



NEIGHBORHOOD COUNCIL #1
THURSDAY, AUGUST 6, 2015, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Chair	Don Diamond
NC #1 Vice Chair	Michael Pucher
NC #1 Secretary	Tim Donis
NC Coordinator	Emily Habib
City Council Liaison	Council Member Mike Judge

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 Presentations
 - a. The Simi Valley Police Department's Traffic Unit
 - b. Proposed Water Service Rate Increases
7. Continued Business: None
8. New Business
 - a. Request to construct a ready-mix and precast concrete facility at 400 W. Los Angeles Avenue
9. Neighborhood Council Coordinator's Report

10. 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.

11. Adjournment: Thursday, September 3, 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/Welcome/Pledge of Allegiance

Chair Don Diamond called the meeting to order at 7:30 p.m. He also confirmed that a quorum was present.

George Apodac	P	Michael Pucher	E
Ro Curry	P	Debbie Thomas	P
Tim Donis	P	Richard Olson	P
Jeff Faulwell	E	Vacant	
Howard Glober	P	Vacant	
Don Diamond	P	Vacant	
Jamie Extract	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 Jaime Extract and seconded by Ro Curry to approve the May 7, 2015 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations

a. The Simi Valley Police Department's Crime Analysis Unit

Deborah Ruud and Danielle Bonfiglio from the Crime Analysis Unit discussed how crime in Simi Valley is up slightly in 2015 after 2014 was the safest year on record for Simi Valley. They also mentioned how more offenders are not going to jail due to the Realignment Bill of 2014 and Proposition 47, which went into effect this year. Both of these reduce the classification of most "nonserious and nonviolent property and drug crimes" from a felony to a misdemeanor. They also noted that the biggest percentage of thefts is due to people not locking their car doors. Residents can be kept up to date about crime in the City by going to the Simi Valley Police Department's Facebook page, Nixle.com or crimemapping.com.

b. Coastal Cleanup Day

Kay Allen, Environmental Compliance Program Coordinator from the Public Works Department, discussed the upcoming Coastal Cleanup Day on Saturday, September, 19, 2015. She explained the importance of keeping the Simi Arroyo clean so that the trash in there doesn't eventually end up in the ocean.

She requested the Neighborhood Council #1 Executive Board members volunteer and also help to recruit additional volunteers for the event. For anyone looking for additional information or to volunteer they can contact her at (805) 583-6424.

c. The City's Home Rehabilitation Program

Josefina Aguilar, Sr. Planner from the Department of Environmental Services, discussed the City of Simi Valley's Home Rehabilitation Program which offers low-income homeowners a deferred 2% rehabilitation loan of up to \$50,000. For additional information or to apply for the program please call (805) 583-6757.

7. Continued Business: None

8. New Business: None

9. Neighborhood Council Coordinator's Report

Emily Habib discussed the current recruitment. Neighborhood Council #1 has four openings and three applicants. She also briefly discussed what is expected of Executive Board members and what their responsibilities are during recruitment.

10. Executive Board Comments

Don Diamond made a comment about the benefits of being an Executive Board member for a Neighborhood Council. George Apodac made a comment that residents in the Acapulco area wanted to know the process to have speed humps installed in their neighborhood. Ms. Habib stated that she would provide him information about the process.

11. Adjournment: Thursday, August 6, 2015, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:50 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No.PD-S-1034/Z-S-720
Neighborhood Council No. 1
Tentative Planning Commission Meeting Date..... August 19, 2015
Tentative City Council Meeting Date September 21, 2015
Case PlannerC. Silver

Request:

Construct and operate a ready-mix and precast concrete products facility and increase height allowed in the General Industrial Zone

Applicant:

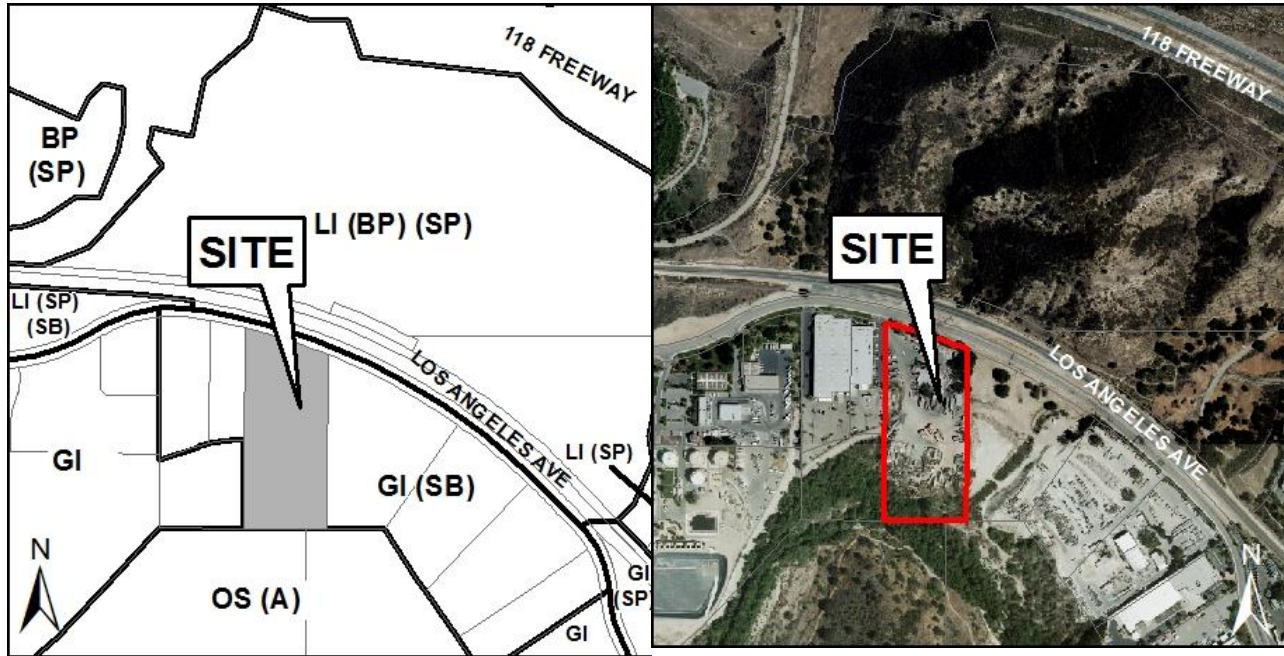
Adams Bennett Investments
P.O. Box 3600
Corona, CA 92878-3600
Attn: Todd Kenneth
(951) 340-2790

General Plan/Zoning:

Industrial/General Industrial (Sexually Oriented Business Overlay)[GI(SB)]

Neighborhood Council Project Overview for PD-S-1034/Z-S-719

LOCATION: 400 West Los Angeles Ave.



I. Project Description

The applicant, Adams Bennett Investments, is proposing to construct and operate a concrete production facility (batch plant), including a traditional transit-mix plant (“dry”) with the future addition of a central mix plant (“wet”), up to four silos with a maximum height of 65 feet, cement, aggregate, water weigh hoppers, and aggregate bins, located on a 7.11-acre site. The proposed production facility also includes construction of a 680 square foot office building, 36 parking spaces, and outdoor areas for materials and pre-cast product storage. Two of the silos are proposed for initial installation, and the remaining two silos will be constructed at a later date. Other activities included with this proposal include periodic recycling of concrete along with material deliveries into and out of the facility. Due to the 65-foot height of the proposed silos, an amendment to the Simi Valley Municipal Code is required to allow structures exceeding 48 feet in height within the GI zone. The project also includes a requirement for a trail easement to the Rancho Simi Recreation and Park District for the Arroyo Simi Greenway Trail which will cross the southern portion of the property when it is constructed in this area. An existing recycling operation located on the site will be moved to an undetermined new location prior to construction of the concrete production facility, which is not part of this application approval.

Neighborhood Council Project Overview for PD-S-1034/Z-S-719

The City Traffic Engineer has reviewed and accepted the conclusions of the traffic impact analysis prepared for the project (Ref. #48: Linscott, Law & Greenspan, Simi Valley Concrete Production Facility Project Traffic Impact Assessment, March 11, 2015). The report analyzed the potential effects of the project on West Los Angeles Avenue/Easy Street and the intersection of Easy Street with Madera Road. The report used the City's traffic model, plus project demand, including the changes proposed by the project to analyze the proposal's immediate impact on local roadways. The study determined that the intersection in the project vicinity would operate at Level of Service (LOS) "C" or better after construction of this project.

II. Project Design

The proposed project includes the construction of a new two-story 680 square foot office structure, which will be finished in light gray stucco with a gray concrete tile roof. A total of 36 parking spaces will be provided, including 11 spaces for autos (1 accessible) and 25 spaces for trucks (10' X 35'). There will be two gated access drives, one at the entrance (20 foot width) and one at the exit (24 foot width). A six-foot high block wall will be built across the front of the property and setback 45 feet from the property line. This area includes existing trees and new landscaping is proposed to include additional trees and drought tolerant landscaping materials. A total of 24,000 square feet of landscaping (13.7 percent) is proposed for the site, which includes the detention basin and cut slopes, in addition to the area in front of the wall. This meets the City's requirement for 10 percent minimum landscape coverage.

III. Project Compatibility

The proposed batch plant project is located in an industrial area and is surrounded by existing industrial uses (see Table 1 below). The plans for the project meet City standards which are designed for compatible development, including screening utility equipment and storage areas and proposed landscaping to soften new walls provided to screen the site from the street. The proposed batch plant location is compatible with the uses in the surrounding area and no potential conflicts have been identified.

The proposed project will replace one type of industrial land use with another in an existing industrial area and is adjacent to an existing concrete batch plant. There are no noise sensitive land uses adjacent to the project, and the project will not create an increase in noise levels in excess of noise levels already existing at the site. Therefore, it is not anticipated that noise generated by the project will have a significant effect on the surrounding land uses.

Neighborhood Council Project Overview for PD-S-1034/Z-S-719

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

Table 1

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Industrial	General Industrial [Sexually Oriented Business (SB) Overlay]	Recycling Center
North:	Business Park	Light Industrial (Business Park Overlay and West End Specific Plan)	Vacant (across Los Angeles Ave.)
South:	Open Space	Open Space (Farm Animal Overlay)	Arroyo Simi
East:	Industrial	General Industrial (SB Overlay)	Currently vacant, with Batch Plant expansion proposed
West:	Industrial	General Industrial (GI) and GI (SB Overlay)	Existing industrial building

IV. Issues

No issues have been identified.

V. Environmental Review

An Initial Study was prepared for the project in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines. Based on the conclusions in the Initial Study, it was determined that the project could have significant effects on aesthetics, air quality, archaeological resources, water quality, biological resources, and traffic. Consequently, the applicant amended the project to include mitigation measures that would reduce the potentially significant environmental impacts to an insignificant level.

Based on compliance with City ordinances and the proposed design of the project, all other environmental effects of the project will not be significant. Therefore, in accordance with Sections 15070 and 15072 of the CEQA Guidelines, a Mitigated Negative Declaration was prepared for the project and advertised for a 30-day public review period from July 20 through August 19, 2015. A Mitigation Monitoring Plan was prepared for the project. The mitigation measures have also been included as conditions of approval.

Neighborhood Council Project Overview for PD-S-1034/Z-S-719

Based on the whole record, including the Initial Study prepared for Z-S-720/PD-S-1034, it is hereby found that there is no substantial evidence that the project would have a significant effect on the environment. In that the Initial Study and Mitigated Negative Declaration were prepared by the City, it is hereby found that the documents reflect the independent judgment and analysis of the City.

VI. Exhibits

See attached site plan and elevations.

SITE NOTES

- A SINGLE ALLEY TRANSIT-MIX CONCRETE BATCH PLANT.
- B 6" FULL CONCRETE PAVEMENT PER SOILS ENGINEER RECOMMENDATION.
- C READY MIX TRUCK / DRIVER STALLS 10'-0" X 35'-0"
- D STANDBY 8'-6" X 18'-0" AUTOMOBILE PARKING SPACE.
- E VAN ACCESSIBLE PARKING SPACE 14'-0" X 19'-0" WITH 5' LOADING ZONE.
- F ABOVE GROUND STORAGE TANK 12,000-GALLON (DIESEL) VALUED WITH CONCRETE CURB.
- G COVERED TRASH ENCLOSURE 8'-0" HIGH W/4'-3'-0" WIDE SWINGING DOORS PER CITY STANDARD.
- H BATCH OFFICE, DRIVER'S ROOM, ELECTRICAL ROOM AND OFFICE.
- I PROPOSED WELDED WIRE MESH FENCE 6 FT HIGH PER DETAIL A, SHEET 2.
- J NEW BLOCK WALL 6" HIGH PER A.P.W.A. STD. PLAN NO. 601-1-1.
- K ON-SITE DETENTION BASIN.
- L PROPOSED LANDSCAPED AREA, ALL AREAS WITHIN OAK TREE DRIP LINE SHALL HAVE 3 TO 4 INCHES OF MULCH.
- M CONCRETE V-DITCH DOWN DRAIN WITH RIPRAP AT OUTLET.
- N DOUBLE-SWING GATE WITH "KNOX BOX".
- O PER CITY ORDINANCE, RELEVANT TREES INVENTORIED AND CLASSIFIED PER ARBORIST REPORT #956-1-14, DATED 12/5/14.
- P CONSTRUCT RIPRAP AT PIPE OUTLET.
- Q NEW RECYCLED WATER SERVICE WITH 2' METER AND BACKFLOW PER CITY OF SIMI VALLEY STANDARD.
- R PROPOSED RECYCLE WATER IRRIGATION SERVICE. 3/4" METER AND BACKFLOW PER CITY OF SIMI VALLEY STANDARD.
- S NEW CATCH BASIN AND PRIVATE S.D. LINE PER CITY STANDARD.
- T NEW COMMERCIAL DRIVEWAY APPROACH PER A.P.W.A. STD. NO. 110-1, CURB RETURN R=25 FT.
- U CONCRETE DRIVEWAY OVER COMPACTED FILL WITH GEOTEXTILE FABRIC PER ARCHAEOLOGIST REPORT (ADDITIONAL) DATED 5/7/15.

GRADING (Phase I-Plant Area)

FINISHED GRADE	632	2,193
ADJUST FACTOR	1.00	1.10
SUBTOTAL	632	2,412
NET EARTHWORK		1,780

GRADING (Phase II-Flood Plan)

FINISHED GRADE	47,237	146
ADJUST FACTOR	1.00	1.00
SUBTOTAL	47,237	146
NET EARTHWORK	47,237	

FLOOD ZONE

PROJECT LOCATED IN ZONE "X" AS DETERMINED FROM FEMA MAP NO. 061110084E (DATED JAN. 20, 2010).

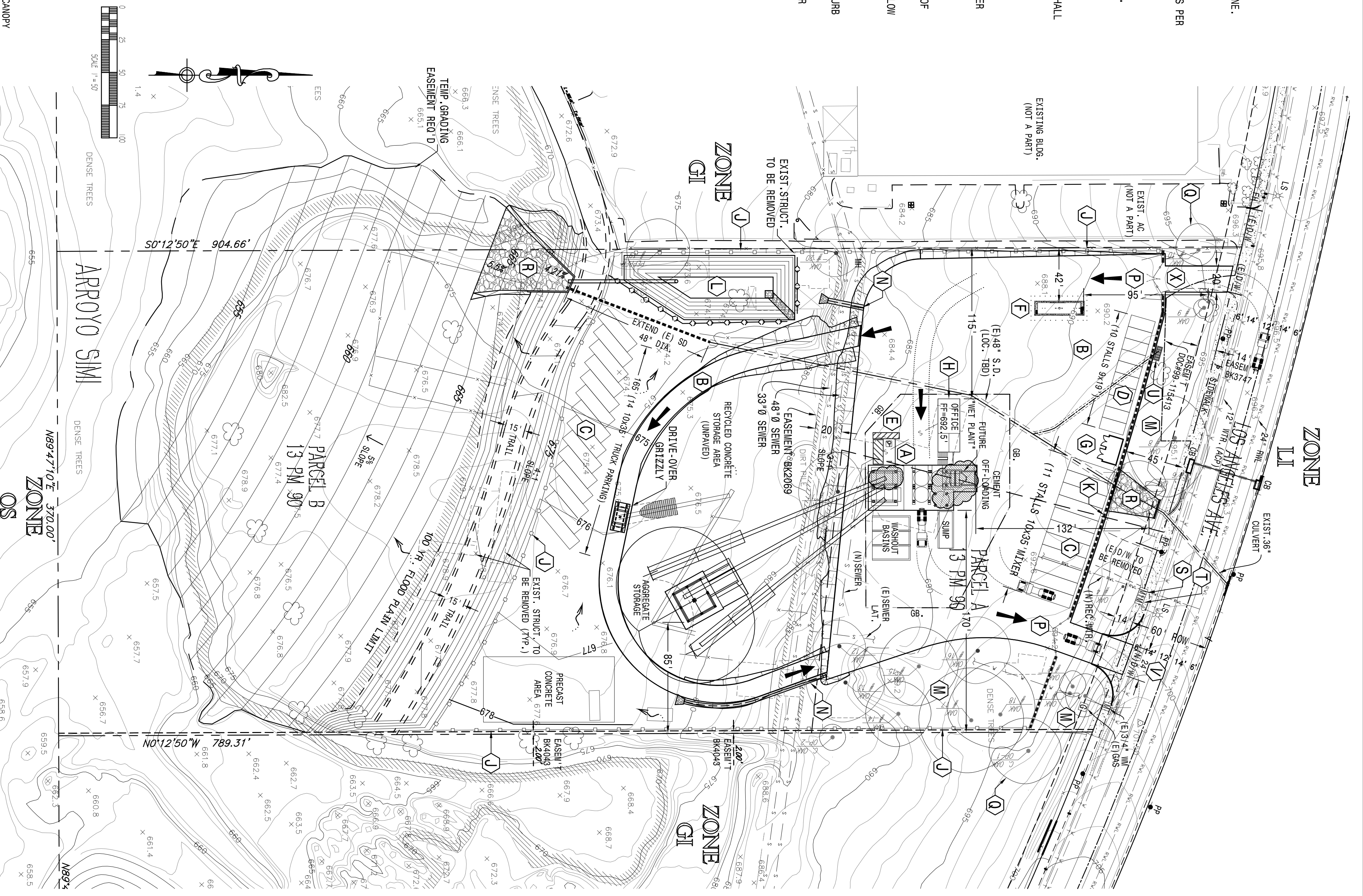
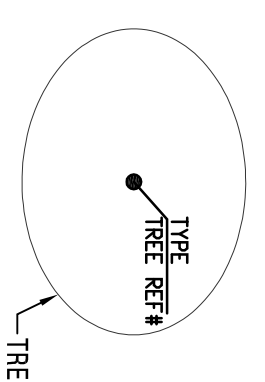
LEGEND

	EXIST. DRAINAGE
	NEW CONC. PAVING
	PROPERTY LINE
	LINE LINE
	EASEMENT
	LANDSCAPING
	POWER POLE
	EXIST. CONTOUR
	LIGHT STANDOFF
	TRAFFIC CIRCULATION
	CHAIN LINK FENCE
	EXIST. SEWER
	EXIST. WATER LINE
	EXIST. RECV. WATER LINE
	EXIST. TELEPHONE
	FLOOD PLAIN LIMIT
	BENCH
	PROPOSED BLOCK WALL
	NEW WATER METER

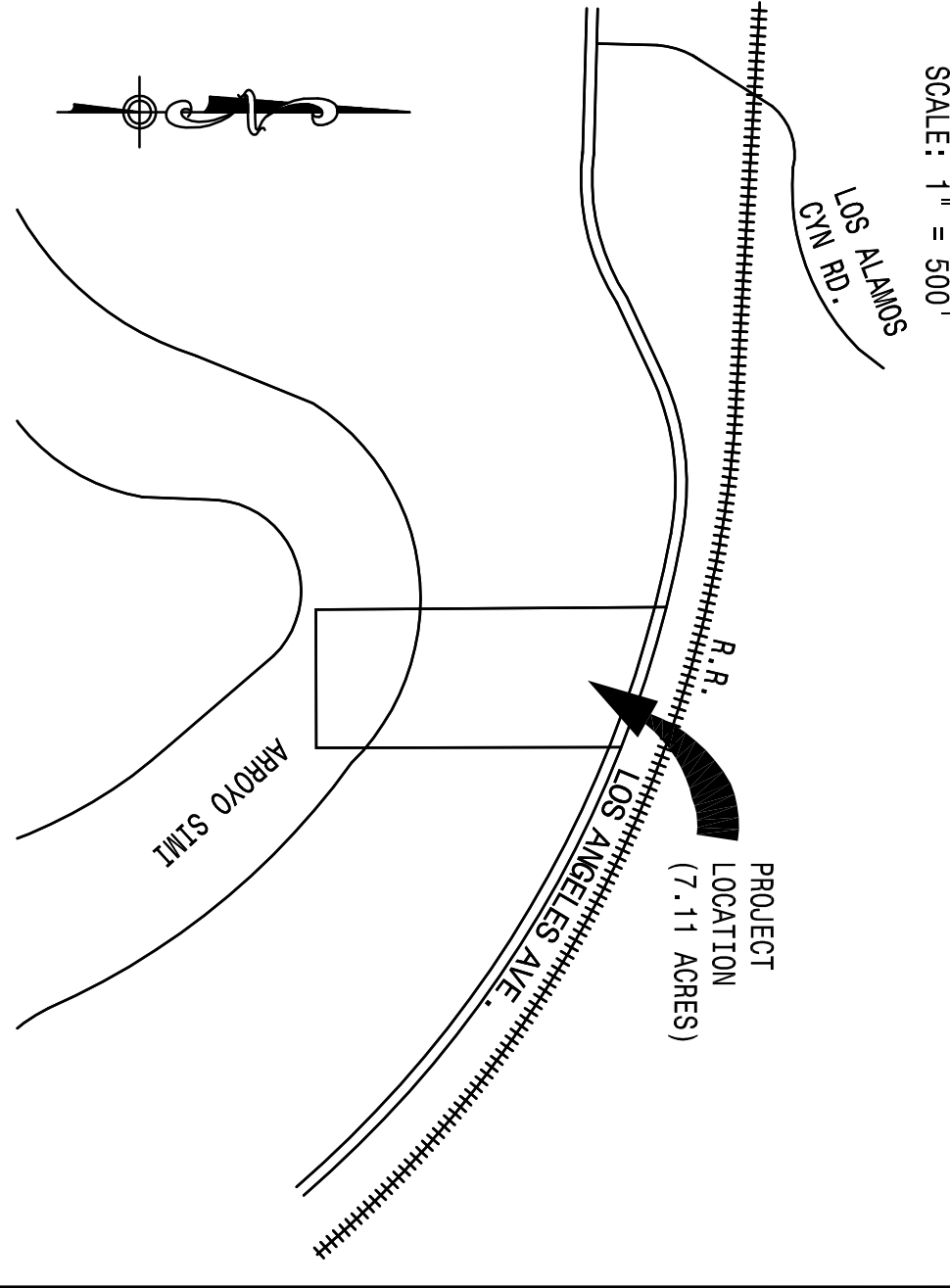
KEY

AC	ASPHALT CONCRETE
PP	POWER POLE
D/W	DRIVEWAY
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX	EXISTING
FB	FIRE HYDRANT
GB	GRADE BREAK
LS	LIGHT STANDOFF
HM	HANDHOLE
SD	STORM DRAIN
R/W	RIGHT OF WAY
S/W	SIDEWALK
FF	FINISHED FLOOR
WM	WATER METER
CB	CATCH BASIN

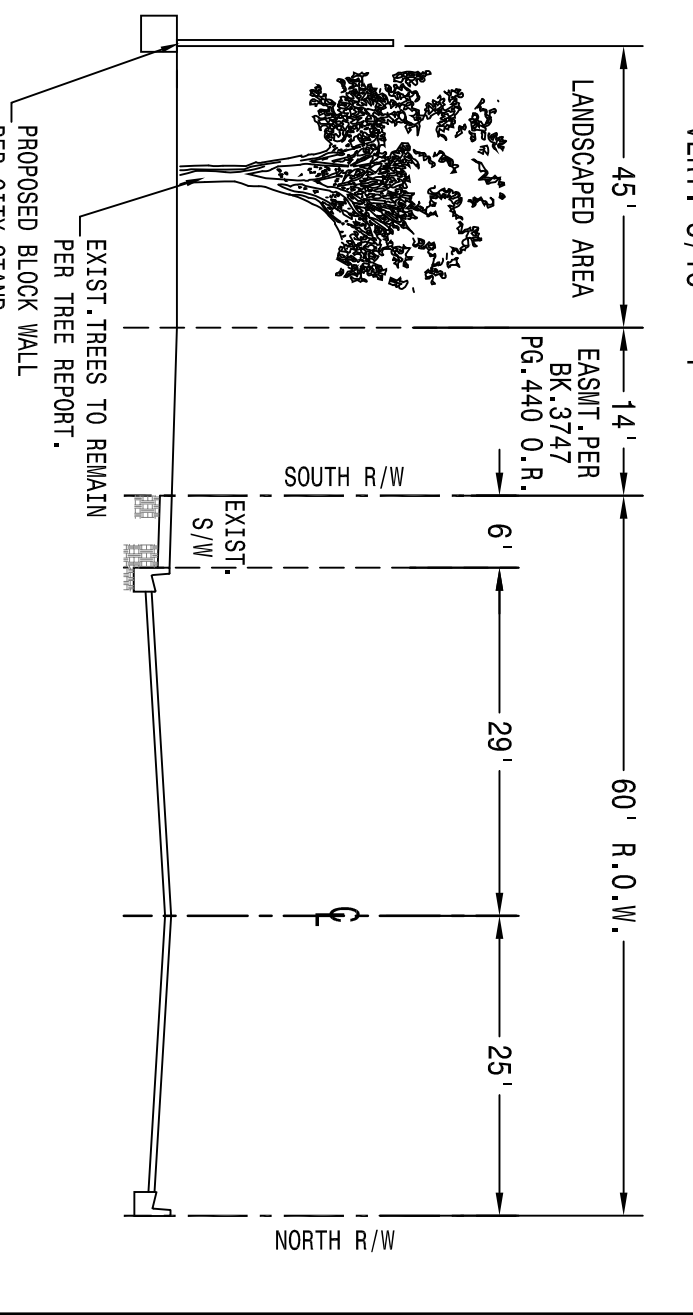
TREE LEGEND



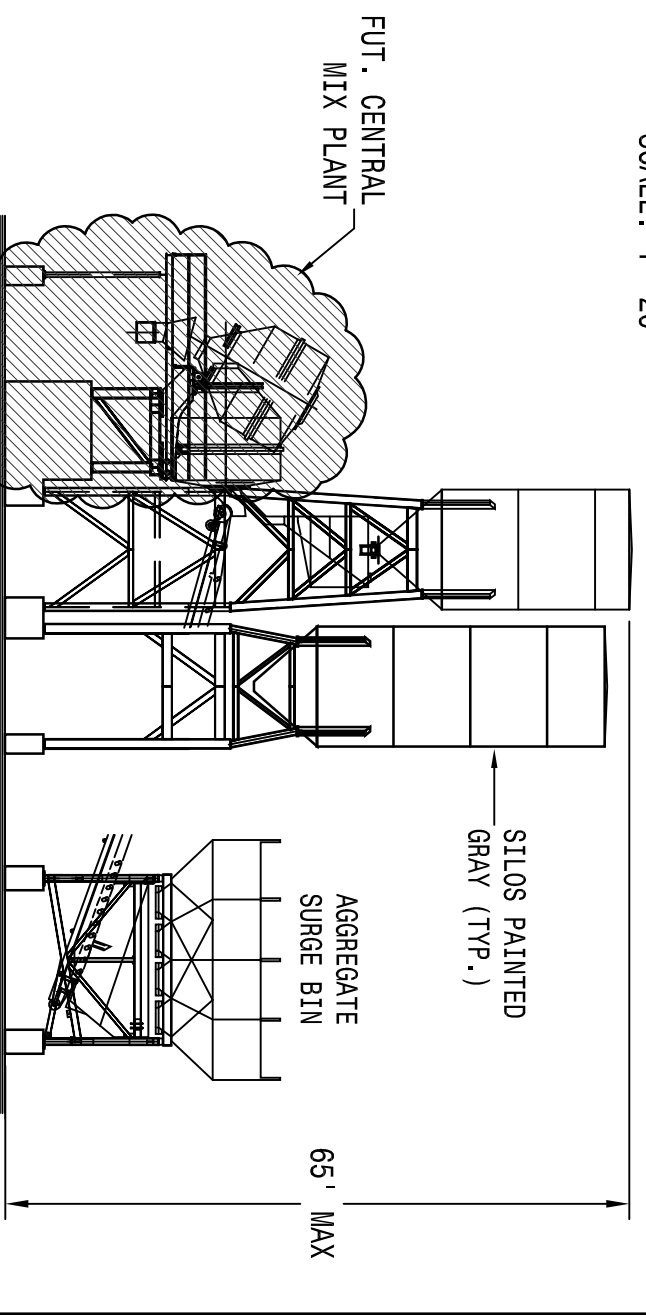
VICINITY MAP



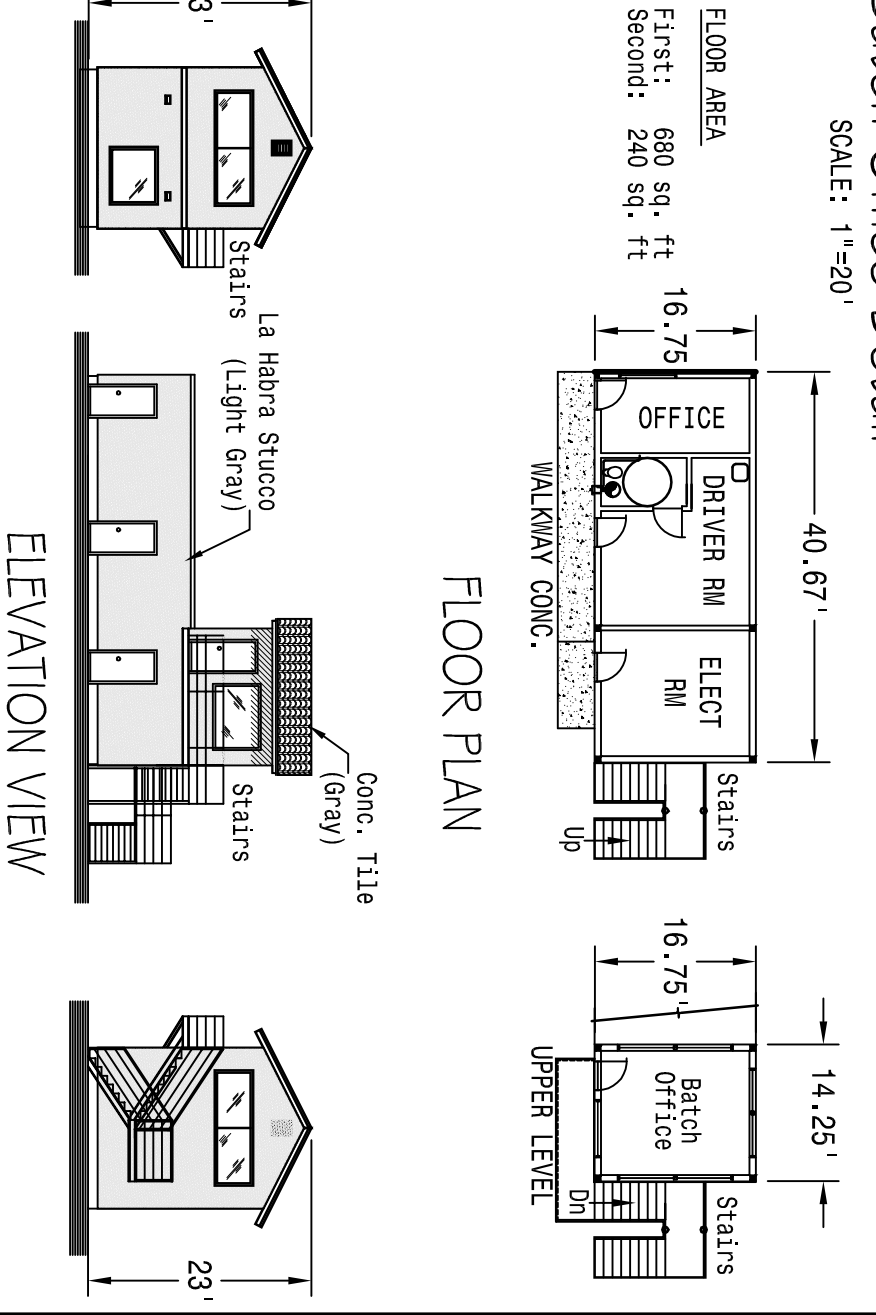
STREET/FRONTAGE - Typical Section



Concrete Batch Plant



Batch Office Detail



400 W. LOS ANGELES AVE.

LEGAL DESCRIPTION
THE SURFACE AND THOSE PORTIONS OF THE SUBSURFACE WHICH LIE ABOVE A PLANE PARALLEL TO AND 500 FEET MEASURED VERTICALLY DOWNWARD BELOW THE SURFACE OF PARCEL 6, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 67 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APPLICANT

ADAMS BENNETT INVESTMENT
P.O. BOX 3600
CORONA, CA 92878-3600
(951) 634-7128

OWNER

ARROW REAL CORP.
1989 MORELY ST.
SIMI VALLEY, CA 93085
(951) 634-7128

ENGINEER

MICHAEL 080200, P.E.
P.O. BOX 3600
CORONA, CA 92878-3600
(951) 634-7128

SCOPE OF WORK

- PROPOSED TRADITIONAL TRANSIT-MIX PLANT WITH RELATED SAND, GRAVEL, PORTLAND CEMENT AND ADMIXTURE STORAGE.
- FOUNDATIONS FOR EQUIPMENT: ONE(1) CONCRETE BATCH PLANT (DRY), ONE(1) CEMENT SLOTT, ONE(1) FLY ASH SLOTT, VARIOUS STORAGE, BINS, BELT CONVEYORS AND TUNNELS.
- FUTURE EXPANSION OF CENTRAL MIX PLANT.
- WOOD FRAMED OFFICE ADJACENT TO THE PLANT TO BE USED FOR A BATCH OFFICE, DRIVER'S ROOM AND ELECTRICAL ROOM.
- 12,000 GALLON ABOVE-GROUND VALUED DIESEL FUEL TANK.
- LANDSCAPE AND CONSTRUCT PERIMETER WALLS IN COMPLIANCE WITH CITY ORDINANCE.
- PAVED ROADWAYS FOR ACCESS TO EQUIPMENT.
- PERIODIC RECYCLING OF CONCRETE INTO BASE MATERIAL, STORAGE AND STOCKPILING.
- GRADE FLOOD PLAIN AREA ACCORDING TO VOMP REQUIREMENTS.
- MANUFACTURE AND STORAGE CONCRETE PRECAST UNITS.

LAND USE

- ZONING CURRENT: (G1) GENERAL INDUSTRIAL
- LAND USE CURRENT: RECYCLING CENTER / INDUSTRIAL STORAGE YARD
- LAND USE PROPOSED: CONCRETE PRODUCTION FACILITY

BEFORE PROJECT

BUILDINGS/OFFICE	9,700 SF	PROPOSED
WFG. STRUCTURES	6,000 SF	2,700 SF
PAVED	70,000 SF	6,800 SF
LANDSCAPING	0 SF	73,000 SF (141.5%)
WATER QUALITY BASIN	0 SF	24,000 SF (13.2%)
AGGREGATE STORAGE	0 SF	6,000 SF (3.3%)
OPEN	239,717 SF	15,000 SF (8.6%)
TOTAL		175,497 SF (4.03 AC)

AFTER PROJECT

BUILDINGS/OFFICE	9,700 SF	PROPOSED
WFG. STRUCTURES	6,000 SF	2,700 SF
PAVED	70,000 SF	6,800 SF
LANDSCAPING	0 SF	73,000 SF (141.5%)
WATER QUALITY BASIN	0 SF	24,000 SF (13.2%)
AGGREGATE STORAGE	0 SF	6,000 SF (3.3%)
OPEN	239,717 SF	15,000 SF (8.6%)
TOTAL		175,497 SF (4.03 AC)

PROJECT DETAILS

TYPE OF CONSTRUCTION
BATCH OFFICE: OCCUPANCY TYPE: "V"
TYPE OF CONSTRUCTION: STEEL FRAME (NOT OCCUPIED)

BATCH PLANT:
CALIFORNIA BUILDING CODE 2013
CALIFORNIA PLUMBING CODE 2013
CALIFORNIA GREEN BUILDING STANDARDS CODE 2013

PARKING CALCULATION

USE	SQ. FT.	REQUIRED
OFFICE	920 SF	= 2
WFG.	2,600 SF	= 8
ACCESSIBLE	(1/125 SPACES)	= 1
ADDITIONAL PARKING	(TRUCK 10x35')	= 25
TOTAL		= 36

SERVICE UTILITIES

WATER:
CITY OF SIMI VALLEY
WATER WORK DISTRICT NO. 8
500 W. LOS ANGELES AVE.
SIMI VALLEY, CA 93085
800-664-8123

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
10060 TELEGRAPH RD
VENTURA, CA 93004-1720
800-664-8123

SEWER:
CITY OF SIMI VALLEY SANITATION SERVICE
600 W. LOS ANGELES AVE.
SIMI VALLEY, CA 93085
800-310-2955

P.D. SITE PLAN

PLAN DEVELOPMENT PERMIT	PD-S-1034
ZONE TEXT AMENDMENT	Z-S-719
400 W. LOS ANGELES AVE.	
Drawn By:	M.O.
Checked By:	Michael W. 080200
Approved By:	Registered Civil Engineer 084055
PLOT PLAN / ELEVATIONS / PROJECT INFO	
DATE	5/14/15
SCALE	1" = 50'
SHEET	1 of 2

