



NEIGHBORHOOD COUNCIL #1
THURSDAY, DECEMBER 3, 2015, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #1 Interim Chair	Don Diamond
NC #1 Interim Vice Chair	Michael Pucher
NC #1 Interim 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. New Business
 - a. A request to construct a coffee house with a drive-through lane at the Wood Ranch Shopping Center, located at Wood Ranch Parkway and Country Club Drive
7. Adjournment: Thursday, January 7, 2016

/s/ _____
Mark Oyler
Deputy Director/Citizen Services



DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Interim Chair Don Diamond called the meeting to order at 7:31 p.m. Neighborhood Council Coordinator Emily Habib confirmed a quorum was present.

Joyce Erdman	P	Jeff Faulwell	P
Tracy Ford	P	Howard Globber	P
Bernie Riedel	P	Don Diamond	P
Amanda Weiss	P	Jamie Extract	E
George Apodac	P	Michael Pucher	P
Ro Curry	P	Debbie Thomas	E
Tim Donis	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 Howard Globber and seconded by Michael Pucher to approve the October 6, 2015 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Police Liaison Report

Officer Tom Chapple gave the Executive Board an overview of the Community Liaison Officer Program. Starting January 2016, there will be one Community Liaison Officer assigned to each of the Neighborhood Council areas. That officer will be assigned to their particular district to resolve non-urgent, ongoing problems.

6. Public Statements/Comments: None

7. Informational Presentations

a. The Drought, El Nino and You – Water Conservation Update

Wanda Moyer, Environmental Compliance Program Coordinator, gave an overview of the importance of saving water during the drought. Even though the area may receive a lot of rainfall in 2016, residents still need to conserve water. El Nino may not lead to a strong snow pack in the Sierras, which is needed to help ease the water shortage. Ms. Moyer gave tips and handouts on water saving tips. Now that winter is here, residents may only water their lawns once a week. Tuesday for odd number addresses, Thursdays for even.

b. Update on Proposed Increases to Water Service Rates

At the request of the City Council, Joe Deakin, Assistant Public Works Director, gave an update about the proposed increases to water service rates. The differences between this presentation and the August 2015 presentation are as follows:

Bimonthly Service Charge- The previous proposal recommended an immediate jump from \$33.38 to \$54.75 in January 2016, then much smaller increases to \$58.00 by 2020. The current proposal recommends raising rates more slowly, in increments of \$7.00-\$9.00 per year, to \$61.00 by 2020.

Commodity Charges- The previous proposal recommended continuing the 3 tier system, while the current proposal recommends a single rate system to go forward.

8. Continued Business: None

9. New Business

a. Appointment of representative to the Special Event Support Review Committee

By the consensus of the Executive Board, Amanda Weiss was appointed to be the representative.

10. Neighborhood Council Coordinator's Report

Emily Habib welcomed new members and discussed meeting procedures. She also explained procedures for recording attendance and reminded Executive Board members to attend meetings on a regular basis. She informed them that they would be having a meeting on December 3 to review a coffee house with a drive through at the Wood Ranch Shopping Center.

11. Executive Board Member Comments

Executive Board members introduced themselves and discussed why they joined the Neighborhood Council.

12. Adjournment: Thursday, December 10, 2015, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:16 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No. PD-S-449, Mod-13
Neighborhood Council No. 1
Tentative Planning Commission Meeting Date January 6, 2016
Tentative City Council Meeting Date N/A
Case Planner Sean Gibson

Request:

Construct a 3,367 square-foot commercial building containing a coffee house with drive-through lane and an adjoining tenant space at the southwest corner of the parking lot of the Wood Ranch Shopping Center.

Applicant:

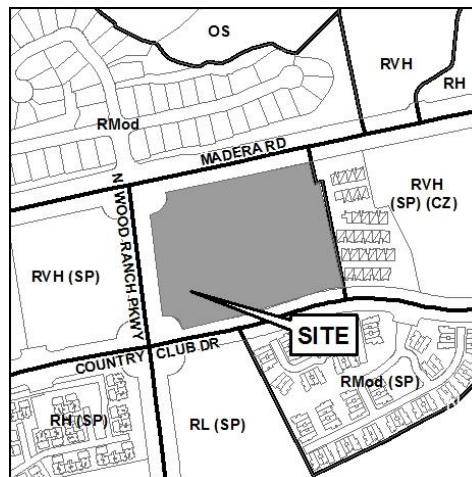
Wood Ranch Center, LLC
 Attn: Albert Cohen
 15490 Ventura Blvd., Suite 200
 Sherman Oaks, CA 91403
 (818) 501-5500

General Plan/Zoning:

General Commercial/Commercial Planned Development-Wood Ranch Specific Plan [CPD (SP)]

Location:

Northeast Corner of Wood Ranch Parkway and Country Club Drive



Neighborhood Council Project Overview for PD-S-449, Mod-13

I. Project Description

The applicant proposes to construct a coffeehouse with drive-through lane and second retail tenant. The coffeehouse is proposed to be 2,185 square feet and the adjoining tenant space is proposed to be 1,182 square feet. The shopping center parking lot will be reconfigured to accommodate the new building and drive-through lane, with a total of 286 parking spaces provided (286 parking spaces required). A fenced outside seating area will be located outside the coffeehouse entrance on the east side of the building.

The drive-through stacking lane is approximately 169 feet (150 feet minimum required), which can accommodate 7-8 cars. The shopping center is accessed from Country Club Drive by two existing driveways. Eastbound traffic may enter the site from the easterly driveway only (no u-turns on Country Club Drive) and westbound traffic may enter from either driveway and traverse to the drive-through entrance through the center's parking area driveways.

II. Project Design

The proposed building is approximately 26 feet high with beige stucco walls, tan horizontal wood accent panels, tan scored brick wainscoting, green and yellow awnings, and a porte-cochere at the drive-through lane pick-up window. An outdoor seating area will be provided at the front entrance to the building. The building materials and design are consistent with the design of the existing buildings within the shopping center.

III. Project Compatibility

The site of the proposed building with coffeehouse and with drive-through lane is zoned Commercial Planned Development - Wood Ranch Specific Plan [CPD (SP)]. This zoning designation is intended to encourage the development of attractive, innovative, and efficient commercial sites containing a broad range of retail, office, and service commercial uses.

The proposed building area is situated within the southwest corner of the Wood Ranch Shopping Center, presently used as parking spaces, driveways, and planters. The reconfiguration of the parking area improvements will allow for vehicular circulation and parking consistent with the Simi Valley Municipal Code. The proposed building and its porte-cochere will be partially shielded from view by the existing Wood Ranch entryway landscaping and trellis structure at the Wood Ranch Parkway and Country Club Drive intersection. The street frontage landscaping will also shield the view of the drive-through lane from the streets. The menu board and ordering kiosk will be located on the north side of the building, away from the townhomes to the southeast and shielded from the apartments to the east. The nearest residential buildings are 200-250 feet away.

Neighborhood Council Project Overview for PD-S-449, Mod-13

In terms of traffic, a traffic study was prepared that indicated the proposed project is anticipated to generate approximately 1,839 daily trip ends (one way traffic movements, entering or leaving) with peak a.m. (7:15-8:15) and p.m. (5:00-6:00) volumes of 220 and 94, respectively. With the project, the traffic Level-of-Service for the Wood Ranch Parkway/Country Club Drive Intersection will be at LOS B for the AM Peak Hour and LOS A for the PM Peak Hour. The City's traffic engineer has determined that the existing roadway improvements are adequate for the proposed project's traffic generation.

The following table shows the existing General Plan Land Use designations, zoning designations, and current use of the project site and surrounding properties:

	GENERAL PLAN	ZONING	CURRENT LAND USE
Subject Site:	General Commercial	Commercial Planned Development - Wood Ranch Specific Plan [CPD (SP)]	Commercial Retail Center
North:	Moderate Density Residential	Residential Moderate Density (RMod)	Madera Road; Single-Family Dwellings beyond.
South:	Golf Course/Moderate Density Residential	Residential Low & Moderate Density - Wood Ranch Specific Plan [RL (SP)] & [RMod (SP)]	Country Club Drive; Golf Course and Multi-Family Dwellings beyond.
East:	Very High Density Residential	Residential Very High Density - Wood Ranch Specific Plan - Conditional Zoning [RVH (SP) (CZ)]	Multi-Family Dwellings
West:	Very High Density Residential	Residential Very High Density - Wood Ranch Specific Plan [RVH (SP)]	Wood Ranch Parkway; Multi-Family Dwellings beyond.

IV. Issues

No issues have been raised by staff.

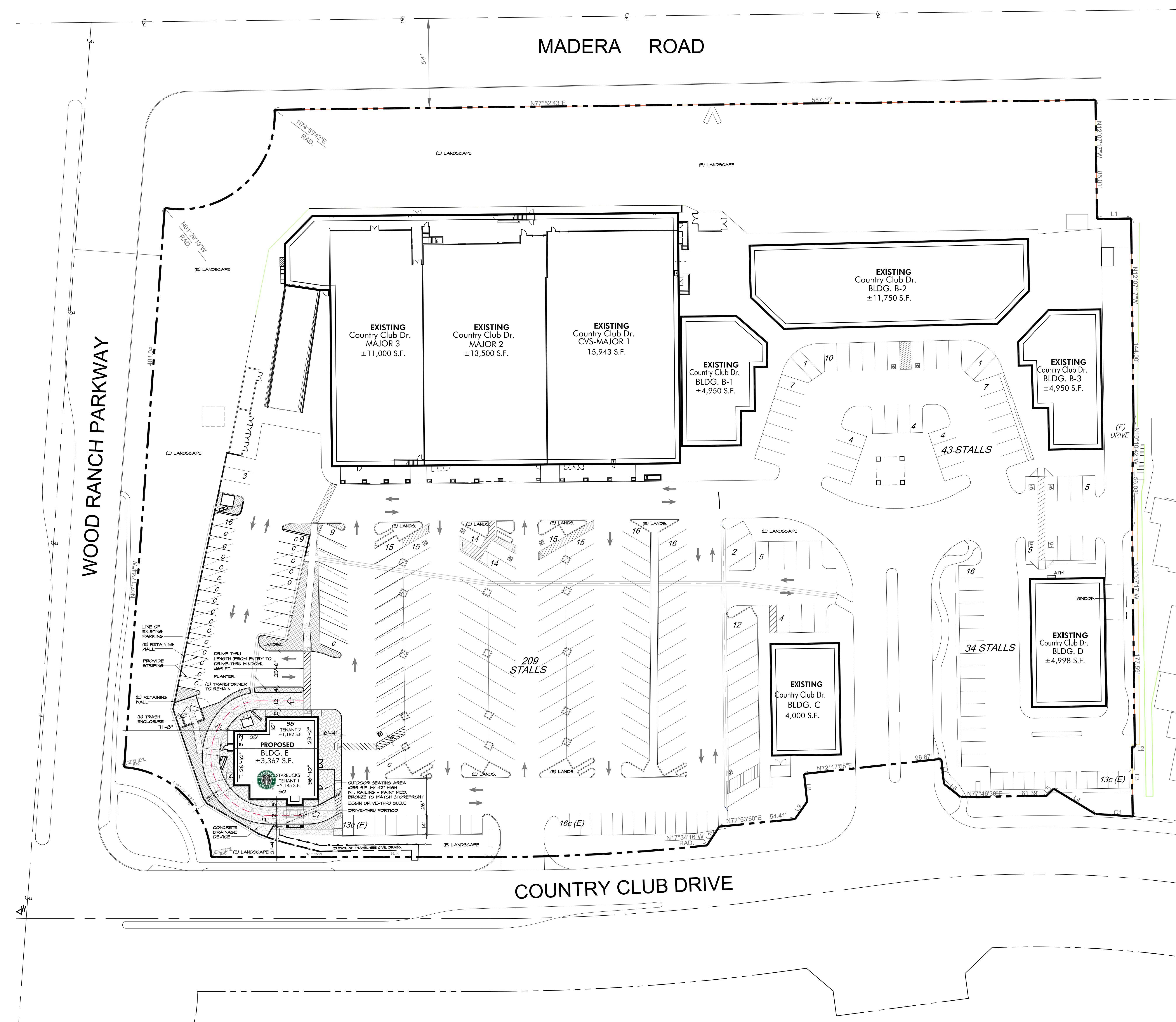
Neighborhood Council Project Overview for PD-S-449, Mod-13

V. Environmental Review

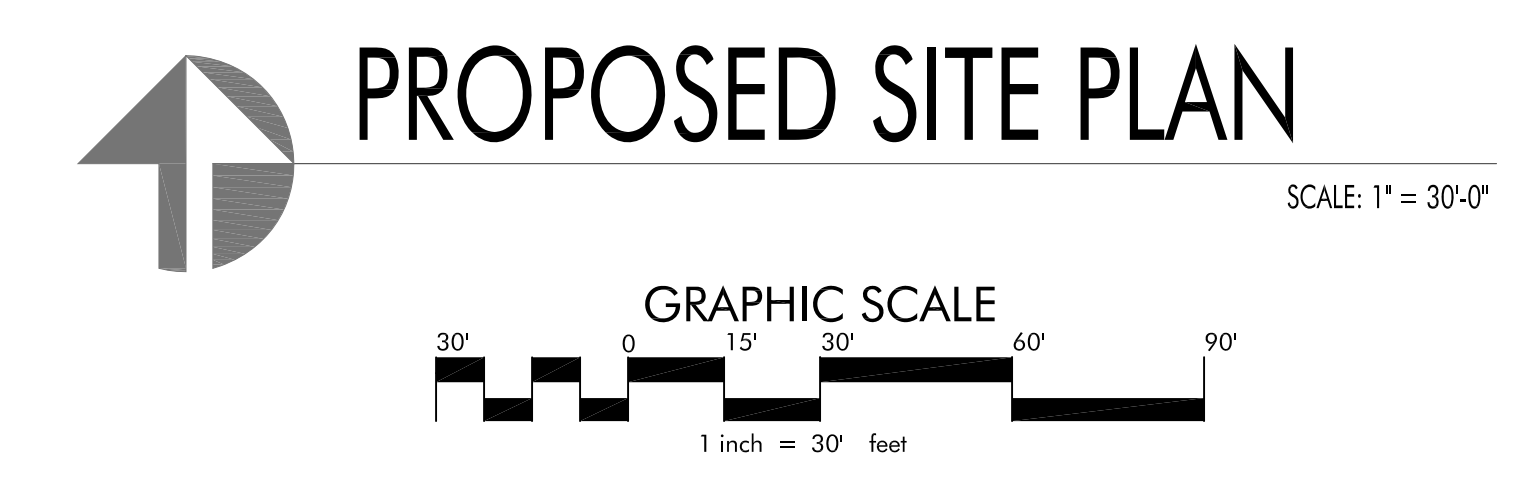
The Environmental Planner has found the project to be Categorical Exempt in that it will not have a negative impact on the environment.

VI. Exhibits

Refer to attached exhibits.



SITE DATA	
PROJECT SUMMARY	
SITE AREA:	8.25 ACRES
COMMERCIAL CENTER SUMMARY	
TOTAL BUILDING SQUARE FOOTAGE:	70,942 SF (LESS REAR CORRIDOR AREA)
PARKING SUMMARY	
RETAIL:	65,667 SF/250 = 262.7 SPACES
LAZER TAG ARENA:	4,900 SF/500 = 9.80 SPACES
VERIZON WIRELESS EQUIPMENT ROOM:	375 SF/0 = 0 SPACES
PROPOSED BUILDING 'E' RETAIL/COFFEE HOUSE:	3,367 SF/250 = 13.46 SPACES
TOTAL PARKING REQUIRED:	= 286 SPACES
PROPOSED COMMERCIAL CENTER	
TOTAL SQUARE FOOTAGE:	74,306 SF
TOTAL REQUIRED PARKING:	286 SPACES
TOTAL PARKING PROVIDED:	286 SPACES
NOTE	
PROPOSED DRIVE-THROUGH QUEUING FEET: ± 169 LINEAL FEET	
ALLOWED SQUARE FOOTAGE OF RESTAURANT USAGE ALLOWED W/OUT ADDITIONAL PARKING: 7,430 SF	



PRELIMINARY SITE PLAN SUBJECT TO CHANGE

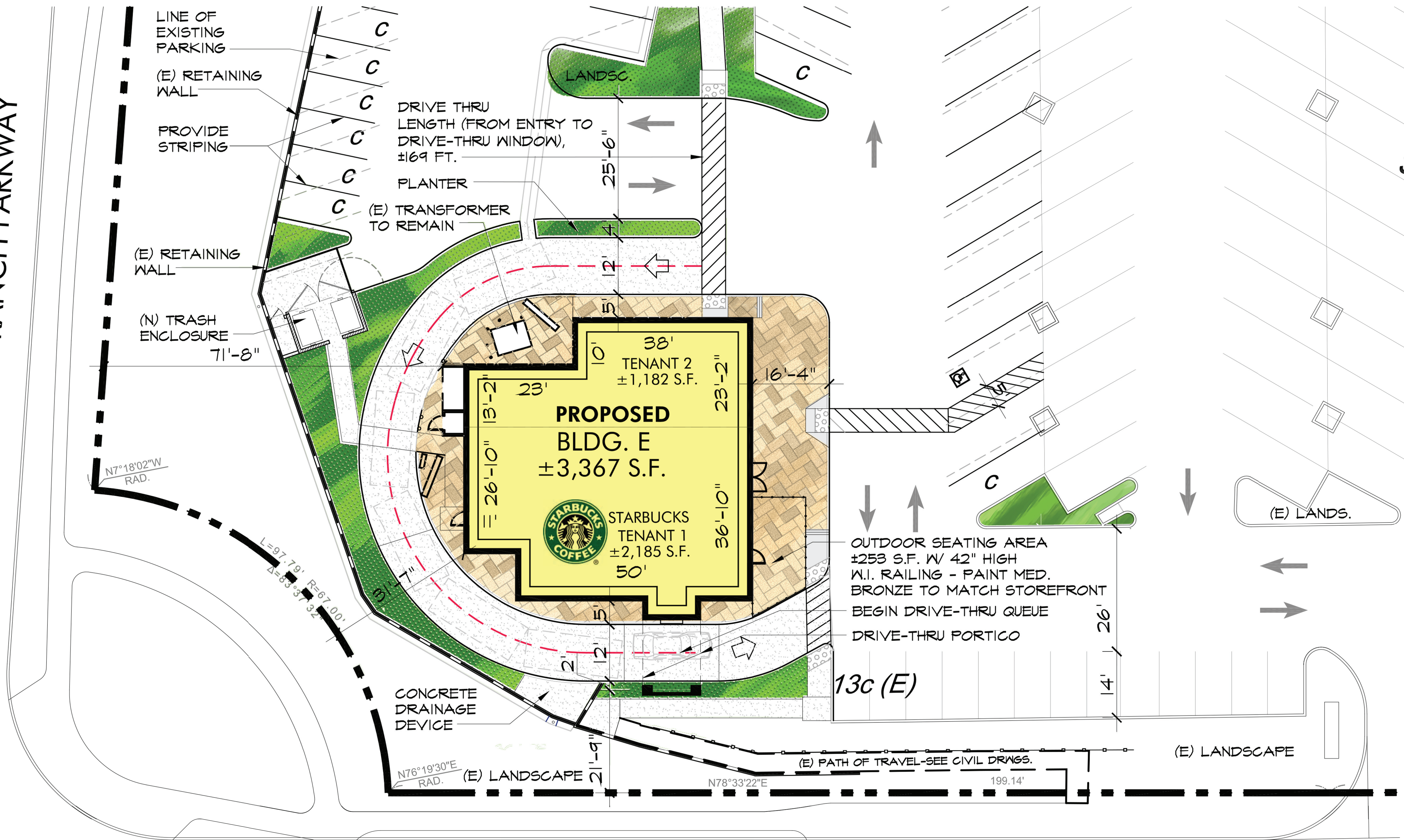
WOOD RANCH CENTER, LLC
 15490 VENTURA BLVD., SUITE 200
 SHERMAN OAKS, CALIFORNIA 91403

WOOD RANCH VILLAGE CENTER
 599 COUNTRY CLUB DRIVE, SIMI VALLEY CALIFORNIA

**McKently
 Malak
 ARCHITECTS**
 35 Hugus Alley, Suite 200
 Pasadena, California 91103-3648
 TEL 626.583.8348 FAX 626.583.8387

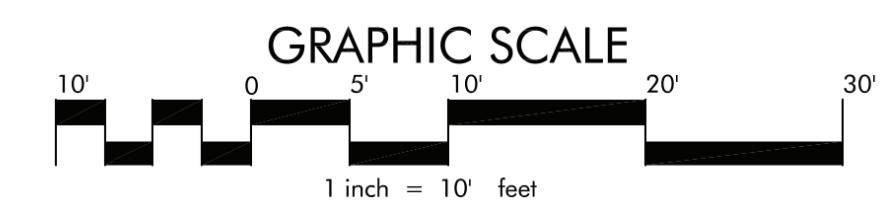
PROPOSED SITE PLAN
 11.11.15 14266TMA
SP-01

WOOD RANCH PARKWAY



COUNTRY CLUB DRIVE

PROPOSED LEASE OUTLINE
 SCALE: 1" = 10'-0"



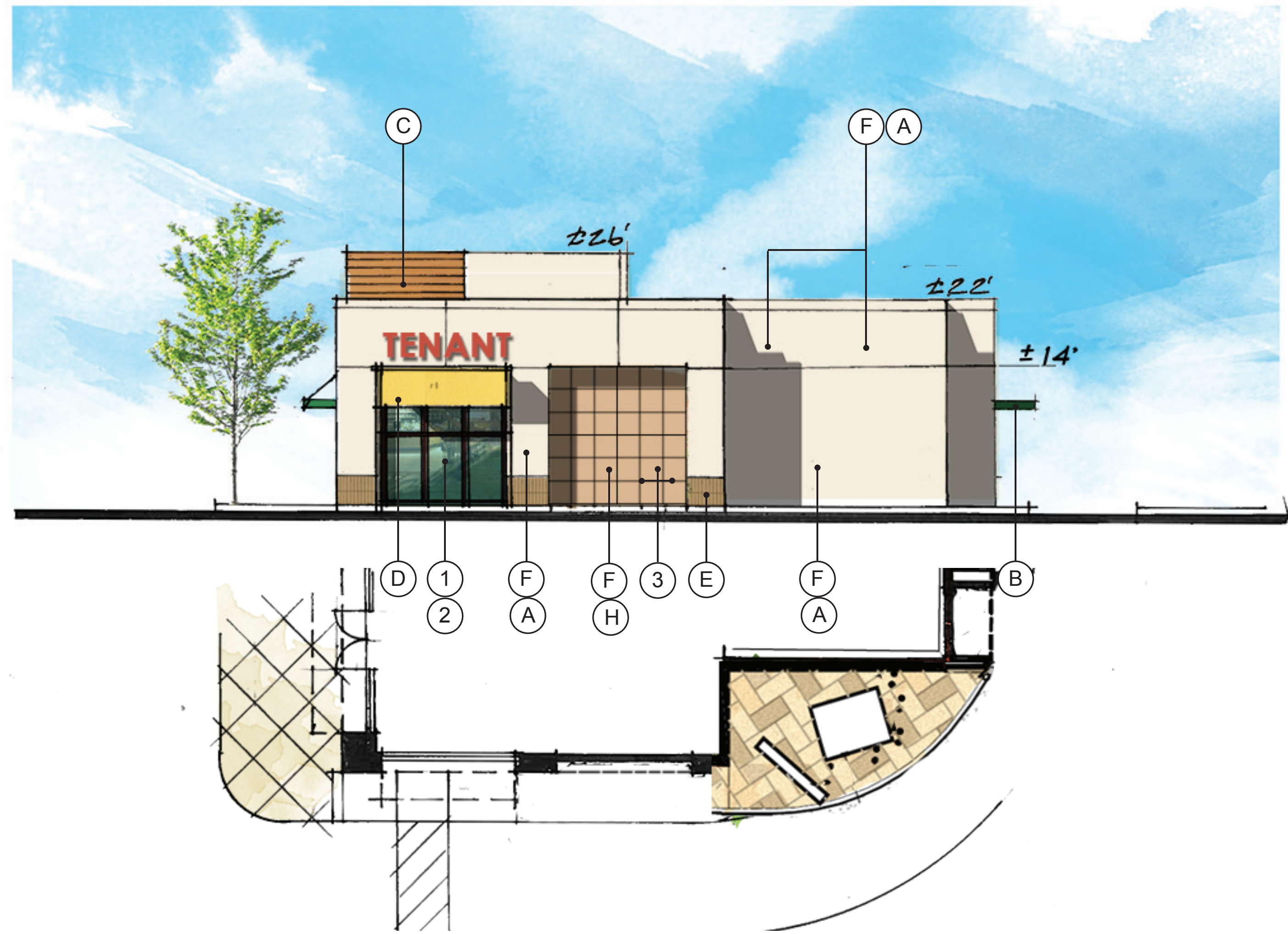
PRELIMINARY SITE PLAN SUBJECT TO CHANGE

WOODRANCH CENTER, LLC
 15490 VENTURA BLVD. SUITE 200
 SHERMAN OAKS, CALIFORNIA 91403

WOODRANCH VILLAGE CENTER
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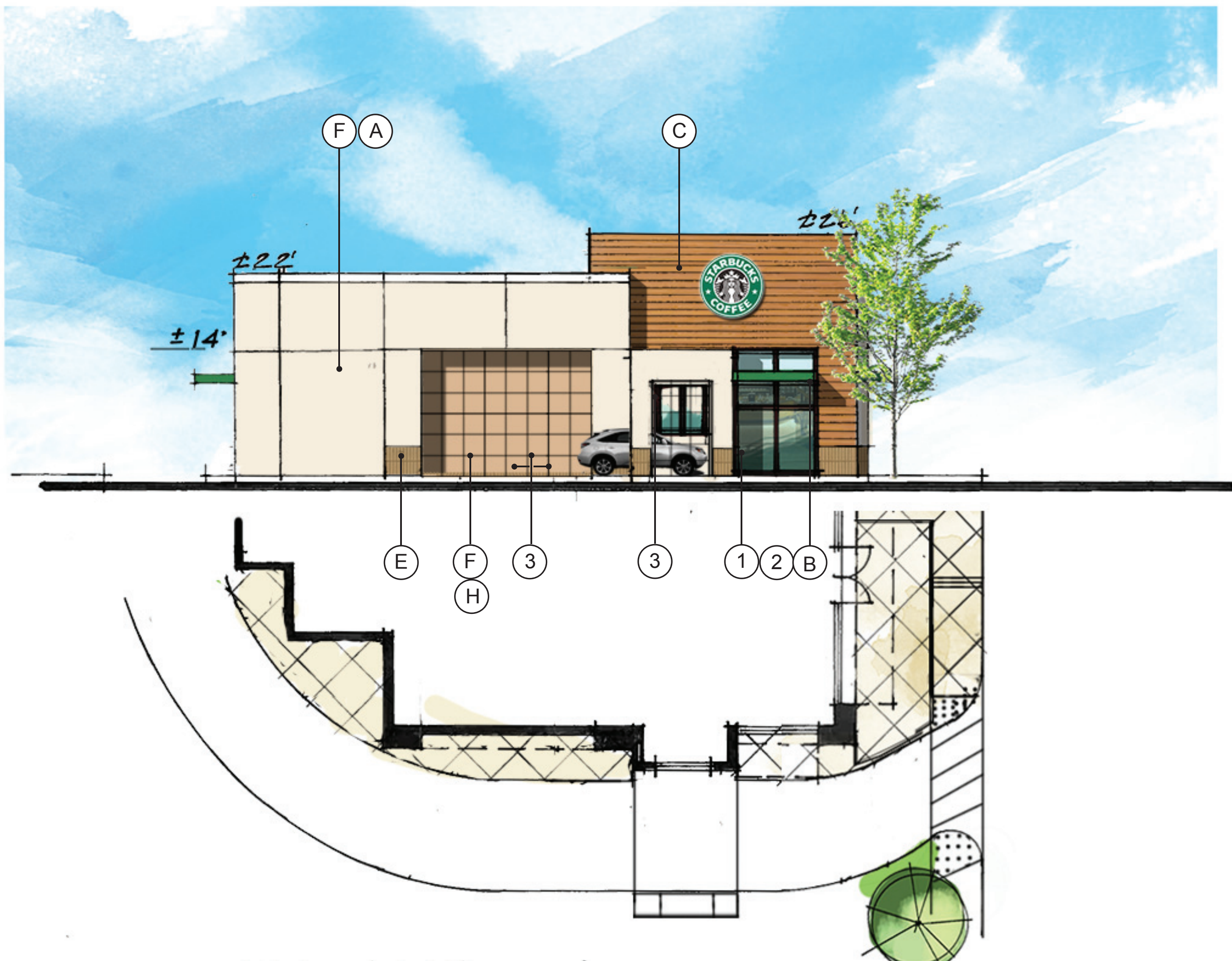
PROPOSED BLDG.E
LEASE OUTLINE PLAN
 11.11.2015 14266TMA
L.O.D



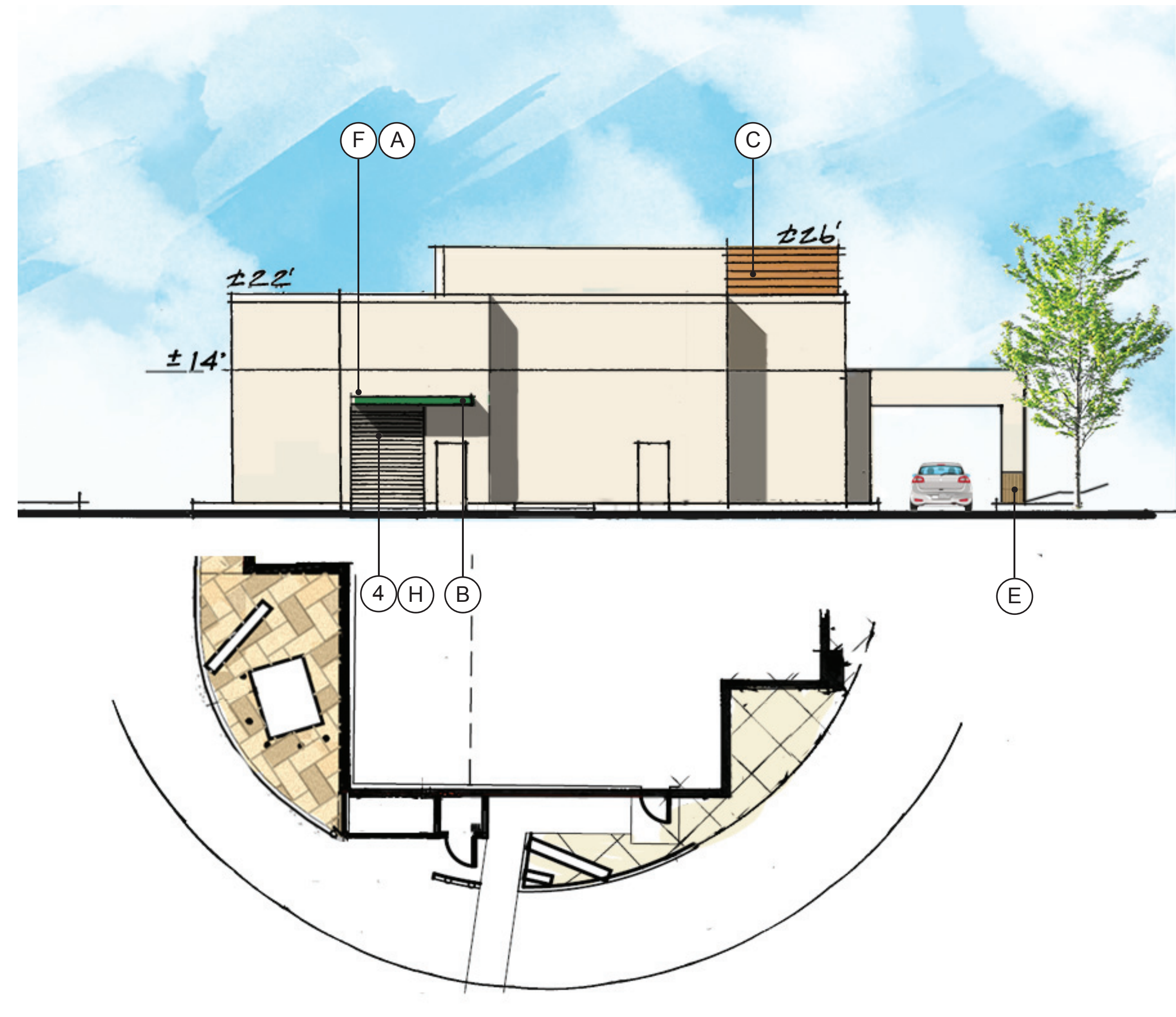
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

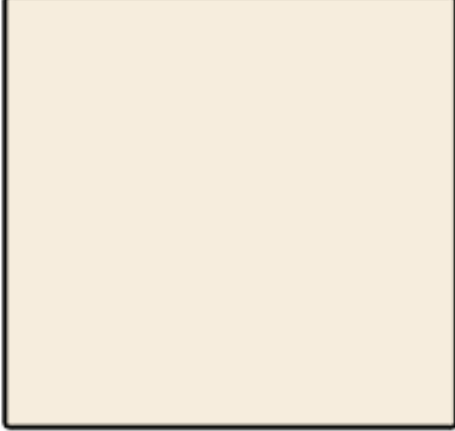





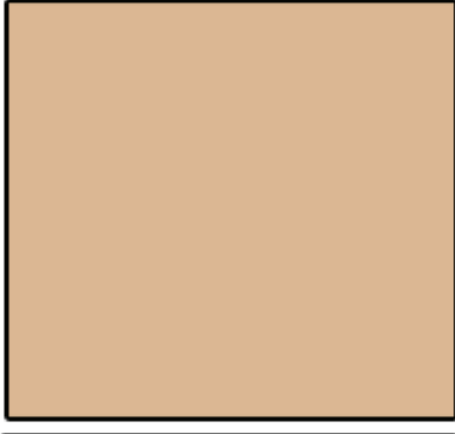

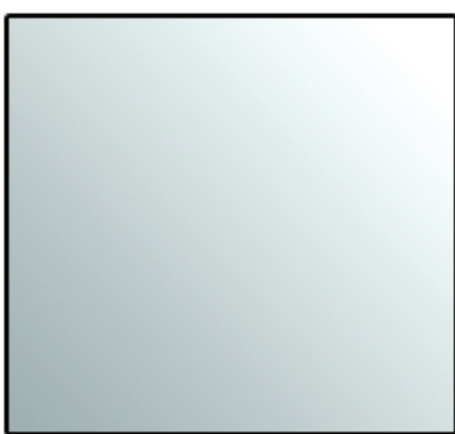
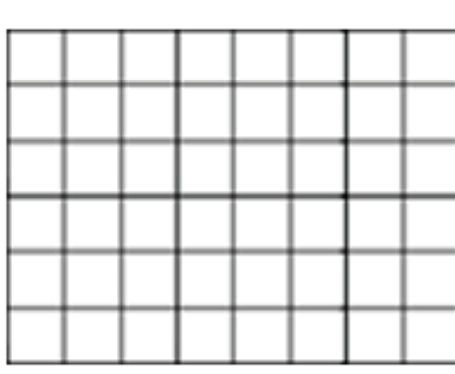


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLOR & MATERIAL LEGEND

-  **(A)** PAINT: DE6197 MODERN IVORY BY: DUNN EDWARDS
-  **(B)** METAL CANOPY TO MATCH STARBUCKS COLOR
-  **(C)** WOOD FINISH TO MATCH EXISTING BLDG
-  **(D)** SHADE: BUTTER CUP BY: SUNBRELLA
-  **(E)** CONCRETE BLOCK TO MATCH EXISTING BLDG BY: ANGELUS BLOCK CO.
-  **(F)** STUCCO: FINISH: SMOOTH TROWEL BY: LA HABRA
-  **(H)** PAINT: DEC714 PRIAR TUCK BY: DUNN EDWARDS
-  **(1)** STOREFRONT: BRONZE ANODIZED ALUMINUM BY: ARCADIA
-  **(2)** STOREFRONT GLASS 1" CLEAR FLOAT GLASS BY: PPG
-  **(3)** (A) DIVISION STRIPS- 1/2" @24"O.C EACH WAY (B) DIVISION STRIPS- 1/8" @24"O.C EACH WAY



CONCEPTUAL SUBJECT TO CHANGE

WOODRANCH CENTER, LLC
15490 VENTURA BLVD. SUITE 200
SHERMAN OAKS, CALIFORNIA 91403

WOODRANCH VILLAGE CENTER
599 COUNTRY CLUB DRIVE SIMI VALLEY, CALIFORNIA

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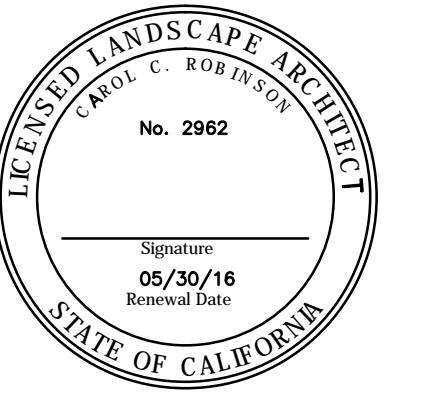
ELEVATIONS
11.11.2015 14266TMA
EL-01

LANDMARK DESIGN

Landscape Architecture

275 E. HILLCREST DR. SUITE 170
 THOUSAND OAKS, CA 91360
 Ph 805.494.8155 Fx 805.494.9061
 LICENSE NUMBER 2962
 WWW.LANDMARKDESIGN.COM

STAMP



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CLIENT

WOOD RANCH SHOPPING CENTER
 ATTN: ALBERT COHAN
 15490 VENTURA BLVD., SUITE 200
 SHERMAN OAKS, CA 91403

PROJECT

STARBUCKS
 WOOD RANCH CENTER
 SIMI VALLEY, CA

PROJECT NUMBER

96101

DATE

11/11/15

REVISIONS

DRAWN AP CHECKED CR

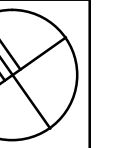
SHEET TITLE

**LANDSCAPE
 CONCEPT
 PLAN**

SCALE

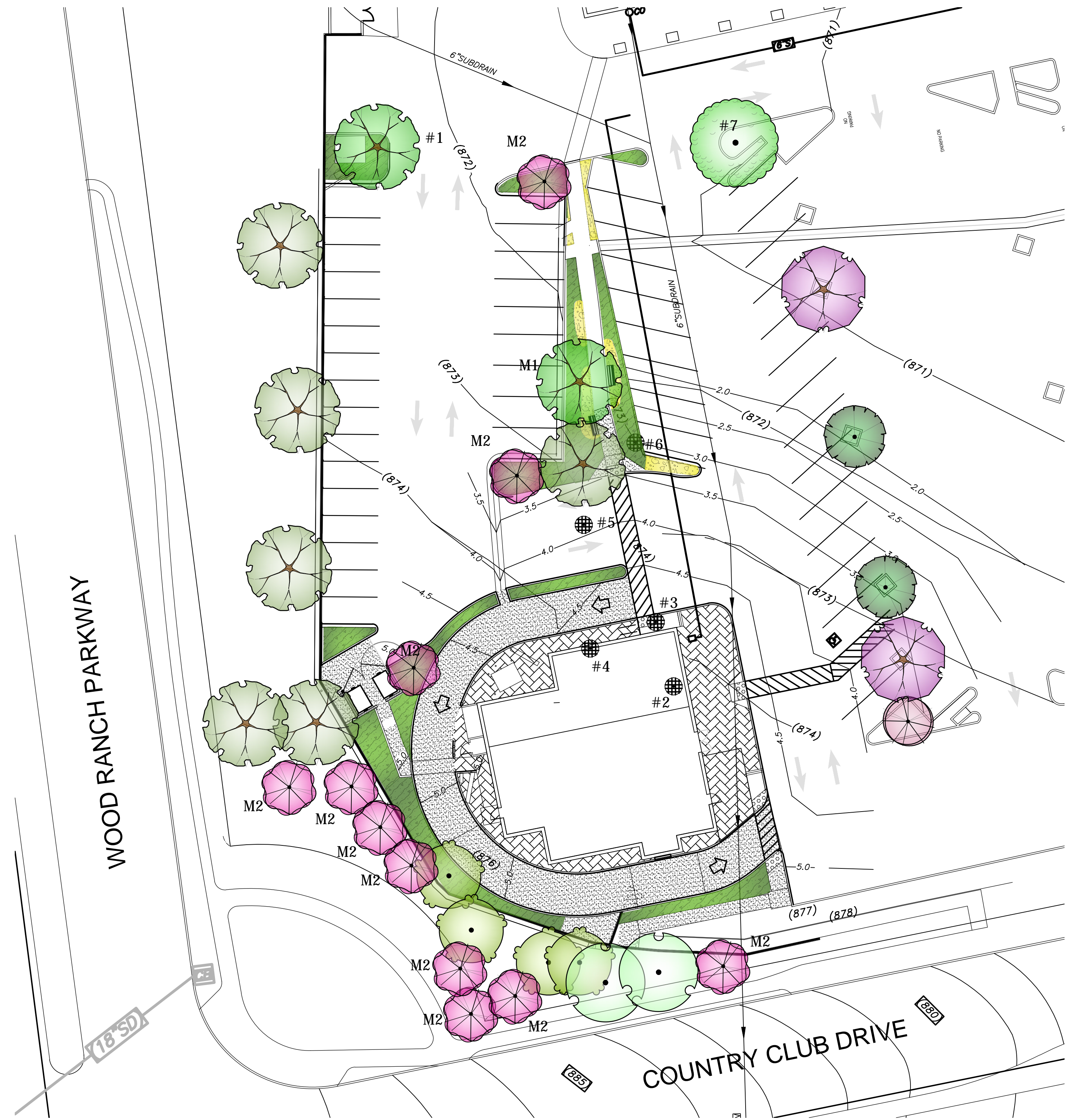
1"=20'-0"

NORTH



SHEET NUMBER

L-0



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	CINNAMOMUM CAMPHORA / CAMPHOR TREE	EXISTING TO REMAIN	1
	EUCALYPTUS SIDEROXYLON / RED IRONBARK	EXISTING TO REMAIN	4
	EXISTING TREE TO BE REMOVED	TO BE REMOVED	5
	JACARANDA MIMOSIFOLIA / JACARANDA	EXISTING TO REMAIN	2
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	EXISTING TO REMAIN	1
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	48" BOX	11
	LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM	EXISTING TO REMAIN	2
	PLATANUS X RACEMOSA / SYCAMORE	48" BOX	2
	PLATANUS X RACEMOSA / SYCAMORE TREE	EXISTING TO REMAIN	6
	POPULUS FREMONTII / FREMONT COTTONWOOD	EXISTING TO REMAIN	2
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	DROUGHT TOLERANT PLANTING	SQ.FT.	2,174 SF
	GRANITE COBBLE / REUSED FROM ON- SITE	SQ.FT.	249 SF

TREE MITIGATION

		DIFFERENCE IN COST	EXTENSION
M1	UPSIZE 1- PLATANUS ACERIFOLIA FROM 24" BOX TO 48" BOX	\$1,400.00	\$1,400.00
M2	UPSIZE 11- LAGERSTROEMIA 'MUSKOGEE' FROM 24" BOX TO 48" BOX	\$1,400.00	\$15,400.00
	TOTAL		\$16,800.00
	TREE MITIGATION VALUE FROM TREE REPORT:		\$16,630.00



PLATANNUS ACERIFOLIA
LONDON PLANE TREE



LAGERSTOEMIA x 'MUSKOGEE'
'MUSKOGEE' CRAPE MYRTLE



PRUNUS CAROLINIANA 'COMPACTA'
HEDGE TO SCREEN ABOVE GROUND
UTILITIES AND TRASH ENCLOSURE



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



HEMEROCALLIS 'LEMON VISTA'
'LEMON VISTA' DAYLILY



COPROSMA P. 'VISTA VERDE'
'VISTA VERDE' COPROSMA