



**NEIGHBORHOOD COUNCIL #4**  
TUESDAY, APRIL 19, 2016, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

### AGENDA

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NC #4 Chair	Karen Thornton
NC #4 Vice Chair	Ed Abele
NC #4 Secretary	Ron Knepper
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 Presentation
  - a. The Simi Valley Police Department's Crime Analysis Unit
7. Continued Business: None
8. New Business
  - a. Request to use a vacant lot at 6700 Smith Road as a movie studio backlot, and approval of a future movie studio building
  - b. Election of Interim Officers
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: Tuesday, May 17, 2016

/s/

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Mara Malch  
Acting Deputy Director

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/Introduction

Vice-Chair Ed Abele called the meeting to order at 7:30 p.m. Emily Habib confirmed that a quorum was present.

Ron Knepper	P	Patti Ringo	P
Sharon McCann	P	Ron Hypes	P
Ed Abele	P	Teri Hypes	P
Hal Bloom	P	Linda Powell	P
Isaac Burleigh	A	Pete Stong	P
Lisa Morrison	P	Gina Simonelli	P
Karen Thornton	E	P=Present; E=Excused; A=Absent	

2. Agenda Review

Emily Habib noted that the presenter for Item 6.b. would not be in attendance. The presentation will be postponed to a future meeting. By consensus of the Executive Board, the agenda was approved as revised.

3. Approval of Minutes

Emily Habib noted a correction to remove Mayor Pro Tem Mashburn's name from the second paragraph of Executive Board Comments, as it was inadvertently reported. A motion was made by Hal Bloom and seconded by Lisa Morrison to approve the February 16, 2016 minutes as amended. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A resident spoke to the Executive Board about the Simi Valley Unified School District bond measures being proposed for the November 2016 ballot and invited the Executive Board to go to Dropbox to view a video that the resident made explaining the issue in detail.

A resident strongly voiced personal objections to non-English speaking residents receiving any benefits from the City of Simi Valley. This included materials provided in Spanish in places such as the Simi Valley Public Library and the Simi Valley Senior Center. The resident also stated that all signs that include Spanish should be removed from the City.

6. Informational Presentations

a. The City's Code Enforcement Division: What Do They Do?

Kelly Tinker, Code Enforcement Officer for the Department of Community Services, provided an overview of Code Enforcement policies. The City is divided into four sections, with a Code Enforcement Officer assigned to each section.

He spoke about how the officers work with the community to handle various community complaints about Simi Valley Municipal Code violations such as signage, appearance of properties, weed over-growth, unmaintained stucco, trash issues, trash cans being left out beyond the allowed time period, abandoned shopping carts, and more. Officer Tinker stressed that they are not law enforcement, but work with violators to find amicable solutions before they become criminal complaints. He informed the Executive Board that there is an average of 2,300 community complaints and 3,400 sign complaints, with a rate of 98 percent of voluntarily compliance.

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

The presentation was postponed to future meeting.

7. Continued Business: None

8. New Business: None

9. Neighborhood Council Coordinator's Report

Emily Habib addressed an e-mail from an Executive Board member to other Executive Board members dated March 5, 2016. She noted that while sharing information with other Executive Board members is appropriate, suggesting that they may wish to read information and alter their course of action outside of a meeting could possibly be a Brown Act violation because such a suggestion was not agendized. She suggested, as a general rule, that Executive Board members should send group emails to her first so that she can be certain that no laws might be violated.

She also noted that recruitment for the July 2016 term is in process and that two Executive Board positions in Neighborhood Council #4 are open.

10. Executive Board Comments

Lisa Morrison, followed up on a previous discussion about Neighborhood Council brochures being handed out by realtors. She reported that the Board of Realtors supported giving the brochures directly to realtors to hand out to clients. Ms. Morrison said she was happy to facilitate this on the Neighborhood Council's behalf.

Linda Powell asked if it was possible for future Neighborhood Council meetings to begin earlier, possibly at 7:00 p.m. Emily Habib said she would discuss the matter with City staff.

Ron Knepper, who is also on the Board of Directors for Simi Valley Cultural Arts Center Foundation, announced the Spotlight Awards Event, "Latin Nights", will be on Saturday, April 30, 2016. He invited all Executive Board members and suggested they check out the Foundation's website where they can purchase tickets, donate items for auction, make cash donations, become members of the Cultural Arts Center, and buy advertising for the event if they have businesses.

11. Adjournment: Tuesday, April 19, 2016, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 8:30 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

Project No(s)..... PD-S-1039/GPA-95/Z-S-725  
 Neighborhood Council No.....4  
 Tentative Planning Commission Meeting Date ..... May 18, 2016  
 Tentative City Council Meeting Date ..... TBD  
 Case Planner ..... Lorri Hammer

### Request:

Consideration of a General Plan Amendment from Commercial Recreation to Industrial; rezoning from Commercial Recreation (CR) to Light Industrial (LI); a Planned Development Permit for immediate use of the vacant lot at 6700 Smith Road as a movie studio backlot, and approval for a future movie studio building (up to 200,000 square feet to be processed as an Administrative Modification); and the project Mitigated Negative Declaration and Mitigation Monitoring Plan.

### Applicant:

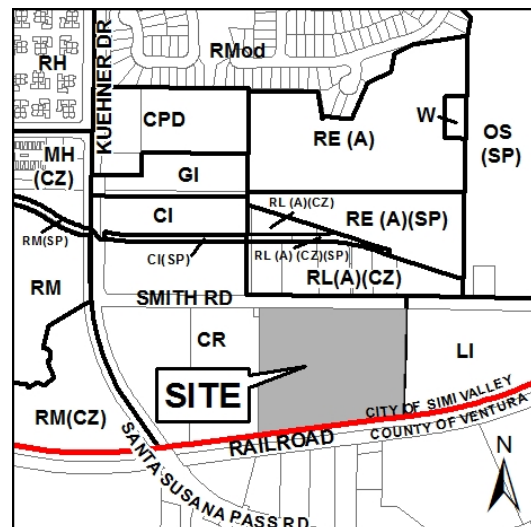
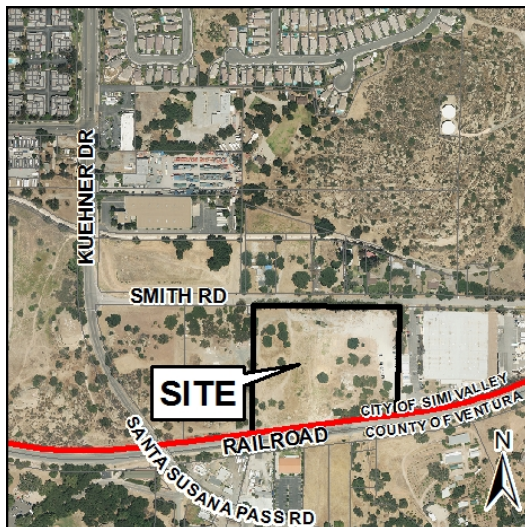
Brian Gordon  
 Allied Realty Partners LLC  
 500 S. Sepulveda Blvd., Suite 600  
 Los Angeles, CA 90049

### General Plan/Zoning:

Commercial Recreation/Commercial Recreation (CR)

### Location:

6700 Smith Road (immediately west of the movie studio at 6800 Smith Road) on the south side, between Smith Road and the railroad tracks.



I. **Project**

# **Neighborhood Council Project Overview for PD-S-1039/GPA-95/Z-S-725**

## **Description**

The project site is a vacant lot of 9.11-acres that has been used for occasional movie studio filming under temporary filming permits. The site is owned by the adjacent movie studio located on the parcel east of the site, and their intent is to use it as part of that operation during outdoor filming. The site has temporary fencing on its borders, backs to the railroad tracks, contains many oak trees, and the frontage contains a row of eucalyptus trees along Smith Road.

The applicant proposes to change the General Plan and Zoning from Commercial Recreation to Light Industrial to allow for a movie backlot and future movie studio. No buildings are proposed at this time. A Planned Development permit is requested to allow the flexible use of the site for backlot filming and to allow them to return within three years to request up to a 200,000 square foot movie studio building as an Administrative Modification to the permit. The backlot area could include temporary structures and facades used during filming operations. When the movie studio building is proposed, all parking, drainage, and landscaping features will be installed to City standards at that time, and operations will move inside of the building.

The parcel will be improved with a block wall on the north side of the site, south of the eucalyptus trees. Foundation and wall landscaping will be provided on the street side of the wall as shown on the Landscape Plan. The area will remain gated and continue to have one gated point of access from Smith Road in the same location as it is today. All trees will be maintained in their current location. The wall and eucalyptus trees will screen the site from residences to the north across Smith Road.

The site has a parking area that will continue to be used during filming operations. Over time the site may include temporary towns, facades, or other film props that are used and changed as filming requires. The applicant requests that filming be allowed at any time, and has provided a noise study with mitigation measures to ensure that any nighttime noise comply with City noise ordinances. Should any need for specific one-time louder sounds arise, the applicant has agreed to special notification of neighbors and the City. The project will also be conditioned to ensure that all lighting associated with filming is screened in a manner to avoid glare and spread beyond the property lines. The existing trees on the north side of the site assist in this screening.

## **II. Project Design**

The project will improve the site by installing a decorative 6' block wall on the south side of the Eucalyptus trees. Any other necessary fencing will be black wrought iron (on the west property line). Having a movie backlot area provides the applicant the greatest flexibility for filming opportunities and avoids having to continuously request temporary film permits. The existing grade and trees on site will be maintained, and the site will have no development at this time.

Within three years, the applicant will return to the City with a plan for up to a 200,000 square foot film studio with parking, landscaping, required site amenities and standard project requirements met. By Master planning the site allows for the flexibility to return for processing of the building as an Administrative Modification. Administrative Modifications are staff-level processes that can include public hearings, and would be copied to the Planning Commission and City Council upon staff's action on the application. The applicant has agreed to meet all City requirements in place on the site at that time, and the project has been conditioned to meet these requirements.

# **Neighborhood Council Project Overview for PD-S-1039/GPA-95/Z-S-725**

## **III. Project Compatibility**

The change of the site to Light Industrial will be consistent with the existing movie studio to the east and will function as an extension of those operations. A backlot filming site and movie studio are both allowed uses in the LI zone. The site to the west is designated as Commercial Recreation. However, has been through a General Plan Pre-screening to consider senior multi-family uses. The site has been used over many years for temporary filming associated with the adjacent movie studio. The site has been fenced from view of the homes on the other side of Smith Road with chain link. Smith Road serves only a few residential lots on the north side of the street and is used to access Corriganville Park.

The project has provided a noise study that shows how measures can be put in place to reduce site noise to meet City standards, and these requirements will be implemented through mitigation measures and conditions of approval for the project. Any residential development to the west will be required to provide a landscape buffer between the uses at such time as that project is developed. No other outdoor uses will be allowed as a part of this permit.

## **IV. Issues**

With the implementation of mitigation measures related to sound and lighting, and those required for future development of the site, staff has no issues with the proposal.

## **V. Environmental Review**

The project has prepared a Phase 1 archaeological report and noise study. Staff has determined that the California Environmental Quality Act will require the project to have a Mitigated Negative Declaration (MND). The project will include mitigation measures for the backlot filming area limiting noise and lighting. The site will not be allowed to be graded, and the trees will be required to be maintained. Additional mitigation measures will be put on the project that will include provisions for the development of the site with up to a 200,000 square foot movie studio building.

The Administrative Modification for the future movie studio project will be subject to all City standards in place at the time of application. The traffic associated with the use of the site as a filming backlot and with a 200,000 square foot movie studio has been assessed, and the applicant will pay their required traffic impact fees. No work is required at this time, and any off-site improvements necessary will be conditioned to be implemented at the time of the development of the movie studio building. The MND is still in the process of being prepared and will be put out for circulation as required by state law prior to the public hearing at the Planning Commission.

## **VI. Exhibits**

See attached.

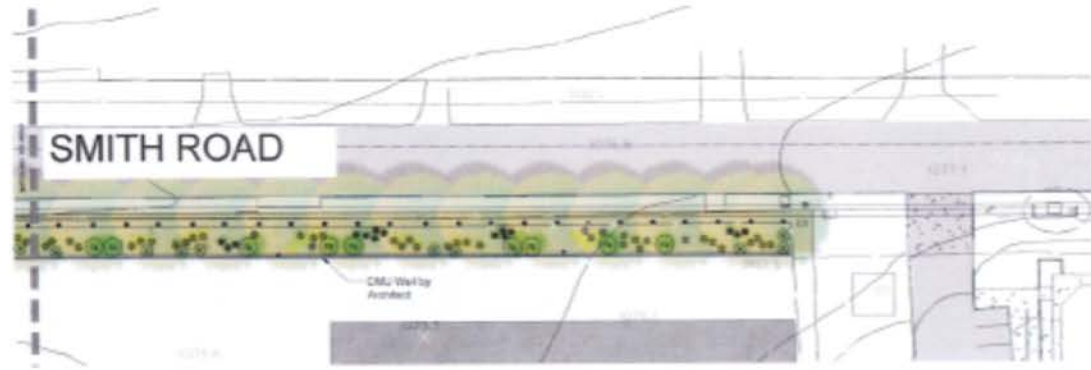
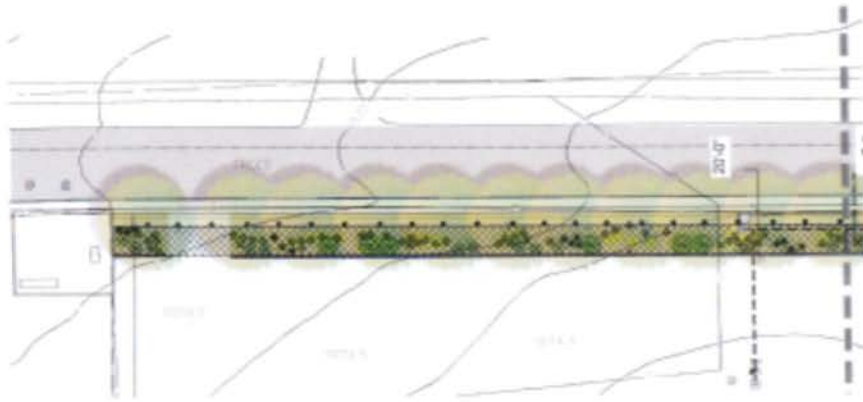


**Neighborhood Council Project Overview for PD-S-1039/GPA-95/Z-S-725**



**SITE PHOTO WITH EXAMPLE OF TEMPORARY FILMING SET**

**Neighborhood Council Project Overview for PD-S-1039/GPA-95/Z-S-725**



LAYOUT PLAN



PROPOSED PLANTS

PLANTING LEGEND

SYMBOL	SYMBOL NAME	PLANTING RATE	DATE	NOTES
(Green circle)	Planting Station	See Schedule		

LANDSCAPE LEGEND

SYMBOL	SYMBOL NAME	PLANTING RATE	DATE	NOTES
(Green circle)	Planting Station	See Schedule		
(Green circle)	Planting Station	See Schedule		
(Green circle)	Planting Station	See Schedule		
(Green circle)	Planting Station	See Schedule		

NOTES

(Symbol)	Note	Date	By
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APPENDICES

(Symbol)	Appendix Name	Date	By
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**BRUGGER ASSOCIATES**  
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**SMITH ROAD SIMS VALLEY REZONE**  
12/20/2014

PLANTING PLAN

1-1