



**NEIGHBORHOOD COUNCIL #2**  
TUESDAY, SEPTEMBER 8, 2015, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

AGENDA

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NC #2 Chair	Jan Smith
NC #2 Vice Chair	Nick Steinwender
NC #2 Secretary	Robert McLaren
NC Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Steve Sojka

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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 Presentation
  - a. The Simi Valley Senior Center
8. Continued Business: None
9. New Business:
  - a. Request to construct 11 townhomes on a vacant parcel west of 1765 Heywood Street
  - b. Discussion of proposed changes to Transit Fares and Senior Service Age
  - c. Election of Interim Officers



10. Neighborhood Council Coordinator's Report

11. 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

12. Adjournment: Tuesday, October 13, 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/Introductions

Chair Jan Smith called the meeting to order at 7:33 p.m. Secretary Robert McLaren confirmed that a quorum was present.

Marques Crutchfield	P	Nancy Kidd	A
Kimberly Drewes	P	Robert McLaren	P
Jonathan A. Perez	A	Jan Smith	P
Lesley Greenfield	P	Vacant	
Wendy Morley	P	Vacant	
Sara Rosario	E	Vacant	
Nick Steinwender	E	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 Wendy Morley and seconded by Lesley Greenfield to approve the May 12, 2015 minutes as presented. The motion passed unanimously. The July 14, 2015 meeting notes were provided for information only.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations

a. The Simi Valley Police Department's Traffic Unit

Commander Robert Arabian described the Unit and their duties. The Traffic Unit has five motorcycle officers and four cars. He also stated they have a data base available to them to track and monitor high areas of accidents and citations. Up to about two years ago, their focus was on ticketing violators. Since then, their focus has been citing hazardous drivers, usually DUIs, to prevent accidents. For the upcoming school year, the officers will provide education to parents about the need to remain vigilant about the safety of pedestrians and traffic laws. They will be having extra patrol officers at the schools to monitor traffic issues and take required measures to enforce traffic violations.

b. 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. These funds can be used to make home repairs, upgrades for handicapped access or other requirements to allow residents to stay in the home. For additional information or to apply for the program call (805) 583-6757.

c. Proposed Water Service Rate Increase

Joe Deakin, Assistant Public Works Director, gave a presentation about the need to increase water rates. Specifically, the service rates will increase by 16 percent. The service rate increase is needed to keep up with the water system maintenance and upgrades as required. It is also recommended that customers pay for 100 percent of the "Pass through of Purchased Water Costs" from Calleguas Municipal Water District (or Metropolitan Water District) for the cost of water. Since 2010, the cost to purchase water from Calleguas Municipal Water District has increased by 29% and the County of Ventura Water District #8 (District #8) has only increased its water rates by 5.2%. He also indicated that the water rate increase is not drought related.

Currently, District #8 is utilizing its reserves to offset the increased costs. Even with the proposed rate increases that would take effect January 2016, it is estimated that it will take three years to break even and five years to replenish the reserves. Without the rate increase, District #8 will eventually run out of funds. After the rate increase, Simi Valley will still have the second lowest water service rates compared to neighboring cities.

7. Continued Business: None

8. New Business: None

9. Neighborhood Council Coordinator's Report

Emily Habib discussed the current recruitment period for the term that begins on November 1. She stated that there are six openings and that twelve applications had been turned in.

Mrs. Habib reported back on a previous question from Marques Crutchfield. Specifically, he wanted to know the process to request a dedicated green arrow at the north/south intersection of Alamo Street and Sycamore Drive. Emily verified that the City does an annual review of intersections throughout the City to determine if dedicated green arrows or other improvements need to be installed. She also reminded the Executive Board members about the importance of reviewing the monthly minutes to ensure their accuracy and if needed, report corrections.

10. Executive Board Comments

Mr. Crutchfield asked about how the City deals with habitual panhandlers. Emily will look into this and report back to the Board.

11. Adjournment: Tuesday, September 8, 2015, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:07 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project No(s)**..... TT5953/PD-S-1033/Z-S-719  
**Neighborhood Council No.** ..... 2  
**Tentative Planning Commission Meeting Date**..... September 23, 2015  
**Tentative City Council Meeting Date** ..... November 2, 2015  
**Case Planner** ..... Christine Silver

### Request:

Tentative Tract Map and Planned Development Permit for construction of 11 attached condominiums for-sale or for-rent, subdivision of the site for condominium purposes, and zone change to Residential Very High

### Applicant:

Manish Drona  
160 Forester Court  
Simi Valley, CA 93065  
(805) 233-2366

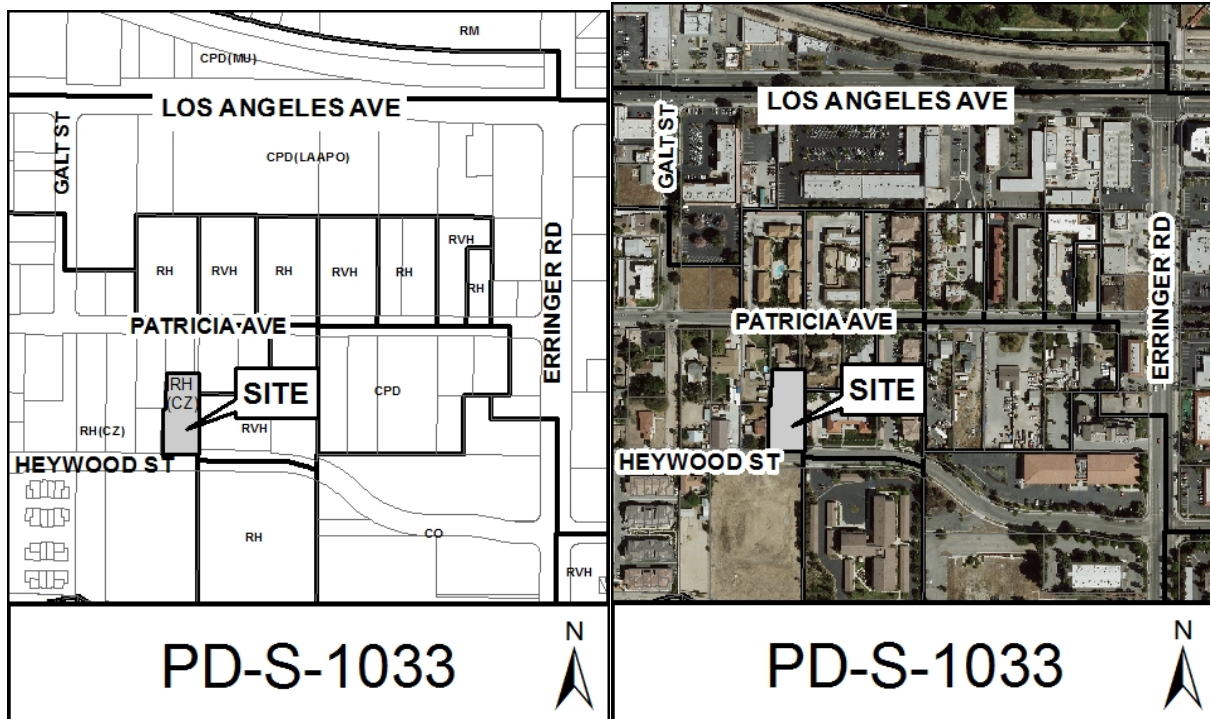
### General Plan/Zoning:

High Density/Residential High with \*Conditional Zoning Overlay [RH(CZ)]  
\*Conditional Zoning states that Projects shall not exceed 20 units per acre without a General Plan Amendment (however, this only applies to properties over .5 acre)

### Location:

Vacant parcel west of 1765 Heywood Street

## Neighborhood Council Project Overview for TT5953/PD-S-1033/Z-S-719



### **I. Project Description**

The applicant proposes to construct a three-story, 11-unit condominium complex on a 0.46-acre site on the north side of Heywood Street, west of 1765 Heywood Street. The site is currently vacant. The proposed complex includes one structure which will have six 3-bedroom two-story units and 5 single-story “flats” on the third floor. There will be four 2-bedroom units (1,036-1,166 square feet) and seven 3-bedroom units (1,479-1,705 square feet). Each of the two-story units will have an attached two-car garage, and one carport space will be provided for each one-story flat. Fourteen uncovered parking spaces will be available for guests and additional owner parking.

The proposed project density of the 0.46-acre site is 23.58 dwelling units per acre. The existing zoning designation is High Density (RH), which permits up to 20 dwelling units per acre; therefore, the applicant is requesting a zone change to Residential Very High (RVH), which allows 20.1–30 dwelling units/acre. Two units (two bedroom, 2 bath), which will be affordable to low income households, are being proposed for the project.

The proposed project would generate approximately 110 daily trips. The City’s Principal Engineer/Traffic Division has reviewed this proposal and analyzed the number of trips generated by the project, the existing traffic volumes, and the intersections near the project site, and has determined that no significant traffic impacts would result from project traffic.

## **Neighborhood Council Project Overview for TT5953/PD-S-1033/Z-S-719**

### **II. Project Design**

The project layout consists of a single two-way driveway with the building and garages located on one side of the driveway and the carport and open parking spaces located on the other side. The front entries to the two-story units are accessed directly from the driveway and the one-story units will have entries on the third floor which are accessed via an elevator. The two-story units will also have a small private yard on the east side of the building separated by a wall and gates with lock boxes for emergency access.

The proposed architecture for the building is a “Spanish Mission” style which includes light colored smooth stucco walls, a red clay tile roof, and walnut colored shutters. Walnut-stained corbels will extend below the floor overhangs and roof soffits. Spanish style wrought iron guard and handrails will be utilized along the upper walkways and staircases. A tile entryway feature will be provided on the front of the building facing the street. The wood window frames will be stained a teal blue color for accent. All exterior doors will be solid wood with a walnut stain.

### **III. Project Compatibility**

The proposed project is located in an area that has been transitioning from a rural single-family neighborhood to multi-family condominiums, townhomes, and apartments over the last 20 years. The property is surrounded by a vacant property to the south, single-family residences to the north and west, and a multi-family apartment building with 14 units (zoned Residential Very High) to the east. The proposed density of approximately 24 units per acre is consistent with existing and future development for the surrounding neighborhood and the condominium project will further improve the condition of the existing neighborhood.

### **IV. Issues**

No issues have been identified.

### **V. Environmental Review**

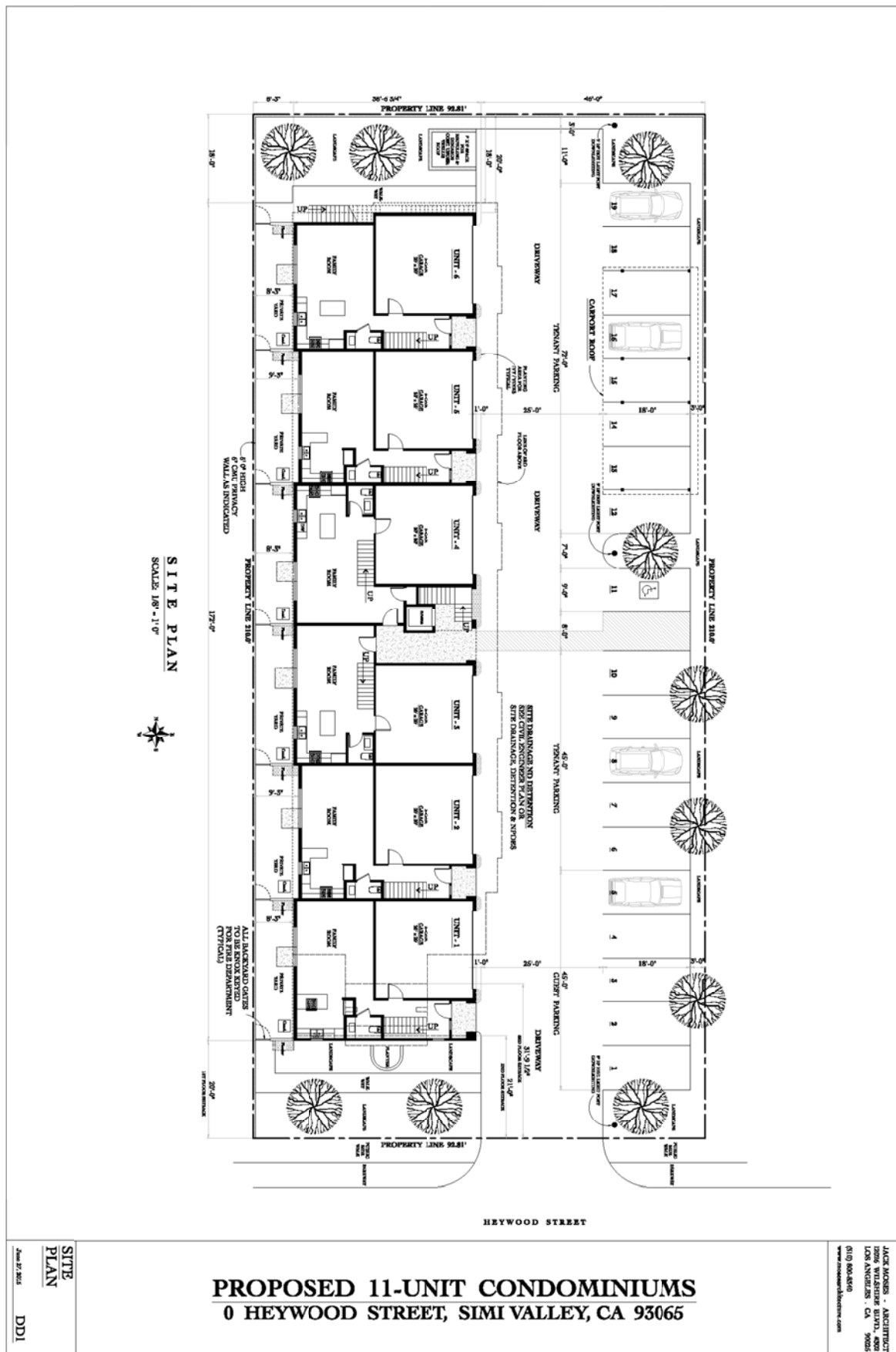
An Initial Study and Negative Declaration have been prepared for the project. Based on the environmental review, no significant impacts resulting from the project have been identified and no mitigation measures are necessary.

### **VI. Exhibits**

See attached site plan, elevations, and landscaping plan.



**Neighborhood Council Project Overview for TT5953/PD-S-1033/Z-S-719**



**PROPOSED 11-UNIT CONDOMINIUMS**  
**0 HEYWOOD STREET, SIMI VALLEY, CA 93065**

SITE PLAN  
 DATE: 07/2018  
 DDI

JACK MARRAS - ARCHITECT  
 10000 WILSON AVENUE, SUITE 100  
 LOS ANGELES, CA 90025  
 (310) 804-8410  
 www.jackmarrasarchitect.com



**PROPOSED 11-UNIT CONDOMINIUMS**  
 0 HEYWOOD STREET, SIMI VALLEY, CA 93065

JACK MONRIE, ARCHITECT  
 1100 AVENUE 25, SUITE 3005  
 LOS ANGELES, CA 90005  
 (310) 866-8289  
 www.jackmonrie.com

BUILDING  
 ELEVATIONS  
 DD3  
 April 18, 2013

