



**NEIGHBORHOOD COUNCIL #3**  
THURSDAY, MARCH 10, 2016, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

AGENDA

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NC #3 Chair	Robert Sherman
NC #3 Vice Chair	Andrew Gorden
NC #3 Secretary	Pamela Dean
NC Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Keith Mashburn

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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 City's Code Enforcement Division: What Do They Do?
  - b. The City's Cultural Arts Center: 20 Years of Entertainment
7. Continued Business: None
8. New Business
  - a. Request to construct 18 single-family detached residences at 4307 Walnut 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, April 14, 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 Gary King called the meeting to order at 7:30 p.m. Interim Secretary Pamela Dean confirmed a quorum was present.

Marco Andrade	E	Lois Ann Lengel	P
Ashley Chelonis	P	Elaine Litster	P
Tracy Fessler	E	Kelly Tinker	P
Jackie Sheldon	P	Andrew Gorden	P
Robert Sherman	P	Gary King	P
Pamela Dean	P	Vacant	
Shannon Johnson	P	P=Present; E=Excused; A=Absent	

Mayor Huber was in attendance. He wished the Executive Board a Happy New Year and expressed the City Council's gratitude and ongoing support for the work that they do. He emphasized the importance of the Neighborhood Councils since their creation in 1970. He also informed the Executive Board that their City Council Liaison will attend the meetings upon their invitation.

2. Agenda Review

By consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

A motion was made by Rob Sherman and seconded by Andrew Gorden to approve the December 10, 2015, minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

Four members of the public informed the Executive Board about the possible establishment of a six-bed drug detox facility located in a home on Cisco Court. While both these members of the public and Executive Board were aware that the City has no permitting authority for such facilities that contain six beds or less, the citizens wanted to express their objections to the type of facility.

6. Police Liaison Report

Sergeant Steve Shorts gave a detailed presentation about the Community Liaison Officer (CLO) program. He explained that the CLO's specialize in neighborhood issues and work with the homeless to help them connect with supportive services. He told us that officers have presented each month and will now attend the meetings once a quarter. In January, the unit was expanded to have a total of four CLO's. Each Neighborhood Council now has an assigned

officer. The hours of the CLO officers are Monday through Friday, from 6:00 a.m. to 7:00 p.m. Messages are checked Monday through Friday, from 9:00 a.m. to 5:00 p.m. and the phone number is (805) 583-6161.

7. Informational Presentations

a. CEQA: Overview of the California Environmental Quality Act

Lauren Funaiole, Environmental Planner, gave a brief historical overview about CEQA, including that Ronald Reagan implemented the act in 1970. She mentioned that about 70 percent of new development in the City in recent years has been exempt from CEQA. Types of environmental documents include Negative Declarations, Mitigated Negative Declarations, and Environmental Impact Reports (EIR).

b. The City's Cultural Arts Center: 20 Years of Entertainment

The presentation was postponed to the March 10, 2016 meeting.

8. Continued Business: None

9. New Business

a. Election of Executive Board Officers

By consensus of the Executive Board, Robert Sherman was elected as Chair, Andrew Gorden was elected as Vice Chair, and Pamela Dean was elected as Secretary.

10. Neighborhood Council Coordinator's Report

Emily Habib requested that the Executive Board provide feedback on the future direction of the Neighborhood Councils in light of the fact that the City is basically built out and there will be fewer development projects going forward. She also asked for input about ways to inform the public about the Neighborhood Councils in the 21<sup>st</sup> century.

Executive Board members made the following points regarding the direction of the Neighborhood Councils:

- Three people stated that they did not want the Neighborhood Councils to take on regular service projects, that this was not their role. The group in general was supportive of assisting the City with projects/public events.
- One person felt that the Neighborhood Councils could meet every two months instead of every month.
- One person suggested that staff ask the City Council members for input as to what they would like from the Neighborhood Councils and are there things they would like them to be doing or addressing.
- One person expressed support for the Neighborhood Councils expanding their role as an informational source for the community.

Executive Board members made the following points regarding ways to inform the public about the Neighborhood Councils in the 21<sup>st</sup> century:

- When Neighborhood Council documents are electronically distributed, also send a link to make it easier to post/share information.
- Consider a “Neighborhood Council Corner” in the Acorn to advertise upcoming meetings/events.

11. Executive Board Member Comments

The members discussed the possible establishment of a six-bed drug detox facility in a home on Cisco Court. They unanimously voted for a future informational presentation on other similar facilities such as sober living homes and how any are currently operating in Simi Valley.

One person suggested that the City Council put a moratorium on detox homes until the issue could be studied similar to the moratorium on massage parlors.

12. Adjournment: Thursday, March 10, 2016, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:43 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

Project Nos. .... PD-S-1036 / TT5960  
 Neighborhood Council No. .... 3  
 Tentative Planning Commission Meeting Date ..... March 23, 2016  
 Tentative City Council Meeting Date ..... N/A  
 Case Planner ..... Donna Rosser

### Request:

Consider a Planned Development Permit (PD-S-1036) to construct 18 single-family detached residences and a Tentative Tract Map (TT5960) to subdivide the 4.08-acre site into 18 lots.

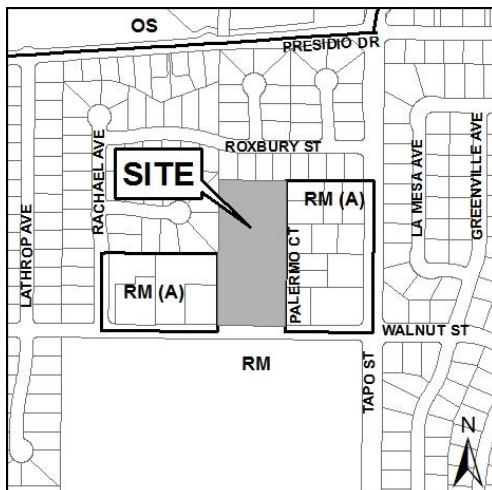
### Applicant:

Colton Lee Communities, LLC  
 Attn: David Alpern  
 1014 S. Westlake Blvd., #14, Pmb 138  
 Westlake Village, CA 91361

### General Plan/Zoning:

Medium Density Residential/ Residential Medium Density (RM)

**Location:** 4307 Walnut Street



# **Neighborhood Council Project Overview for PD-S-1036/TT5960**

## **I. Project Description**

The applicant proposes to construct 18 single-family detached residences on a 4 acre site at 4307 Walnut Street. The site contains an existing church building and an accessory office building that will be removed. The proposed single-family detached residences will consist of three floor plans. There will be five Plan-One single-story residences (2,424 square feet), with three to four bedrooms, and a 536 square foot two-car garage. There will be seven Plan-Two two-story residences (2,846 square feet), with four to six bedrooms, and a 507 square foot two-car garage. There will be six Plan-Three two-story residences (3,302 square feet), with five to six bedrooms, and a 665 square foot tandem three-car garage. Each residence is setback a minimum 20 feet from the front property line, 21 feet from the rear property line, and 5 feet from the side property line. The proposed project consists of 8,007 – 8,852 square foot lots. The Residential Medium (RM) zoning designation requires a minimum 8,000 square foot lot.

## **II. Project Design**

Each of the three plans will have three elevation designs. The elevations are Spanish, Craftsman, and Cottage themed. The Spanish theme incorporates a concrete s-shaped tile roof, wrought iron detailing, arches, stucco finish walls, shutters, and small covered porches. The Craftsman theme incorporates a concrete flat tile roof, stucco finish walls, stone veneer, cementitious and shingle siding, enhanced sills, tapered columns, larger covered porches and exposed rafter tails. The Cottage theme incorporates a concrete flat tile roof, stucco finish walls, shutters, brick veneer, and enhanced sills. The stucco colors are predominately beige and white with brown and white trim colors. The roof tiles are various shades of browns, grays and reds.

The project layout consists of a single private two-way street through the center of the property leading to a hammer-head turnaround at the end. The applicant proposes a hammer-head turnaround in lieu of a circular turnaround due to the required setback separation for two-story residences from existing one-story residences. Each single-family residence has a driveway leading to the front of the home maintained by the individual homeowner. The proposed landscaping will consist of the front yard areas and project entry on Walnut Street with drought tolerant plants and trees. The property owner is responsible for landscaping the side and rear yards. The private street and project entry landscaping will be maintained by the homeowner's association.

## **III. Project Compatibility**

The site of the proposed single-family detached residences is zoned Residential Medium Density (RM). The zoning designation is intended to provide for a suburban single-family residential environment with a range of parcel sizes and some clustering of parcels. The residential density in this zoning district may range from 3.6 to 5.0 units per acre. The maximum density is one dwelling per lot. In addition, one-story/two-story building setbacks are provided along the project boundary and parkway landscaping will be provided along Walnut Street.

## Neighborhood Council Project Overview for PD-S-1036/TT5960

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	LAND USE
Subject Site:	<b>Existing/Proposed:</b> Medium Density Residential	<b>Existing/Proposed:</b> Residential Medium (RM)	<b>Existing:</b> Church <b>Proposed:</b> 18 single-family detached residences
North:	Medium Density Residential	Residential Medium (RM)	Single-family detached residences
South:	Medium Density Residential	Residential Medium (RM)	Walnut Street, Valley View Middle School
East:	Medium Density Residential	Residential Medium, Farm Animal Overlay [RM (A)]	Single-family detached residences
West:	Medium Density Residential	Residential Medium (RM)  Residential Medium, Farm Animal Overlay [RM (A)]	Single-family detached residences

In terms of traffic, the proposed project is anticipated to generate approximately 171 trips per day, with 14 trips per hour during the a.m. peak hour and 18 trips during the p.m. peak hour. The City's traffic engineer has determined that the existing roadway improvements are adequate for the proposed project's traffic generation. The existing Levels of Service (LOS) at the intersection of Tapo Street and Walnut Street is LOS "A" in the morning and evening peak hours. The City's Traffic Division has reviewed the proposal and has determined that the LOS at this intersection with the project is not expected to change.

#### **IV. Issues**

There are no project issues.

#### **V. Environmental Review**

It is anticipated that the project will be exempt from the California Environmental Quality Act (CEQA).

#### **VI. Exhibits**

Refer to the attached exhibits.



**Neighborhood Council Project Overview for PD-S-1036/TT5960**



**Site Map**

# Neighborhood Council Project Overview for PD-S-1036/TT5960

## PLAN 1

**CRAFTSMAN**  
 Material Legend :  
 Concrete Flat Tile  
 Stucco Finish  
 1x Stucco Finish Trim  
 Shutters  
 Cementitious Siding /Shingles  
 Synthetic Stone Veneer & Cap  
 Enhanced Sills



FRONT ELEVATION '1B' - CRAFTSMAN  
 Scheme 4

**SPANISH**  
 Material Legend :  
 Concrete S' Tile  
 Stucco Finish  
 1x Stucco Finish Trim  
 Shutters  
 Enhanced Sills  
 Decorative Gable Detail



FRONT ELEVATION '1A' - SPANISH  
 Scheme 1

**COTTAGE**  
 Material Legend :  
 Concrete Flat Tile  
 Stucco Finish  
 1x Stucco Finish Trim  
 Shutters  
 Enhanced Sills  
 Brick Veneer  
 Cementitious Cable Siding  
 Wood Potshell



FRONT ELEVATION '1C' - COTTAGE  
 Scheme 7

## PLAN 2

**CRAFTSMAN**  
 Material Legend :  
 Concrete Flat Tile  
 Stucco Finish  
 1x Stucco Finish Trim  
 Shutters  
 Cementitious Siding /Shingles  
 Synthetic Stone Veneer & Cap  
 Enhanced Sills  
 Wood Potshell



FRONT ELEVATION '2B' - CRAFTSMAN  
 Scheme 4

**SPANISH**  
 Material Legend :  
 Concrete S' Tile  
 Stucco Finish  
 1x Stucco Finish Trim  
 Shutters  
 Enhanced Sills  
 Decorative Gable Detail



FRONT ELEVATION '2A' - SPANISH  
 Scheme 2

**COTTAGE**  
 Material Legend :  
 Concrete Flat Tile  
 Stucco Finish  
 1x Stucco Finish Trim  
 Shutters  
 Enhanced Sills  
 Brick Veneer  
 Cementitious Gable Siding



FRONT ELEVATION '2C' - COTTAGE  
 Scheme 8

# Neighborhood Council Project Overview for PD-S-1036/TT5960

## PLAN 3

### CRAFTSMAN

Material Legend :  
Concrete Flat Tile  
Stucco Finish  
1x Stucco Finish Trim  
Shutters  
Cementitious Siding /Shingles  
Synthetic Stone Veneer & Cap  
Enhanced Sills



FRONT ELEVATION '3B' - CRAFTSMAN  
Scheme 6

### SPANISH

Material Legend :  
Concrete S Tile  
Stucco Finish  
1x Stucco Finish Trim  
Shutters  
Enhanced Sills  
Decorative Gable Detail



FRONT ELEVATION '3A' -SPANISH  
Scheme 3

### COTTAGE

Material Legend :  
Concrete Flat Tile  
Stucco Finish  
1x Stucco Finish Trim  
Shutters  
Enhanced Sills  
Brick Veneer  
Cementitious Gable Siding



FRONT ELEVATION '3C' - COTTAGE  
Scheme 9