



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #1
THURSDAY, FEBRUARY 4, 2016, 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 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. Informational Presentation
 - a. The City's Code Enforcement Division: What Do They Do?
7. Continued Business: None
8. New Business
 - a. A request to develop a four-building, 141,000 square-foot industrial complex at 161 W. Cochran Street
9. Neighborhood Council Coordinator's Report



10. 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

11. Adjournment: Thursday, March 3, 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 | E | Debbie Thomas | P |
| Tim Donis | P | Joyce Erdman | P |
| Jeff Faulwell | P | Tracy Ford | P |
| Howard Glober | 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 Jaime Extract and seconded by Tracy Ford to approve the December 3, 2015, minutes as presented. The motion passed unanimously.

4. Correspondence: None.

5. Public Statements/Comments: None.

6. Police Liaison Report

Sergeant Shorts from the Simi Valley Police Department gave a presentation about the Community Liaison Officer (CLO) Program. He introduced Officer Ana Lares, who will be the new CLO for Neighborhood Council #1. The CLOs specialize in neighborhood issues and working with the homeless to help them be connected with services. The CLOs can be contacted at (805) 583-6161.

7. Informational Presentations

a. The HomeShare Program-Matching People with Places to Live

Ashley Alberts from HomeShare, a program with the County of Ventura Area Agency on Aging, informed the Executive Board about what the program is and how it works. The HomeShare program matches home providers, which are usually seniors, with home seekers looking for a place to live at an affordable rent. The County requires an application, a background check and a personal reference for both the home provider and home seeker. Once a potential match has been made the County will inform the home provider who will then contact the home seeker to conduct a phone interview. After the initial phone interview, both will then

meet at the office of the HomeShare Program. For more information please call (805) 477-7300.

b. CEQA: Overview of the California Environmental Quality Act

Cynthia Sabatini, Environmental Planner with the City, gave a brief overview of what CEQA is, how it started and the intent of CEQA. She mentioned that about 70% of new development in the City in recent years has been exempt from CEQA. Types of environmental documents include a Negative Declaration, Mitigated Negative Declaration and an Environmental Impact Report (EIR). When a project does require an EIR, the City contracts out to a third-party to prepare the document and require that the applicant pay for the EIR. The Executive Board was informed that there are potentially a couple of big development projects coming up in the next year in Neighborhood Council #1 that will require an EIR.

8. Continued Business: None

9. New Business:

- a. A request to construct a 6,000 sqft commercial retail building (AutoZone) on a .59-acre site located at 501 E. Los Angeles Avenue

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

None.

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

Will the landscaping be drought tolerant?

Yes, it will be per City requirements.

What traffic impacts are expected on Sinaloa Road?

They expect most of the traffic to enter from Los Angeles Avenue. However, the driveway on Sinaloa Road will be moved further away from Los Angeles Avenue to minimize potential impacts on both streets.

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 6,000 sqft commercial retail building (AutoZone) on a .59-acre site located at 501 E. Los Angeles Avenue as presented.

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

The motion carried.

b. Election of Executive Board Officers

By consensus of the Executive Board, Don Diamond was elected as Chair, Michael Pucher was elected as Vice Chair, and Tim Donis was elected to the Secretary position.

10. Neighborhood Council Coordinator's Report

Emily Habib announced that in honor of the Neighborhood Councils 45 years of service to the citizens of Simi Valley, current and former Executive Board members and Neighborhood Council Coordinators would be recognized at the City Council Meeting on June 27, 2016, with a reception preceding.

11. Executive Board Comments

Tracy Ford announced that she knows of three exchange students looking for host families, and if anyone was interested to let her know.

Howard Globber discussed the November 12, 2015, Homelessness Task Force meeting. He noted that, while the majority of the members felt that the Taskforce was valuable to the community, there was a vocal minority that did not seem to support the Taskforce's continued existence.

Don Diamond and Michael Pucher discussed the January 5, 2016, Neighborhood Council Joint Chairs meeting. The direction of the Neighborhood Councils was brought up. Over the years, their emphasis has been on reviewing development projects but since Simi Valley is pretty much built out, the Neighborhood Councils may need to change direction to more involvement with community events and helping to inform the community about neighborhood council meetings.

12. Adjournment: Tuesday, February 4, 2016, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:33 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos. PD-S-1038/TP-S-681
Neighborhood Council No. 1
Tentative Planning Commission Meeting Date TBD
Tentative City Council Meeting Date N/A
Case Planner Sean Gibson

Request:

The applicant is requesting approval of a Planned Development Permit and Tentative Parcel Map to subdivide the site into four parcels and develop a four-building, 141,000 square-foot industrial complex.

Applicant:

Overton Moore Properties
19300 Hamilton Ave., Suite 200
Gardena, CA 90248
(310) 354-2460
Attn: Michael Johnson

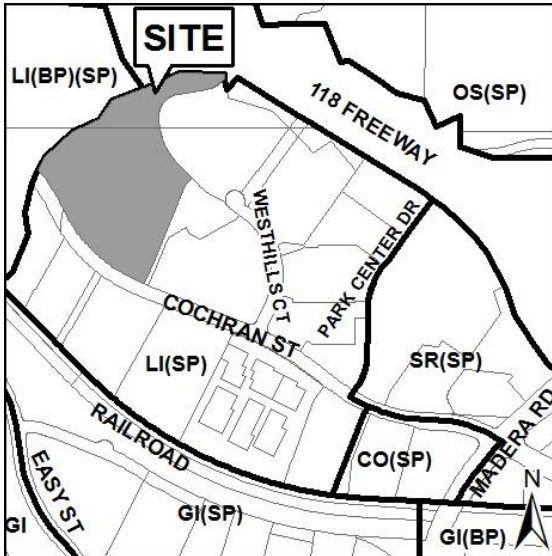
General Plan/Zoning:

Industrial/Light Industrial - West End Specific Plan [LI (SP)]

Location:

161 W. Cochran Street (See maps on next page)

Neighborhood Council Project Overview for PD-S-1038/TP-S-681



I. Project Description

The applicant proposes to construct a 141,000 square-foot industrial complex located at the westerly terminus of Cochran Street (161 W. Cochran Street). The complex will consist of four buildings each approximately 30,000- 42,000 square feet in size. They will be accessed by a main driveway on the east side of the property from Cochran Street. Each building will have a main entrance to the office area at the front corner of the building and four loading docks and a vehicular access door at the rear of the building. In addition to the office areas of 2,500 square feet for each building, three of the buildings will have additional 2,000 to 2,500 square feet of mezzanine space.

The property will also be subdivided into four parcels allowing each building to be sold or leased. The site will be maintained as a single unit for common area maintenance and landscaping to maintain a consistent appearance. The applicant proposes 285 parking spaces (283 spaces are required by the Simi Valley Municipal Code), which are distributed among the four proposed properties. Each property will also have its own trash enclosure with a solid roof cover.

II. Project Design

Each of the four buildings will have a matching design and color scheme. The buildings are of concrete tilt-up design with blue-tinted glass and spandrel (opaque) windows, entryway elements with awnings, and a gray and white color scheme. The buildings average approximately 35 feet in height.

The conceptual landscape plan indicates the site providing 23% landscaping (15% required). The site will maintain the existing permanent landscaping previously installed on the slope fronting the project site on Cochran Street. There will be a variety of trees and shrubs in the interior portion of the site for the parking lot and screen plantings will be installed on the northwesterly portion of the site to help screen the loading areas from the 118 freeway.

Neighborhood Council Project Overview for PD-S-1038/TP-S-681

III. Project Compatibility

The proposed project site is zoned Light Industrial and is within the West End Specific Plan [LI (SP)]. The purpose of this zone is intended for development of a broad range of industrial, quasi-industrial, and service commercial activities to be developed under reasonable site utilization and performance levels. Development sites within this zone will be of varying sizes to accommodate both single user and multi-user development. Such uses include light manufacturing, wholesale trade, transportation, communications and services industries such as research and development, and administrative offices

The proposed buildings will be able to accommodate several types of uses, particularly those that require loading facilities, warehouse and manufacturing space, and smaller office areas. The concrete tilt-up building design of the four buildings will be compatible with one-another by use of a consistent color and material palette. The buildings will also be compatible with the industrial concrete tilt-up buildings found along West Cochran Street near the project site.

A traffic study indicated the proposed project is anticipated to generate approximately 1,247 daily vehicle trips (one way traffic movements, entering or leaving) with peak a.m. (7:00-9:00) and p.m. (4:00-6:00) volumes of 164 and 175 respectively. With the project, the traffic Level-of-Service for the Madera Road/Cochran Street will be at LOS A for the AM Peak Hour and LOS B 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.

Neighborhood Council Project Overview for PD-S-1038/TP-S-681

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: | Industrial Commercial | Light Industrial - West End Specific Plan [LI (SP)] | Vacant Lot |
| North: | Industrial | Light Industrial - West End Specific Plan [LI (SP)]; 118 Freeway | Madera Road; Single-Family Dwellings beyond. |
| South: | Industrial | Light Industrial - West End Specific Plan [LI (SP)] | Cochran Street; Industrial buildings beyond |
| East: | Industrial | Light Industrial - West End Specific Plan [LI (SP)] | Industrial Building |
| West: | Business Park | Light Industrial - West End Specific Plan [LI (SP)] | Vacant Lot, Industrial Building, and 118 Freeway |

IV. Issues

No Issues have been raised by staff.

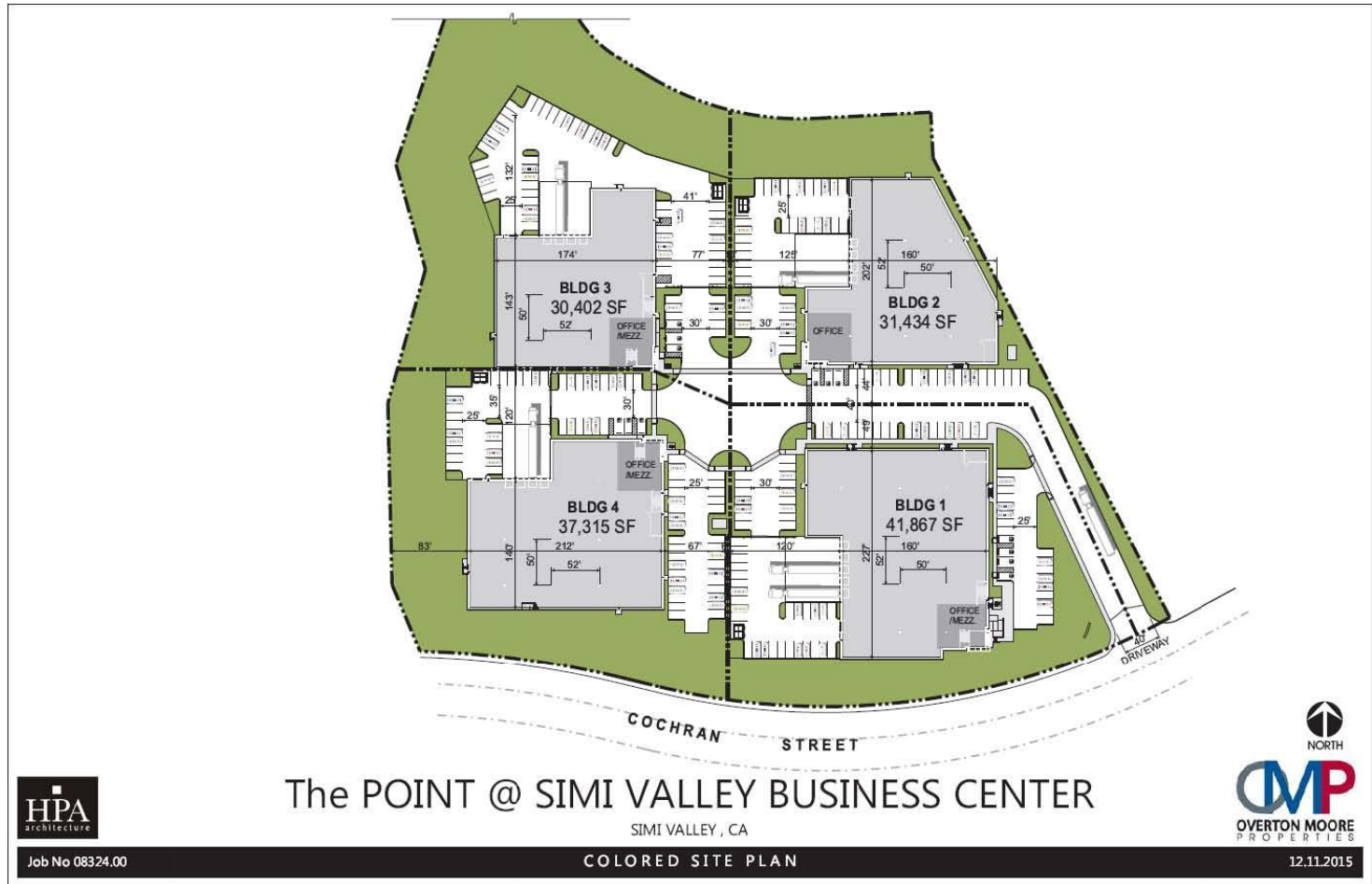
V. Environmental Review

An Initial Environmental Study is being prepared to determine the extent of any potentially significant impacts. It is anticipated that a Mitigated Negative Declaration will be required.

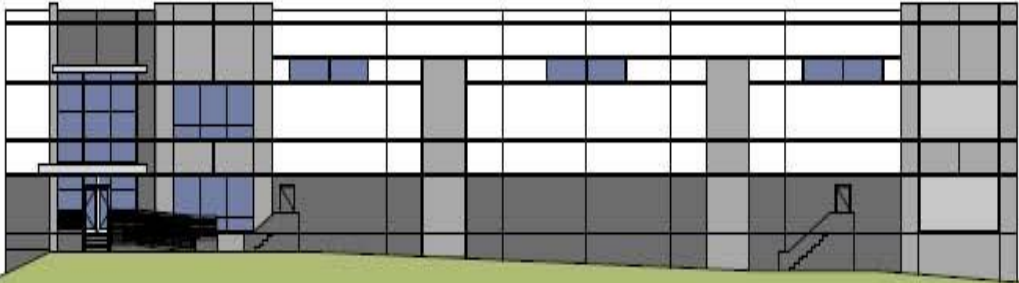
VI. Exhibits

Please refer to the attached Exhibits.

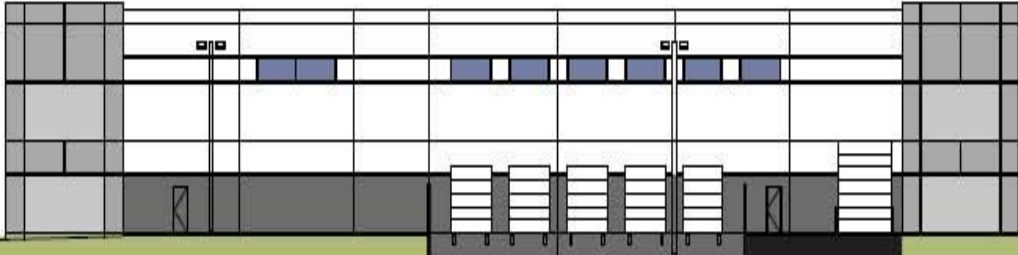
Site Plan



Conceptual Elevations



East Elevation



West Elevation