



NEIGHBORHOOD COUNCIL #4
TUESDAY, MAY 19, 2015, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #4 Chair	Gloria Bowman
NC #4 Vice Chair	Skip Faria
NC #4 Secretary	Karen Thornton
NC Coordinator	Emily Habib
City Council Liaison	Council Member Mike Judge

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. 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: Tuesday, July 21, 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 Chair Sean Smollen called the meeting to order at 7:31 p.m. Interim Secretary Karen Thornton confirmed that a quorum was present.

Ed Abele	P	Reggiena Abaca	A
Hal Bloom	A	Gloria Bowman	P
Isaac Burleigh	P	Skip Faria	P
Mazal London	P	Bob Powers	P
Lisa Morrison	P	Sean Smollen	P
Manuel Alvarez	A	Gregory Yacoubian	E
Karen Thornton	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

Bob Powers moved to approve the March 17, 2015 minutes as presented. Ed Abele seconded the motion. The motion passed unanimously.

4. Correspondence: None.

5. Police Liaison Report

Jean-Marie Maroshek, Community Services Specialist of the Simi Valley Police Department, discussed National Night Out, which is meant to get residents out of their houses and meet their neighbors. The program also helps make many neighborhoods safer places throughout the year. This year the event will be on August 1st. People will be able to close off their street and have a block party. Ms. Maroshek will be glad to help people organize the event. Police Department representatives such as the K-9 team or SWAT will attend if requested. Applications are available on line, with normal fees being waived.

6. Public Statements/Comments: None.

7. Informational Presentations

a. Proposed Sanitation Service Rate Increase

Nick Steffen, Plant Operations Supervisor, presented the proposal for the increase of the sanitation service rates. 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. The infrastructure

improvements are needed to prevent any potential future catastrophic failures in the system.

The proposal will 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. Businesses and restaurants will have a different rate. If individuals are against the rate increase, they may turn in a protest ballot. On May 4, 2015, a public hearing will be held before the City Council to consider the increases of the sanitation service rates.

b. The City's Development Review Process

Donna Rosser, Assistant Planner, discussed the City's development review process and why it is important. Without it, there would be uses that are potentially not compatible with other uses such as heavy industrial businesses next to residential neighborhoods. She also discussed where the Neighborhood Councils fit into that process. Once certain project applications are "deemed complete", they are sent to the Neighborhood Councils to receive input from residents and pass on their recommendations to the Planning Commission and sometimes to the City Council.

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:

Is artificial turf allowed in utility Right of Ways?

Yes it is.

How does artificial turf drain?

Water and other liquids slowly percolate through it and into the underlying soil.

Upon conclusion of the discussion, the following motion was made by Gloria Bowman and seconded by Bob McLaren:

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

Executive Board vote:	10 Ayes;	0 Noes;	0 Abstentions
Audience vote:	1 Aye	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

b. Election of Executive Board Officers

By a vote of 4-3-2, Gloria Bowman was elected Chair. By consensus of the Executive Board, Skip Faria was elected Vice Chair and Karen Thornton was elected Secretary. Bob Powers volunteered to be on the Taskforce on Homelessness.

10. Executive Board Member Comments

Sean Smollen reminded the Executive Board that the City's Volunteer Dinner was coming up on Thursday, April 23rd at the Boys and Girls Club.

Ed Abele and Bob Powers expressed concern about the City continuing to build in spite of the ongoing drought. At the next meeting, Emily Habib will bring more information about how the City regulates development to ensure that it does not negatively impact the City's water supply. Skip Faria reminded the Executive Board about programs that offer rebates in exchange for removal of turf in yards.

11. Neighborhood Council Coordinator's Report

Emily Habib announced that everyone is encouraged to come to May 5th Joint Chairs. The program will include a question and answer period with the Mayor Huber and City Manager Eric Levitt. She also stated that June will be dark.

12. Adjournment: May 19, 2015, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:31 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

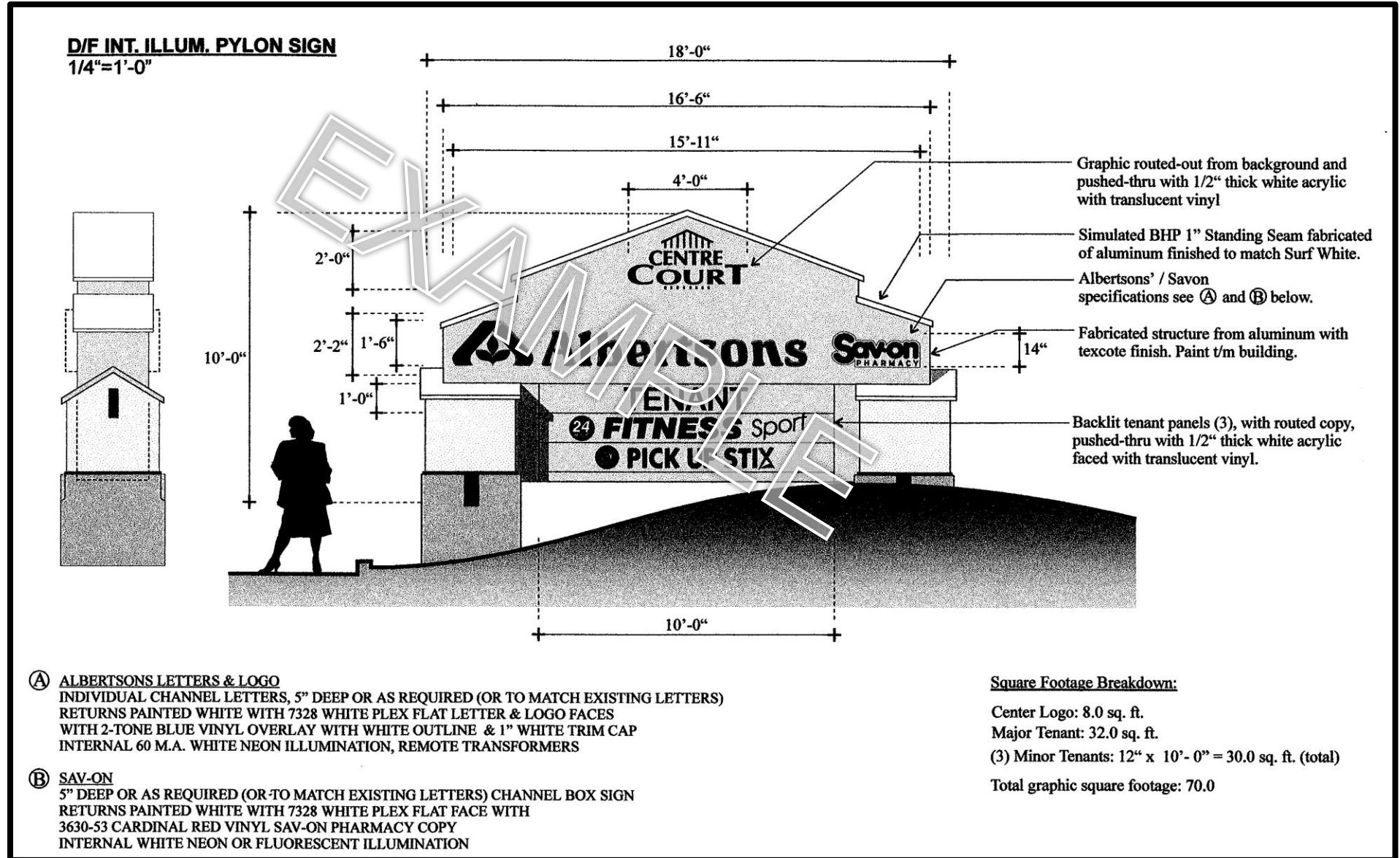
- A. **Residential zoning districts.** *[NO CHANGES PROPOSED]*
- B. **Commercial, office, and industrial zoning district sign standards.** The types of signs listed in Table 3-10 are allowed within the commercial, office, and industrial zoning districts only, in compliance with the standards in Table 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 <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 are only allowed for tenancies with at least 150 feet of street frontage
<u>Monument individual tenant space signs (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 -or- 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]:



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]:



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.