trees (two eucalyptus and two pepper).

## **III. Project Compatibility**

The site of the proposed apartments is zoned Residential High Density - Freeway Combining Overlay District [RH FC]. The zoning designation is intended for areas of more compact multi-family residential developments, such as town houses, garden apartments, and other multiple unit dwellings. The FC Overlay District is intended to regulate residential development along the freeway corridor in an effort to minimize the number of people impacted by the negative elements of the freeway, particularly visibility and noise. Since the freeway sound wall has been constructed both visibility and noise impacts have become less of a concern than previously. The noise study prepared for the project indicates that the exterior and interior noise levels will be below the FC Overlay District threshold of 60 dBA exterior and 45 dBA interior. For compatibility with the neighborhood, there are existing multi-family dwellings to the south and west of the project. To provide privacy towards the existing single family dwelling to the east, a 15-foot building setback is provided. The surrounding Land Use and Zoning designations, and use of land are described as follows:

## Neighborhood Council Project Overview for PD-S-1029/TT5940

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	High Density Residential	Residential High Density-Freeway Combining Overlay District – [RH (FC)]	Existing: Single-family Residence  Proposed: 14 Townhomes
North:	Very Low Density Residential	Residential Very Low Density-Freeway Combining and Animal Overlay Districts – [RH (FC)(A)]	Apricot Road, Single-family dwellings beyond
South:	Very High Density Residential	Residential Very High Density-Freeway Combining Overlay District - Conditional Zoning [RH (FC)(CZ)]	Senior Apartments
East:	High Density Residential	Residential High Density-Freeway Combining Overlay District – [RH (FC)]	Single-family residence
West:	High Density Residential	Residential High Density-Freeway Combining Overlay District – [RH (FC)]	Multi-family Townhomes

A traffic study was prepared that indicated that the project will generate approximately 82 daily trips, with 6 vehicle trips during the AM peak hour (1 inbound and 5 outbound) and 7 vehicle trips during the PM peak hour (5 inbound and 2 outbound). The analysis of existing plus project conditions concluded that traffic associated with the proposed Apricot Townhomes project will not significantly impact daily operations on the local street system or peak hour operations at the Tapo Street and Apricot Road intersection.

#### **IV. Issues**

No issues have been identified.

#### **V. Environmental Review**

It is anticipated that the project will be exempt from the California Environmental Quality Act (CEQA).

#### **VI. Exhibits**

Refer to the attached exhibits.

**LANDSCAPE ARCHITECT:**  
 WILLIAM L. PEACOCK  
 LICENSE NUMBER: 1044  
 TEL: 818-240-0874  
 ADDRESS: 851 MISTY ISLE DR.  
 GLENDALE, CA. 91207

2" DEEP SHREDDED CEDAR BARK TO SPREAD BETWEEN PLANTS.  
 ALL TREES TO BE PLANTED WITH COMMERCIAL ROOT BARRIERS.  
 USE CLASS I OR CLASS II COMPOST AS A SOIL AMENDMENT IN ALL LANDSCAPED AREAS

**LANDSCAPING POINTS PROVIDED**  
 LARGE TREES: 6X2=12  
 LESS THAN 30" ON 6X2=12  
 CENTER PLANTING:  
 POINTS PROVIDED: 24

**LANDSCAPING POINTS REQUIRED**  
 PROJECT SITE: 35,236.28 SQ.FT.  
 POINTS REQUIRED: 20

**LANDSCAPE THEME: THE PROPOSED LANDSCAPING THEME IS MEDITERRANEAN.**  
**PLANTING LEGEND**

**SHRUBS AND GROUND COVER LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	ALOE STRIATA	UC VERDE BUFFALO GRASS	85	5-GAL.	W/2" DEEP CRUSHED ROCKS
	AGAVE ATTENUATA	FOX TAIL AGAVE	110	5-GAL.	
	PHORMIUM H. FLAMINGO	NEW ZEALAND FLAX	115	5-GAL.	
	STIPA GIGANTEA	GIANT FEATHER GRASS	112	1-GAL.	

**TREE LEGEND**

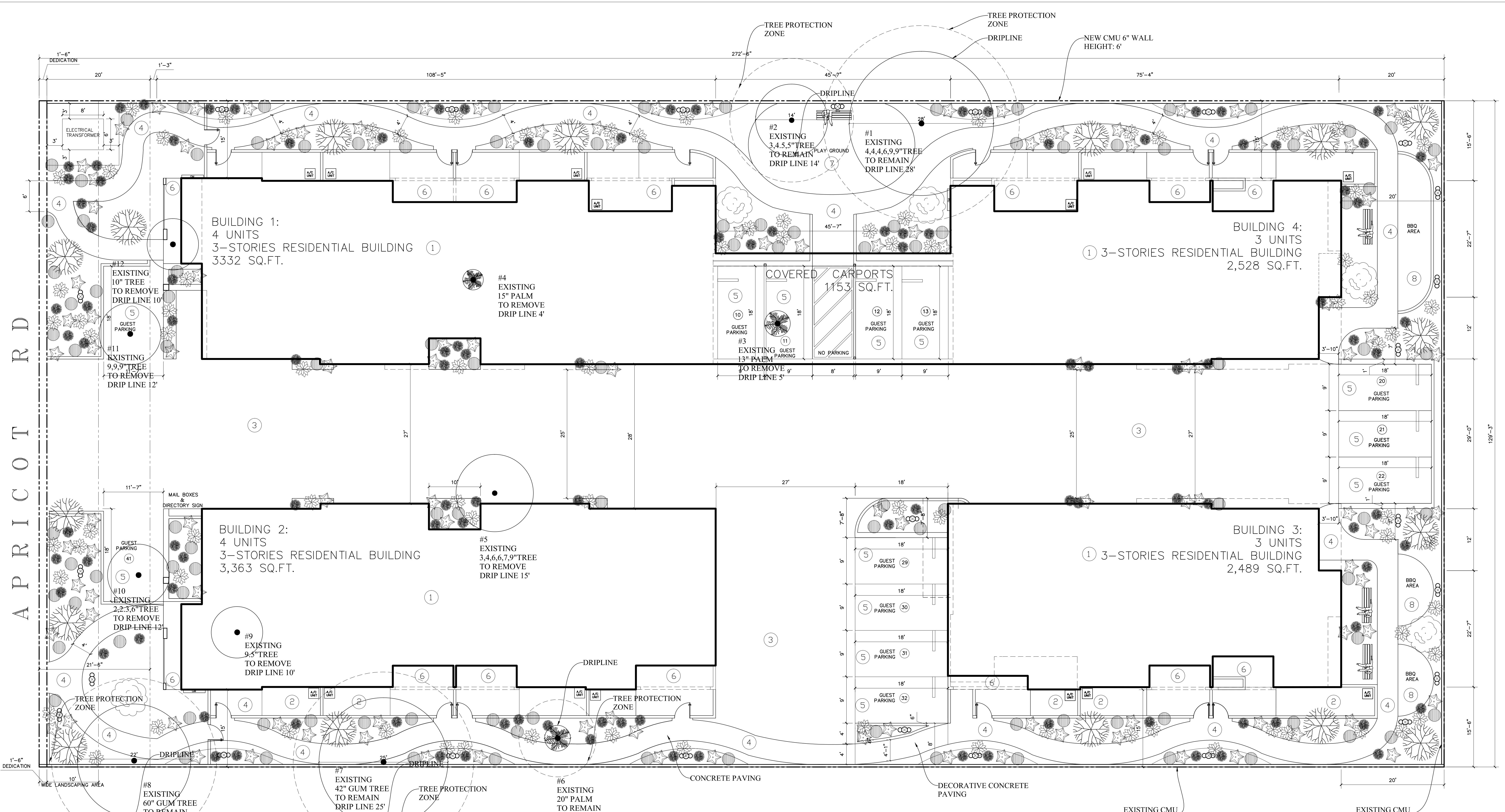
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	PARKINSONIA ACULEATA	MEXICAN PALO VERDE, JERUSALEM THORN	16	24" BOX
	LAURUS NOBILIS	BAY LAUREL	5	15" BOX

**NOTES:**  
 1- THIS PLAN WILL COMPLY WITH THE REQUIREMENT OF THE CITY OF SIMI VALLEY MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES.  
 2- THIS PLAN WILL COMPLY WITH THE REQUIREMENT OF THE CITY OF THE TREE REPORT PREPARED FOR THIS PROJECT, AND TREE MITIGATION OUTLINED THEREIN.

**LAND USE**

LOT AREA (GROSS)	35,236 SF (0.81 Ac.)	100%
STREET DEDICATION	338 SF	1%
BUILDING FOOTPRINT	12,149 SF	34%
LANDSCAPE AREA	7,338 SF	21%
HARDSCAPE AREA	15,361 SF	44%

- SITE PLAN KEYED NOTES**
- ① 3 STORY BUILDING
  - ② LANDSCAPING
  - ③ DRIVEWAY
  - ④ WALKWAY
  - ⑤ GUEST PARKING
  - ⑥ PORCH
  - ⑦ PLAY GROUND
  - ⑧ BBQ AND PICNIC TABLES
  - ☉ LIGHTING



**LANDSCAPING PLAN**  
 SC. 1:8"=1'-0"  
 NORTH

**G.A. ENGINEERING**  
 19562 VENTURA BLVD, SUITE 230  
 TARZANA, CA. 91202  
 PHONE: (818) 798-0018  
 FAX: (818) 708-2647

**OWNER**  
 4540 APRICOT LLC  
 4540 APRICOT RD.  
 SIMI VALLEY, CA. 93063

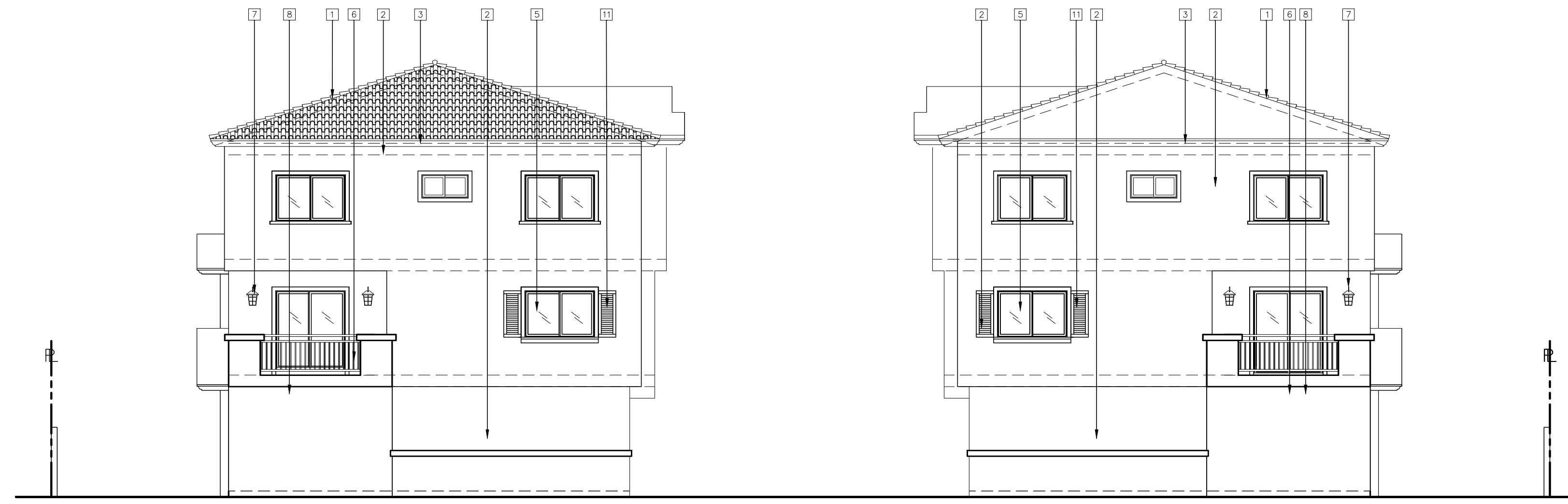
**PROJECT**  
 4540 APRICOT RD.  
 SIMI VALLEY, CA. 93063  
 ASSESSOR'S PARCEL NUMBER: 625-0-081-100

**DRAWING TITLE**  
 LANDSCAPING PLAN

**DATE:**  
**SCALE:** 1/8"=1'-0"  
**DRAWN:** ATRI  
**APPROVED:** V.A.  
**JOB :** 13-509  
**SHEET:**  
**L-1**

**ELEVATION NOTES**

- 1 ROOFING CLASS "A" WITH TILES OVER 1/2" CDX PLYWOOD
- 2 7/8" STUCCO OVER PAPER BACK WIRE MESH (LA HABRA, X-48 MEADOW BROOK BASE 100) PROVIDE 2 LAYERS OF PAPER OVER PLYWOOD.
- 3 26 GA. GL. EAVE FLASHING
- 4 2x FASCIA BOARD
- 5 VINYL WINDOW
- 6 42" HIGH ROD IRON GUARDRAIL WITH 4" MAX. BETWEEN RAILS
- 7 GLASS BODY WITH METAL DETAILING EXTERIOR SCOSCE
- 8 STONE VENEER
- 9 ATTIC VENTILATION
- 10 WOOD MAIN DOOR
- 11 LOUVERED SHUTTER
- 12 WROUGHT IRON ORNAMENT



BUILDING 3

**SOUTH ELEVATION**

BUILDING 4

SC. 1/8"=1'-0"

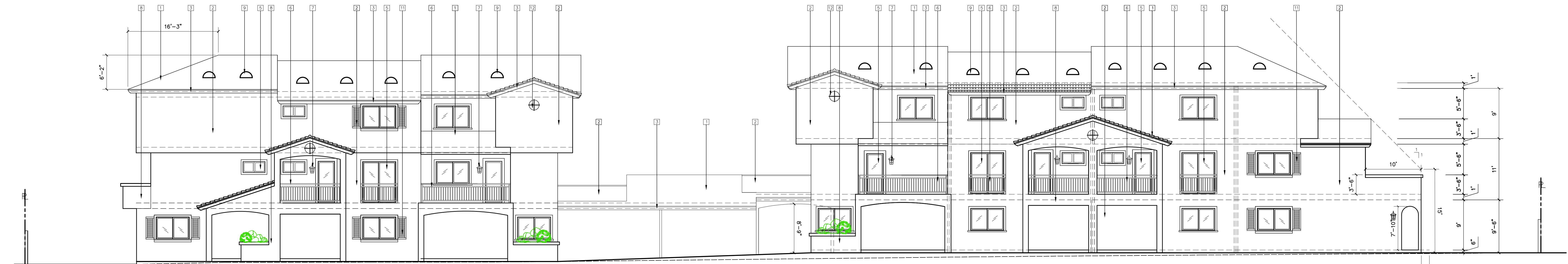


BUILDING 1

**STREET ELEVATION (NORTH)**

BUILDING 2

SC. 1/8"=1'-0"

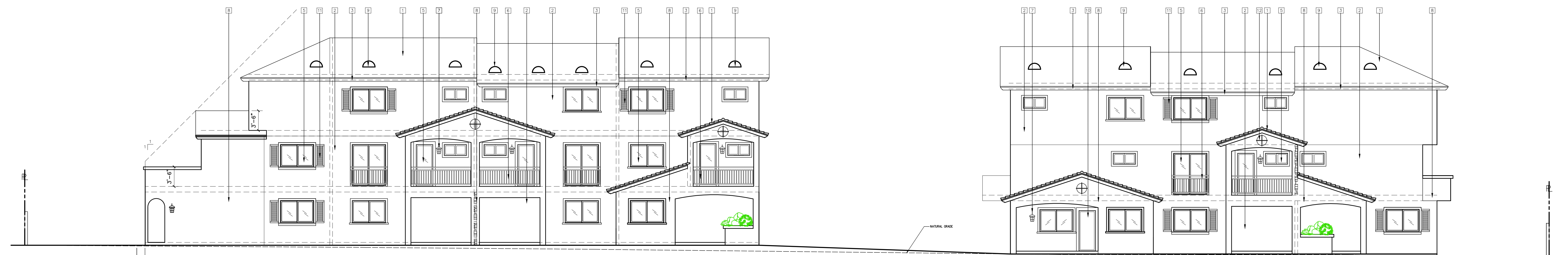


BUILDING 4

**EAST ELEVATION**

BUILDING 1

SC. 1/8"=1'-0"



BUILDING 2

**WEST ELEVATION**

BUILDING 3

SC. 1/8"=1'-0"

**G.A. ENGINEERING**  
 19562 VENTURA BLVD, SUITE 230  
 TARZANA, CA 91202  
 PHONE: (818) 798-0018  
 FAX: (818) 708-2847

REVISION	BY

**OWNER**  
 4540 APRICOT LLC  
 4540 APRICOT RD.  
 SIMI VALLEY, CA, 93063

**PROJECT**  
 4540 APRICOT RD.  
 SIMI VALLEY, CA, 93063  
 ASSESSOR'S PARCEL NUMBER: 625-0-081-100

**DRAWING TITLE**  
 ELEVATIONS

DATE:  
 SCALE: 1/8"=1'-0"  
 DRAWN: ATR  
 APPROVED: V.A.  
 JOB : 13-509  
 SHEET:



**STREET ELEVATION**  
 SC. 1/8" = 1'-0"



**EAST ELEVATION**

**G.A. ENGINEERING**  
 19562 VENTURA BLVD, SUITE 230  
 TARZANA, CA, 91202  
 PHONE: (818) 756-0018  
 FAX: (818) 708-2847

REVISION	BY

**OWNER**  
 4540 APRICOT LLC  
 4540 APRICOT RD,  
 SIMI VALLEY, CA, 93063

**PROJECT**  
 4540 APRICOT RD,  
 SIMI VALLEY, CA, 93063  
 ASSESSOR'S PARCEL NUMBER: 625-C-081-00

**DRAWING TITLE**  
 COLORED ELEVATIONS

DATE:	JULY 2014
SCALE:	1/8"=1'-0"
DRAWN:	ATR
APPROVED:	VA
JOB :	13-009
SHEET:	



WEST ELEVATION



SOUTH ELEVATION

**G.A. ENGINEERING**  
 19582 VENTURA BLVD., SUITE 230  
 TARCANA, CA, 91202  
 PHONE: (616) 798-0018  
 FAX: (616) 708-2847

REVISION	BY

**OWNER**  
 4540 APRICOT LLC  
 4540 APRICOT RD,  
 SIMI VALLEY, CA, 93063

**PROJECT**  
 4540 APRICOT RD,  
 SIMI VALLEY, CA, 93063  
 ASSESSOR'S PARCEL NUMBER: 625-0-081-00

**DRAWING TITLE**  
 COLORED ELEVATIONS

DATE: JULY 2014  
 SCALE: 1/8"=1'-0"  
 DRAWN: ATR  
 APPROVED: WA

JOB : 13-009

SHEET: **A-14**