



**NEIGHBORHOOD COUNCIL #3**  
THURSDAY, MAY 14, 2015, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

AGENDA

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NC #3 Chair	Avery West
NC #3 Vice Chair	Gary King
NC #3 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. 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 Presentations
  - a. The Simi Valley Police Department's Detective Unit
  - b. National Public Works Week
7. Continued Business: None
8. New Business
  - a. Review of Proposed Revisions to the City's Sign Ordinance



9. 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.

10. Neighborhood Council Coordinator's Report

11. Adjournment: Thursday, July 16, 2015 (No meeting in June)

/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/Welcome/Pledge of Allegiance

Interim Vice Chair Avery West called the meeting to order at 7:31 p.m. He also confirmed that a quorum was present.

Pamela Dean	P	Gary King	P
Shannon Johnson	P	Linda Mann	E
Lois Ann Lengel	P	Josh Lorencz	E
Elaine Litster	P	Al Orozco	P
Patti Ringo	P	Avery West	P
Kelly Tinker	P	Vacant	
Andrew Gorden	E	P=Present; E=Excused; A=Absent	

2. Agenda Review

By consensus of the Executive Board, the agenda was modified to move Item 8a after 8b.

3. Approval of Minutes

Pamela Dean requested that the words "Walnut Elementary" be corrected to read "Big Springs Elementary" in the Public Statements/Comments. A motion was made by Gary King and seconded by Patti Ringo to approve the March 12, 2015, minutes as corrected. The motion passed unanimously.

4. Correspondence: None

5. Police Liaison Report

Jean-Marie Maroshek, Community Services Specialist of the Simi Valley Police Department, discussed the National Night Out Program. The annual event will take place on August 1<sup>st</sup>, and is designed to get people out of their houses and meet with their neighbors. The program also helps to make many neighborhoods safer places throughout the year. The Police Department encourages this by waiving the fee for block parties and aiding people in organizing the event. In 2013, there were nine block parties, and in 2014 there were 21. This year, they are hoping to have 30 block parties take place.

6. Public Statements/Comments: None.

7. Informational Presentations

a. Proposed Sanitation Service Rate Increase

Joe Deakin, Assistant Director of Public Works, presented the proposal for the increase of the Sanitation Service Rate. The City Council authorized staff to proceed with the Proposition 218 notification process to increase rates and fees including a single family residential rate increase of \$2.50 per month.

The increases are scheduled to take effect July 1, 2015, and every July 1st for the next four years. The City must raise service rates in order to pay for a large number of infrastructure improvements, especially on structures that are nearly 50 years old. Infrastructure improvements are needed to prevent any potential catastrophic failures to take place. If individuals are against the rate increase, they may turn in a protest ballot. On May 4, 2015, a public hearing will be held for the City Council to consider the rate increases.

8. Continued Business: None

9. New Business

a. A request to allow Artificial Turf for Multi-Family and Non-Residential Properties

Cynthia Sabatini, Associate Planner, explained that the City is proposing to amend its Municipal Code and Landscape Design Guidelines to allow for the use of artificial turf in up to 25 percent of the required landscape area in Multi-Family and Non-Residential zones.

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

None.

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

**What material is used under the artificial turf?**

Either soil, rubber or plastic can be used.

**Is the newly installed turf inspected by the City?**

No but a Zoning Clearance is required and as part of that process, a sample of the turf and a site plan must be submitted. The City will approve the color of the turf during this process. Additionally, turf is typically installed by an experienced contractor who knows what installation standards the City expects.

Staff recommended that applicants for the Zoning Clearance begin the process before purchasing the turf so that they purchase an acceptable product.

**How will the turf be kept clean and free from dirt, leaves, etc?**

That would be handled through the property maintenance standards.

**One Executive Board member expressed concern that the rubberized infill material that make the blades of grass stand up would give off a strong odor.**

Staff explained that the odor of the rubber will dissipate over time. As part of property maintenance, the infill material will need to be replaced or the grass will become flat due to the loss of the material.

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

**MOTION: Recommend that the Planning Commission approve the request to allow Artificial Turf for Multi-Family and Non-Residential Properties**

<b>Executive Board vote:</b>	<b>9 Ayes;</b>	<b>0 Noes;</b>	<b>0 Abstentions</b>
<b>Audience vote:</b>	<b>None</b>		
<b>Unincorporated Area vote:</b>	<b>None</b>		

**The motion carried.**

- b. A request to construct a 14-unit townhome complex on a 0.8-acre site located at 4540 Apricot Road

**Comments from the audience/responses from the applicant:**

**There are concerns with the current traffic conditions and the lack of sidewalks on Apricot Road. Many vehicles are parked along the road that is not wide enough to accommodate the traffic generated from the condos and future development.**

A total of 41 onsite parking spaces will be provided for both the residents and guests. The total parking spaces has been determined to be adequate for the proposal.

**The adjacent properties to the east are zoned for residents to keep farm animals that may impact the uses. Additionally, there are concerns about privacy with the second and third story buildings.**

There are existing multi-family residents to the south and west of the site. To provide privacy for the property to the east, the building will be required to have a 15-foot setback.

**There are concerns with the potential increases of crime. There is a multi-family project that has been under construction for at least three years. Another project is approved and there is a vacant house with homeless individuals living inside.**

Townhomes have been proposed instead of apartments to encourage owner occupied units.

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

**What measures will be taken with the installation of landscaping to address water conservation?**

The planned landscape design will include the installation of drought tolerant plants. How does the City determine that traffic study ensures that the project will not create a significant traffic impact to Apricot Road?

Our traffic engineer prepared the study and it was determined by City's Traffic Engineer that the daily traffic to the site will not significantly impact the street. Additionally, we are proposing less than the allowed residential density.

**Both two and three story building elements are proposed. What are the comparable building heights of the adjacent properties?**

The adjacent building heights are unknown. However, the building height for the condos are under the maximum allowed building height of 40 feet.

**Has the installation of solar panels been considered for the entire project to maintain a similar design?**

The cost of installing solar panels may not be financially feasible. However, the units will be hard wired to allow homeowners to individually install solar panels.

**Having additional multi-family residences may create additional noise that could impact the existing senior apartments to the south.**

A six-foot tall wall will be maintained and constructed around the perimeter of the site and there is at least 45 feet between the proposed buildings and the senior apartments. If needed, additional trees may be installed.

**Upon conclusion of the discussion, the following motion was made by Kelly Tinker and seconded by Elaine Litster:**

**MOTION:** Recommend that the Planning Commission approve the request to construct a 14-unit townhome complex on a 0.8-acre site located at 4540 Apricot Road, with a recommendation that the City review future traffic impacts and parking conditions on Apricot Road.

<b>Executive Board vote:</b>	<b>6 Ayes;</b>	<b>3 Noes;</b>	<b>0 Abstentions</b>
<b>Audience vote:</b>	<b>0 Ayes;</b>	<b>1 No;</b>	<b>0 Abstentions</b>
<b>Unincorporated Area vote:</b>	<b>None</b>		

**The motion carried**

c. Election of Executive Board Officers

By consensus of the Executive Board, Avery West was elected Chair, Gary King was elected Vice Chair and Andrew Gorden was elected Secretary.

10. Executive Board Member Comments

Gary King noted that the Madison Homeowners Association held a community meeting with the Community Liaison Officers and Jean-Marie Maroshek, Community Services Specialist of the Simi Valley Police Department, at Vista del Arroyo Park to discuss community concerns about crime. He felt that the meeting was very positive.

Elaine Litster announced that the Simi Valley Republican Women's Club will hold a Garden Tour as a fundraiser on Sunday, May 3<sup>rd</sup>.

11. Neighborhood Council Coordinator's Report

Jennifer Santos, Management Analyst, reminded everyone of the upcoming Volunteer Fair on April 25 at Rancho Tapo Community Park. She also announced the upcoming free Landlord-Tenant Workshop that will be held on April 29 at the Simi Valley City Hall Community Room. The workshop is for landlords, tenants, property managers, and other interested parties. Topics will include discrimination, evictions, security deposits, repairs, and much more. To register call the Housing Rights Center at (800) 477-5977, ext. 1102.

12. Adjournment: Thursday, May 14, 2015, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 10:26 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project No(s)**..... Z-S-0722  
**Neighborhood Council No.** ..... All  
**Tentative Planning Commission Meeting Date**..... TBD  
**Tentative City Council Meeting Date** ..... TBD  
**Case Planner** ..... Lorri Hammer

### Request:

Amend Simi Valley Municipal Code (SVMC) Section 9-37.060.B (Table 3-10) *Sign Standards for the Commercial and Industrial Zoning Districts* to provide additional monument signage for centers over 75,000 square feet, and modify SVMC Section 9-37.070.G *Temporary Sign Standards* to modify the use of temporary commercial signs from four 30-day periods per year to eight 16-day periods per year.

### Applicant:

City of Simi Valley

### General Plan/Zoning:

This would be applicable to all commercial and industrial zoned properties not limited by provisions of any Specific Plan.

### Location:

Staff is working on a map to show the applicable parcels that include shopping centers over 75,000 square feet.

### I. Project Description

#### Monument Signs

After the sunset of the interim provisions related to temporary commercial signs in March 2015, the City Council directed staff to draft changes regarding monument signs that may provide additional signage opportunities.

Staff recommends that each driveway entrance of shopping centers over 75,000 square feet be allowed one monument sign up to 10-feet tall and have 60-square feet of sign



## **Neighborhood Council Project Overview for Z-S-0722**

area, or two 5-foot tall signs (one on each side of the driveway) up to 30-square foot of sign area each. This change will allow the largest of the City's shopping centers, who also have the greatest street frontages, to provide for monuments signs that could list more of the many tenants within the center. It is recommended that any freestanding building within the center that qualifies for an individual monument be excluded from the 75,000 square feet if they provide a separate sign. Staff has provide an example of this type of signage that is currently in effect for the Centre Court Shopping Center within the Royal Madera Specific Plan. If approved by the City Council, shopping centers could update their sign programs to allow for these sign provisions.

### **Temporary Signs**

Staff recommends that the interim provisions to assist businesses with additional temporary signage be allowed to sunset, including the use of feather signs. It is recommended, however, that one provision be retained, and that the City Council modify commercial temporary signs durations from four 30-day periods to eight 16-day periods to be consistent with Temporary Use Permits and provide more flexibility of the frequency in the allowed use of temporary signs.

Staff will also be seeking input from the Chamber of Commerce.

### **II. Project Design**

New monument signs will continue to be required to meet the Citywide Design Guidelines and sign standards for a compatible center design, push-through/individual channel letters and a base that architecturally screens any illumination cabinet enclosure.

### **III. Project Compatibility**

Signs will be permitted at each driveway provided they do not affect any traffic safety sight areas and will be allowed to include internal (letter-only with an opaque background) or external illumination.

### **IV. Environmental Review**

The project has been determined to be exempt from the California Environmental Quality Act.

### **V. Exhibits**

The proposed changes to the Temporary and Permanent Signage are attached, including samples of a similar-sized sign.

PROPOSED CHANGES TO THE PERMANENT SIGN ORDINANCE

9-37.060 - Zoning District Permanent Sign Standards

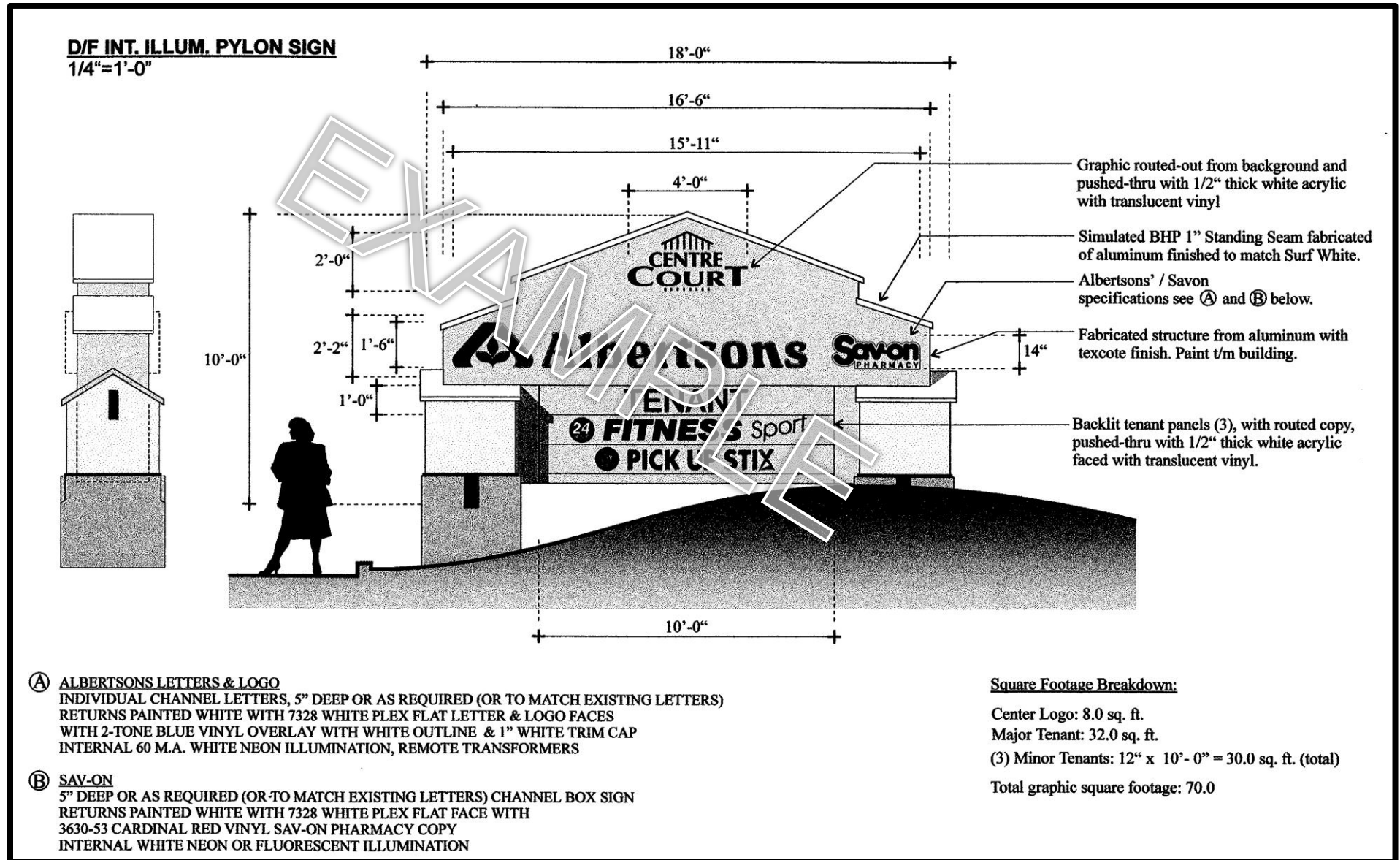
- A. **Residential zoning districts.** *[NO CHANGES PROPOSED]*
- B. **Commercial, office, and industrial zoning district sign standards.** The types of signs listed in Table 3-10 are allowed within the commercial, office, and industrial zoning districts only, in compliance with the standards in Table 3-10.

**TABLE 3-10 - SIGN STANDARDS FOR THE COMMERCIAL & INDUSTRIAL ZONING DISTRICTS** *[IN PART]*

Sign Type	Max. Sign Size (Area)	Max. Sign Height	Maximum Number of Signs	Location Requirements	Additional Requirements
Monument business center signs	40 square feet	8 feet	1 per street frontage	Shall be placed 1 foot inside property line	NA
Monument individual tenant space signs <u>(centers &lt;75,000 square feet within a single Planned Development Permit)</u>	40 square feet	8 feet	1 sign; plus one additional sign for a second street frontage where the parcel has 2 or more street frontages and each street frontage is at least 200 feet.	Shall be placed 1 foot inside property line	Freestanding tenant signs <b>are only</b> allowed for tenancies with at least 150 feet of street frontage
<u>Monument individual tenant space signs</u> <u>(centers of 75,000 square feet or greater combined building area within a single Planned Development Permit)</u>	<u>60 square feet</u>	<u>10 feet</u>	<u>1 sign per driveway entrance; an additional sign on a second street side if the second side has no driveway entrance and at least 200 feet of frontage on the second street</u> <u>-or-</u> <u>1 sign on each side of each driveway up to 30 square feet per sign and maximum 5 feet tall per sign (half of single sign standard)</u>	<u>Shall be placed 1 foot inside property line</u>	<u>Separate Freestanding building may have one freestanding sign if their parcel has at least 150 feet of street frontage within the center, and the building's square footage is excluded from the total center size</u>
Gasoline price signs	12 square feet	NA	One price sign allowed	Shall be mounted on the building, canopy, column, or monument sign	NA
Ancillary signs	2 square feet each	4 feet	1 for each driveway, plus 3 for each drive-through business	NA	NA

PROPOSED CHANGES TO THE PERMANENT SIGN ORDINANCE

Example of the similar proposed monument signage size, as used in the Centre Court Shopping Center (Royal Madera Specific Plan) [not for incorporation into SVMC]:



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Example of the similar proposed monument signage size, as used in the Centre Court Shopping Center (Royal Madera Specific Plan) [not for incorporation into SVMC]:



## PROPOSED CHANGES TO TEMPORARY SIGN ORDINANCE

### 9-37.070 - Temporary Sign Standards

- G. **Standards for temporary commercial signs requiring a permit.** The following standards shall apply to all temporary commercial signs placed within all applicable zoning districts by permit ~~(refer also to subsection H below).~~
1. **Maximum size.** The maximum sign area allowed for temporary commercial signs, is not reduced by the signage allowed for permanent signs.
    - a. Freestanding temporary signs shall not exceed 12 square feet on each side in compliance with Section 9-37.060 (Zoning District Sign Standards).
    - b. Temporary signs attached to buildings shall not exceed 50 square feet.
  2. **Duration.**
    - a. A temporary sign shall not be displayed at any location for a period exceeding ~~30~~**16** days per Sign Permit.
    - b. No more than a total of ~~four~~**eight** separate Sign Permits shall be allowed in any calendar year for any business, individual, or organization.
  3. **Identification required.** Each temporary sign shall have legibly affixed on the front in the lower right corner of the sign a City sign seal, with identifying number and expiration date issued by the Department.
  4. **Location.** In multi-tenant commercial centers, freestanding temporary commercial signs must be located within 10 feet of the main exterior entrance to the business for which the Temporary Sign Permit is issued.
  5. **Processing of a Temporary Sign Permit application.**
    - a. A Temporary Sign Permit application shall be submitted and approved by the Department of Environmental Services before the placement of any temporary sign.
    - b. The permit shall describe the duration, location, number, size, type (e.g., commercial or noncommercial), and design of the sign(s).
    - c. The Director shall designate the form to be used for Temporary Sign Permit applications.
    - d. The permit shall be issued by the Director within three business days after receipt of the completed application if the requested sign(s) complies with the applicable requirements identified in this Section. If the sign(s) is not disapproved within three business days from receipt of the application, the sign(s) shall be deemed approved.
    - e. Only one Sign Permit application shall be required for multiple signs to be erected by a single applicant where the signs have identical graphics, are the same size, and/or are being placed on more than one parcel.
    - f. A sign seal, provided by the Department of Environmental Services, shall be placed on each sign.



## PROPOSED CHANGES TO TEMPORARY SIGN ORDINANCE

***The following interim provisions are in effect only by Policy of the City Manager until action on the sign ordinance, and have otherwise sunset:***

- H. **Number, size, duration, and location of temporary signs.** The following standards shall apply to temporary commercial signs placed within all applicable zoning districts by permit. All other standards for commercial temporary signs not specified herein shall apply.
1. **Sunset clause.** This subsection 9-37.070(H) shall automatically expire on February 28, 2015 unless extended by the City Council.
  2. **Quantity.** Temporary commercial signs shall be allowed per tenant business for up to two of the following:
    - a. One on-building temporary sign;
    - b. One freestanding temporary sign;
    - c. Two freestanding temporary feather signs. A temporary commercial feather sign is a ground-mounted freestanding sign that is vertical in nature with total maximum size of 12 square feet, maximum height above adjacent grade of ten feet, and a maximum width at any point of two feet, displayed under the authority of Sections 9-37.070.H or I of this Code.
  3. **Duration.**
    - a. The Temporary Sign Permit shall not exceed a period of 16 calendar days.
    - b. A maximum of eight separate Temporary Sign Permit periods shall be allowed in any calendar year per tenant business.
  4. **Location.** Freestanding temporary commercial signs may be located anywhere on the parcel of the respective business (or within the commonly managed shopping center with the property owner's or manager's permission), shall be located such that they do not interfere with traffic safety sight areas (TSSA), visibility at driveways, private sidewalk clearances, disabled access, and shall not be located in, nor overhang, the public right-of-way.
  5. **Drive-through restaurants.** In addition to the temporary commercial signs allowed under subsection (H)(2) above, one additional freestanding or on-building temporary sign, not exceeding six square feet, shall be permitted with a Temporary Sign Permit within the drive-through area of a restaurant provided it is not visible from the public right-of-way.
- I. **Temporary Use Permit signage.** As part of a Temporary Use Permit for limited sidewalk sales or displays and extensive promotional activities per Section 9-52.080, the Temporary Use Permit may include temporary commercial signage as follows:
1. **Sunset clause.** This subsection 9-37.070(I) shall automatically expire on February 28, 2015, unless extended by the City Council.

## PROPOSED CHANGES TO TEMPORARY SIGN ORDINANCE

2. One temporary commercial sign that is either an on-building sign not exceeding 50 square feet, or a freestanding sign.
3. The one Temporary Use Permit related temporary commercial sign may be located as specified in subsection H.4, above.
4. The one Temporary Use Permit related temporary commercial sign is in addition to the maximum temporary signs allowed with a Temporary Sign Permit per subsection (H)(2), above, and shall not require a separate Temporary Sign Permit.