



NEIGHBORHOOD COUNCIL #1
THURSDAY, JANUARY 7, 2016, 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 Glen Becerra

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. Police Liaison Report
7. Informational Presentations
 - a. The HomeShare Program- Matching People with Places to Live
 - b. CEQA: Overview of the California Environmental Quality Act
8. Continued Business: None
9. New Business
 - a. A request to construct a 6,000 sf commercial retail building (Autozone) on a .59-acre site located at 501 E. Los Angeles Avenue
 - b. Election of Executive Board 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, February 4, 2016

/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 Don Diamond called the meeting to order at 7:30 p.m. Interim Secretary Tim Donis confirmed that a quorum was present.

George Apodac	P	Michael Pucher	P
Ro Curry	P	Debbie Thomas	P
Tim Donis	P	Joyce Erdman	P
Jeff Faulwell	P	Tracy Ford	E
Howard Globber	P	Bernie Riedel	P
Don Diamond	P	Amanda Weiss	P
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 Jeff Faulwell and seconded by Ro Curry to approve the November 5, 2015 minutes as presented. The motion passed unanimously.

4. Correspondence: None.

5. Public Statements/Comments: None.

6. New Business

- 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

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

None.

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

Can the driveway adjacent to the new building be widened?

No, City development standards do not allow for a wider driveway due to its close proximity to the corner of Wood Ranch Parkway and Country Club Drive.

Will the additional traffic from the proposed drive through interfere other existing onsite uses?

No. The City's traffic engineer determined that the proposed Starbucks will not increase traffic to the shopping center. The center previously had a supermarket and those traffic calculations were used as a comparison.

Could they redesign the project to direct drive-through traffic down the far west traffic lane instead of the current lane (second to left)?

No, they cannot because they would lose too many parking spaces to comply with City requirements and such a path of travel would potentially expose the trash bins to cars waiting in the drive through, which they do not wish to do. The City concurs with both of these reasons for the proposed path of travel.

If the drive-through portion of the project is not approved, would the center likely lose the existing Starbucks?

Yes, because the new location with a drive-through is being required by Starbucks. Their expectation for all their suburban locations is to have a drive-through.

How many seats will the new facility have?

It will have 50 seats, plus an outside patio.

How many cars will use the drive-through daily?

This is unknown and the traffic study did not require such information.

What tenant will move into the existing store location?

Future use of the existing location is unknown.

Executive Board Member Comments:

Four Executive Board members expressed concern that cars stacked up in the drive-through would block existing travel lanes in the shopping center and cause problems, like the Starbucks drive-through located at First Street and Los Angeles Avenue. One of these members also noted that a number of citizens that he had spoken to expressed similar concerns.

Three Executive Board members also requested that the Planning Commission consider requiring the applicant to install stop signs within the shopping center, at the east and west entrances to the main driveway. They felt that having the stop signs would prevent any additional traffic from potentially blocking the westbound lane of Country Club Drive.

Upon conclusion of the discussion, the following motion was made by Debbie Thomas and seconded by Jamie Extract:

MOTION: Recommend that the Planning Commission approve the 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, as presented.

Executive Board vote:	12 Ayes;	0 Noes;	0 Abstentions
Audience vote:	1 Aye;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

7. Adjournment: Thursday, January 7, 2016, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:26 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project No.PD-S-1037
Neighborhood Council No. 1
Case Planner Tom Preece

Request:

Consider a Planned Development Permit (PD-S-1037) for development of a new commercial retail building with related improvements.

Applicant:

AutoZone, Inc.
123 S. Front Street
Memphis, TN 38103
Phillip Pecord (901) 496-8706

Applicant's Representative:

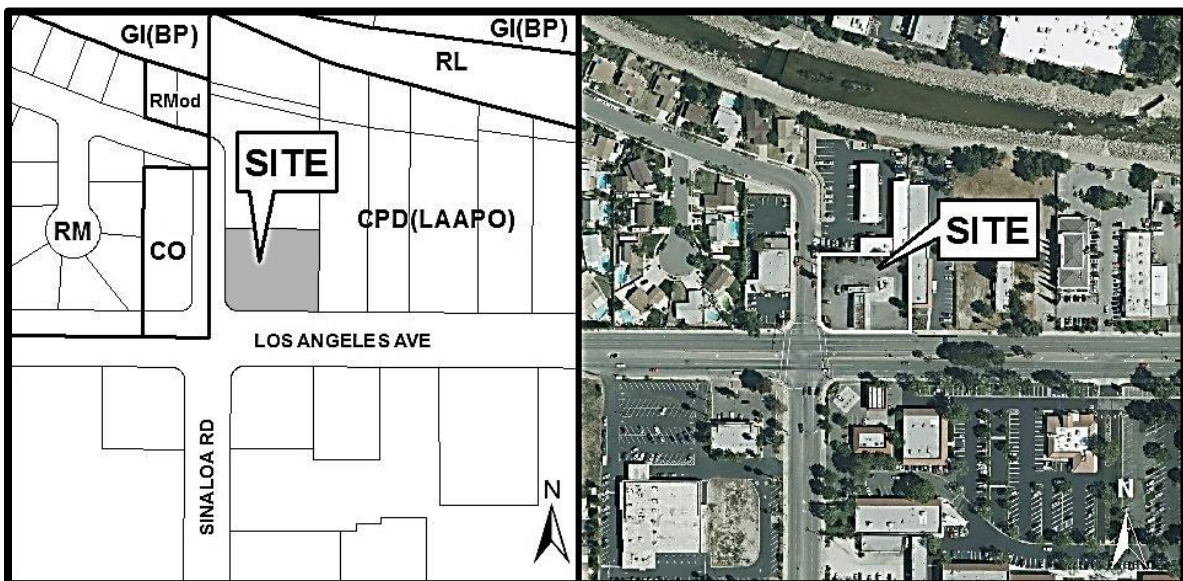
David Evans and Associates, Inc.
4200 Concours, Suite 150
Ontario, CA 91764
Chris Giannini (909) 481-5750

General Plan/Zoning:

General Commercial/Commercial Planned Development (Los Angeles Avenue Planning Area Overlay) [CPD (LAAPO)]

Location:

Northeast corner of Los Angeles Avenue and Sinaloa Road (501 E Los Angeles Ave.)



Neighborhood Council Project Overview for PD-S-1037

I. Project Description

The applicant proposes to remove the existing gasoline station and construct a new commercial building with related improvements on the 0.59-acre property. The proposed improvements include: a 6,000 square-foot commercial retail building within the site's northeast quadrant; 25 parking spaces situated along the south and west sides of the building; planters with landscaping throughout the site; and a trash enclosure structure along the building's west side. Access to the site will be modified by removing the existing driveways located along Los Angeles Avenue and Sinaloa Road and installing a new 25-foot wide driveway along each of these street frontages. The proposed improvements will rehabilitate the site to accommodate a commercial retail building.



Neighborhood Council Project Overview for PD-S-1037

II. Project Design

The proposed commercial retail building development complies with the development standards in accordance with the Municipal Code, as summarized in the table below.

SVMC STANDARD	REQUIRED	PROPOSED
Building Setbacks - Los Angeles Avenue Frontage - Sinaloa Road Frontage - Interior North Property Line - Interior West Property Line	31.5 feet minimum 32.5 feet minimum None None	85 feet minimum 63 feet minimum 5 feet minimum 9 feet minimum
Building Height	48 feet or three stories, whichever is less.	31.5 feet maximum
Landscaping - Site Coverage - Planter Widths Los Angeles Avenue Frontage and Enriched Parkway Sinaloa Road Frontage Ends of Parking Rows	10% minimum 15 feet minimum 10 feet minimum 7 feet minimum	27.80% minimum 17 feet minimum 10 feet minimum 7 feet minimum
Vehicle Parking	24 spaces minimum	25 spaces minimum
Parking Light Height	20 feet maximum	18 feet maximum

The planters proposed along the street frontages will contain 48-inch box South American Mesquite trees, 24-inch box Shoe-String Acacia trees, and a variety of shrubs and groundcover. Planters with 24-inch box 'Tuscarora' Crape Myrtles are proposed along the east and north property lines. The existing California Pepper tree and Lemon-Scented Eucalyptus trees located within the site's northwest corner will be preserved. The remaining 9 mature trees will be removed to facilitate the proposed improvements and will be replaced with 48-inch box trees, equivalent to the value of the removed trees.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCCOLS
TREES				
	ACACIA STENOXYLLA	SHOE-STRING ACACIA	24" BOX	L
	LAGERSTROEMIA INDICA 'TUSCARORA'	'TUSCARORA' CRAPE MYRTLE	24" BOX	M
	PROSOPIS HYBRID 'PHOENIX'	SOUTH AMERICAN HYBRID MESQUITE	48" BOX	L
	EXISTING TREE TO REMAIN, PROTECT IN PLACE			
SHRUBS / VINES / GROUNDCOVERS				
	WESTRINGIA FRUITICOSA 'MUNDI'	MUNDI WESTRINGIA	5 GAL.	L
	TEUCRIMUM FRUTICANS	GERMANDER	5 GAL.	M
	LEUCOPHYLLUM QUINTONOW 'THUNDER CLOUD'	'THUNDER CLOUD' TEXAS SAGE	5 GAL.	M
	MUHLENBERGIA 'REGAL MIST'	PINK MUHLY	1 GAL.	M
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	5 GAL.	M
	PANICUM CHALCIPOLIUM	VIRGINIA CREEPER	1 GAL.	M
	SEDUM RUPESTRE	STONECROP	FLATS	L
	SEDUM SPATHULIFOLIUM	STONECROP	FLATS	L
	TEUCRIMUM CHAMAEDRYS 'NANUM'	GERMANDER	FLATS	L
	COTONEASTER DAMMERI	COTONEASTER	1 GAL.	M
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	L



ACACIA STENOXYLLA
SHOE-STRING ACACIA



LAGERSTROEMIA INDICA
'TUSCARORA'
TUSCARORA
CRAPE MYRTLE



PROSOPIS HYBRID
'PHOENIX'
SOUTHERN AMERICAN
MESQUITE



COTONEASTER DAMMERI
COTONEASTER



DIANELLA CAERULEA
'CASSA BLUE'
BLUE FLAX LILY



MUHLENBERGIA
'REGAL MIST'
PINK MUHLY



CALLISTEMON
'LITTLE JOHN'
DWARF BOTTLEBRUSH



LEUCOPHYLLUM
'THUNDER CLOUD'
'THUNDER CLOUD' TEXAS SAGE



TEUCRIMUM FRUTICANS
GERMANDER



TEUCRIMUM CHAMAEDRYS
'NANUM'
GERMANDER



SEDUM SPATHULIFOLIUM
STONECROP



SEDUM REPESTRE
STONECROP



WESTRINGIA FRUITICOSA
'MUNDI'
MUNDI WESTRINGIA



PANICUM CHALCIPOLIUM
VIRGINIA CREEPER

Neighborhood Council Project Overview for PD-S-1037

III. Project Compatibility

The proposed renovation of the site with the construction of the 6,000-square foot commercial retail building, 25 parking spaces, 27.80% landscaped area, and other related improvements will be compatible in terms of location, size, and scale with the adjacent commercial land uses. The adjacent land uses include: multi-tenant buildings with automotive service businesses to the north; a multi-tenant building with retail and automotive service businesses to the east; Sinaloa Road to the west with a medical and dental office building beyond; and Los Angeles Avenue to the south with a convenience store and shopping center beyond.

Architecturally, the building incorporates a gable roof, stone colonnade storefront facing Los Angeles, and the attached wood trellises facing Sinaloa Road that enhance the design. Also, the stone wainscoting, windows, and/or wall-mounted decorative lights along the building frontages provide architectural accents to enhance the design. The proposed building design is compatible with the variety of architectural styles of the adjacent existing commercial buildings.

Based upon the above, the proposed site renovation with a new building, parking spaces, driveways, and landscaped areas is consistent with General Plan Land Use Element Policy 17.3 (Revitalization), which states: "Promote the redevelopment of older commercial areas, allowing upgrades with exceptions from current Development Code standards as deemed necessary to achieve an economically feasible project that benefits the community, as long as all health and safety requirements are met."

In regard to traffic, the City's Traffic Engineer determined that the proposed commercial retail building development will generate an estimated 372 daily vehicle trips, including 13 trips during peak a.m. hours and 36 trips during peak p.m. hours. The 372 daily vehicle trips generated from the proposed project are approximately 980 trips less than the daily trips generated by the site's existing gasoline station. Also, the intersection of Los Angeles Avenue and Sinaloa Road will continue to operate after the project at a Level of Service A (LOS) during a.m. hours and LOS B during p.m. hours, which meet the City's standard for roadway operation.

IV. Issues

No issues have been identified.

V. Environmental Review

The project is Categorical Exempt in that it will not have a potential for a significant effect upon the environment.